

# NORTH NORFOLK Local Development Framework



# Site Allocations

Development  
Plan  
Document



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## Foreword

We are privileged to live and work in a beautiful area. The things we enjoy about North Norfolk are often the result of the activities of local communities and the environment. Sometimes these are incidental, sometimes they have evolved over a very long time, sometimes they are planned; whatever the case we need to try and ensure that future communities can enjoy the same kind of North Norfolk that we do. That is not to say that things will remain the same; the area faces many pressures and challenges, including meeting people's housing needs, providing well-paid jobs, protecting the environment and addressing the threats from flood risk and coastal erosion.

The process of preparing new planning documents is a long and complex one. We have spent a great deal of time exploring the issues, options, and considering alternatives, consulting with a wide range of organisations, and speaking to the community. This process has allowed us to discuss many issues with many people and this has provided a solid foundation on which to present the sites which are allocated for a variety of uses.

This allocations document has been prepared to accord with the vision, objectives and strategic policies of the adopted Core Strategy. It reflects the vision, and defines it in detail, by identifying (allocating) specific areas of land for different types of new development, such as housing, employment, retail, open space and other uses. These allocations are shown on the Proposals Map.

I would like to thank all those who have contributed to the development of this document and look forward to your continuing involvement in planning the future of North Norfolk.



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Cabinet Portfolio Holder for Planning Policy, Coastal Management and Economic Development.

Chairman of the Local Development Framework Working Party.

Member of North Norfolk District Council for Waterside Ward.

# Foreword



# Introduction

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# Introduction 1



# 1 Introduction

## 1.1 Local Development Framework

- 1.1.1** The Planning and Compulsory Purchase Act 2004 established a new system of local development planning in England, called the Local Development Framework (LDF). As a consequence of this legislation, the North Norfolk LDF has replaced the North Norfolk Local Plan (the Local Plan). As with the Local Plan, the North Norfolk LDF covers the whole of the administrative area of North Norfolk District except that part lying within the Broads Executive Area, for which the local planning authority is the Broads Authority. That part of the District is covered by the Broads LDF.
- 1.1.2** The North Norfolk LDF comprises of a number of documents. The **Core Strategy** sets out the key elements of the planning framework for North Norfolk and includes policies relating to the broad quantities, types and distribution of development together with detailed policies which are used by the Council when reaching decisions on planning applications. It was adopted by the Council in September 2008 and covers the period to 2021, however it can be reviewed on a regular basis during that time.
- 1.1.3** The adoption of the Core Strategy has provided the context for this document. In particular it provides the framework for:
- The quantity of new housing and other development needs;
  - the distribution of these new developments;
  - the types of sites required, and;
  - the expected timing and phasing of new development.
- 1.1.4** This **Site Allocations** document has been prepared to accord with the vision, objectives and strategic policies of the adopted Core Strategy. It reflects the vision, and defines it in detail, by identifying (allocating) specific areas of land for different types of new development. These allocations are shown on the **Proposals Map**.

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## 1.2 Purpose of this document

- 1.2.1** The objective of this 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 to jobs, services, leisure and cultural activities.
- 1.2.2** In preparing this document the Council has considered the options for allocating land and, following a Sustainability Appraisal, Appropriate Assessment, local consultation, and consideration of how and when sites might be developed, has identified the sites which it considers best meet the needs of the local area and deliver the aims of the Core Strategy.

# Introduction 1

**1.2.3** The document does not identify all future development sites. Many, mainly small scale, developments will occur within the established built up parts of towns and villages, perhaps as the consequence of the redevelopment of an area. The location of such developments, sometimes called 'windfall' or 'infill' development, and when they might occur, is difficult to predict and consequently these sites are not identified. Similarly the Council operates a policy of allowing developments of affordable housing on sites which are not formally identified for housing development and, as with windfall developments, the location of these are not known at this time. The Council has nevertheless made allowance for these 'exception' sites and 'windfall' developments in assessing the overall amount of housing land that should be released to meet identified needs.

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## 1.3 How to use this document

**1.3.1** This document is divided into sections, each of which deals with a different town or village in the District. Each section summarises the development needs identified in the adopted Core Strategy for each settlement and the identified allocations to meet these needs. Each allocation is shown on a map and accompanied with a brief description and justification.

**1.3.2** Before development can proceed on any of the allocations it will be necessary to secure planning permission. Planning applications will be determined in accordance with the policies of the adopted Core Strategy together with the Site Specific policies included within this document. Each policy is highlighted within a coloured box.

**1.3.3** A number of other documents have been published as either background or evidence to support the site allocations. These include a Sustainability Appraisal, Appropriate Assessment, a Strategic Housing Land Availability Assessment, and a statement of how the Council has involved the public and other key stakeholders in the preparation of the plan. Further details are included in Chapter 3. Copies of these and all other documents referred to can be made available on request, or can be viewed on the Council's website: [www.northnorfolk.org](http://www.northnorfolk.org).

**1.3.4** This document includes a number of terms which have a specific meaning. A list of definitions can be found in Appendix A.

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## 1.4 What happens next?

**1.4.1** The 'allocation' of land for development does not replace the need for planning permission. It is a statement of policy against which (amongst other things) planning applications will ultimately be determined. Consequently, this document does not include precise details of likely development as these details will only be available when individual planning applications are made on the sites identified. These planning applications will be subject to the same consultation procedures as all other planning applications. Where the Council considers that development should only take place if specific conditions are complied with, these are included within the document. Future planning applications are expected to comply with these conditions, and others that may be imposed at the time, unless there are very good reasons for departing from them. Many of these requirements arise from the adopted policies of the Core Strategy which state that all larger scale residential developments should:

- *include, where it is viable, a high proportion of new dwellings that are affordable (45-50%);*

# 1 Introduction

- *that the mix of dwellings include a greater proportion of smaller homes (40% two bedroom or less) and homes which are suitable for occupation by the elderly, infirm, or those with mobility difficulties (20%);*
- *that all homes are built to improved environmentally friendly standards including requirements that dwellings are energy efficient and that more of the energy needs are generated on the site, that measures are incorporated to minimise the use of resources such as water, and that all dwellings are designed to a high quality which reinforces local distinctiveness; and*
- *that those building homes contribute to the provision of local facilities such as open space or school places where there is a deficiency in these facilities.*

**1.4.2** These are standard requirements for most residential development proposals and are applicable to each of the sites allocated in this document.

**1.4.3** This document takes account of the development needs of the District until approximately 2021. This means that it is expected that the allocations will be implemented, by this time although the precise timing of development will be dependent upon the investment decisions of both the public and private sector and the availability of key infrastructure.

**1.4.4** A framework will be put in place to monitor the implementation of the allocations and evaluate their effectiveness. A decision will be taken about when to review and / or replace the adopted development plan documents in the light of the monitoring results and having regard to changes in the policy context or local economic, or environmental conditions. For further information see Chapter 14 'Monitoring & Implementation'.

# Policy Context 2

## 2 Policy Context

### 2.1 National & Local Policy

**2.1.1** The Site Allocations in this document conform with the adopted Core Strategy which was prepared in parallel with this Plan. The Core Strategy document sets out the overarching visions for North Norfolk and for each of the eight largest settlements. These, in turn, build on the aims of the North Norfolk Sustainable Community Strategy. The Core Strategy outlines in general terms where development should take place, and it was prepared taking into account the most up-to-date national planning guidance and the regional planning framework outlined at the time in the Draft East of England Plan (Regional Spatial Strategy for the East of England). In addition to tackling the general themes addressed by national and regional guidance it addresses the issues that have been identified locally, through the Community Strategy and the preparation of the LDF, such as the nature of development that is needed, its scale, and geographical location.

**2.1.2** The **Core Strategy** proposes that most new development in the District should be concentrated in four of the larger towns in North Norfolk, namely, Cromer, Fakenham, Holt and North Walsham, with lower levels of development in Hoveton, Sheringham, Stalham and Wells-next-the-Sea. In addition, the Strategy indicates that small-scale housing development is necessary to meet identified local needs in some of the larger villages in the District and that the service role of these villages should be protected and if possible enhanced. The following settlements have been identified as 'Service Villages' and this plan proposes small scale developments in each village where suitable sites are available: Aldborough, Bacton, Blakeney, Briston, Catfield, Corpusty, Happisburgh, Horning, Little Snoring, Ludham, Mundesley, Overstrand, Roughton, Southrepps, Walsingham and Weybourne.

**2.1.3** In respect of the amount of new housing development, the Core Strategy requires that North Norfolk should plan to provide for at least 8,000 new dwellings between 2001 and 2021. According to the latest information<sup>(1)</sup> approximately 3,287 of these dwellings have been built since 2001, a further 1,600 have planning permission, and it is estimated that an additional 1,850 dwellings will occur as windfall development. Therefore some 6,737 of the 8,000 dwelling requirement is accounted for. The remainder, some 1,263 dwellings, will be accommodated on the allocated sites in this Plan. Additionally, there is a national policy requirement<sup>(2)</sup> for local planning authorities to maintain a supply of building land which will be adequate to meet housing development needs over the next 15 years. The Core Strategy consequently suggests that land should be allocated for between 2,700 and 3,400 dwellings so that, not only will the 8,000 dwelling requirement be met, but also suitable development sites will continue to be available in the years immediately following the period covered by this plan. In accordance with the Strategy, this Plan allocates sufficient land to accommodate in the region of 3,300 additional dwellings.

**2.1.4** The **North Norfolk Community Strategy**<sup>(3)</sup> identified a number of priorities for the District which were grouped into 3 outcomes:

- Improved housing
- Better jobs and prospects
- Sustaining a high quality of life - a nice place to live, work and visit

1 Housing Land Availability Study, April 2010

2 Planning Policy Statement 3 (PPS3) - Housing

3 North Norfolk Community Partnership, Sustainable Community Strategy, 2008-2011



## Policy Context 2

- 2.1.5** These themes are integral to the Core Strategy aims and inherent throughout the document. This Site Allocations document seeks to deliver these themes through allocations of land for a variety of new development.
- 2.1.6** The high levels of need for affordable housing in the District were influential in the preparation of new housing policies in the Core Strategy. This need underpins policies in relation to the quantity of housing to be provided, the affordability, tenure and size of new dwellings, and where this new development should take place. The allocations of development sites in this document are an essential element of the Council's Housing Strategy and they are made, in part, in order deliver a 'step change' in addressing the affordable housing needs of the District. Developers and landowners should expect the Council to require the specified proportion of affordable dwellings on each of the allocations and this should be reflected in realistic land purchase prices and valuations.
- 2.1.7** Retailing is an important part of the North Norfolk economy. There is an identified need <sup>(4)</sup> in some of the District's towns for improved shopping facilities (non food) and 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 this document at Cromer, Fakenham, North Walsham and Sheringham where opportunities exist to extend the choice of shopping facilities and improve the appearance of town centres.
- 2.1.8** The Core Strategy and this Site Allocations Plan also respond to the changing nature of employment and identify sufficient opportunities for new employment, including ensuring that a sufficient supply of land is available to provide a choice of investment opportunities in the main employment centres in the east, central and western areas of the District. This plan also makes a number of mixed use allocations where it is expected that additional employment generating development will be provided alongside the proposed new dwellings as part of the comprehensive development of each area.
- 2.1.9** Opportunities for outdoor recreation and access to open space are important for the health and well-being of the local population and creating a high quality of life. 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 new allocations will include significant additional areas of Public Open Space. These new open spaces are an integral part of the Council's overall development strategy and should be provided as an early part of each development that requires such provision.
- 2.1.10** The themes identified in the Community Strategy carry through to the sustainability appraisal process and collectively the allocations in this plan seek to address locally identified needs in a manner that accords with the principles of sustainability. More details are contained in Chapter 3 'Site Selection' and the separate Sustainability Appraisal report that accompanies this document.
- 2.1.11** North Norfolk District is bounded by Kings Lynn and West Norfolk, Breckland, Broadland and Great Yarmouth local authority areas. Parts of North Norfolk are covered by the Broads Authority. The Council works closely with these authorities and regular meetings ensure co-operation on cross-boundary issues. The allocations made in this document have taken account of the spatial plans of adjacent authorities. Cross boundary issues include the capacity of shared services and infrastructure to accommodate the scale of growth proposed and assessment of the likely combined impacts of development on issues such as traffic circulation, landscape impact and character, impacts on wildlife and so on. This is particularly

4 North Norfolk District Retail and Commercial Leisure Study, DTZ Pida, 2005

5 North Norfolk Open Space and Recreation Study 2006

## 2 Policy Context

the case where single communities are administered, in parts, by adjacent authorities, as is the case at Hoveton, or where the impacts of development may be noticeable across wider areas.

- 2.1.12** Spatial planning requires that local planning authorities involve and have regard to other organisations so that activities can be co-ordinated and common objectives agreed. This has been achieved by involving and gathering information from utility and service providers, Local Area Partnerships, statutory bodies such as the Environment Agency, and local groups. Details of this involvement are contained in the Consultation Statement and the results have particularly informed individual site requirements and the phasing of development outlined in Chapter 14 'Monitoring & Implementation'.

# Site Selection 3

## 3 Site Selection

### 3.1 Site Selection Process

3.1.1 The allocations in this document have satisfied a number of tests:

- They are in compliance with the Core Strategy, and central Government Planning Policy Statements;
- they are based on a robust evidence base and investigation of needs and issues of the area determined from research and the participation of key stakeholders;
- they are considered the most appropriate when considered against a wide range of reasonable alternatives;
- their suitability for development has been tested by a process of Sustainability Appraisal, Appropriate Assessment, and stakeholder participation; and
- sites are, or will be, available and development will be delivered within the plan period.

#### Compliance with Policy

3.1.2 The Core Strategy sets out the future role and function of each settlement and consequently the framework for changes that are being promoted. The Site Allocations document is the delivery vehicle for many of these changes and has therefore had regard to the housing requirement set out in the Core Strategy and the spatial objectives for each settlement where relevant.

#### Evidence Base - Research and Participation

3.1.3 A number of studies were commissioned as part of LDF preparation and these are referred to throughout the document. These helped provide an understanding of issues facing the District and identified site specific considerations such as requirements for additional public open space, new retail sites, etc. These studies are available on the North Norfolk LDF website.

3.1.4 The allocations made in this document follow various stages of stakeholder and public participation. This included workshops with local stakeholders, discussions with statutory bodies, public consultation on 'preferred options' and further contact with Parish and Town Councils regarding consideration of alternative sites. This enabled an understanding of the community's view and also an understanding of delivery issues such as the capacity of schools and infrastructure in the area. The following diagram outlines the key stages of stakeholder and public consultation.

## Site Selection 3

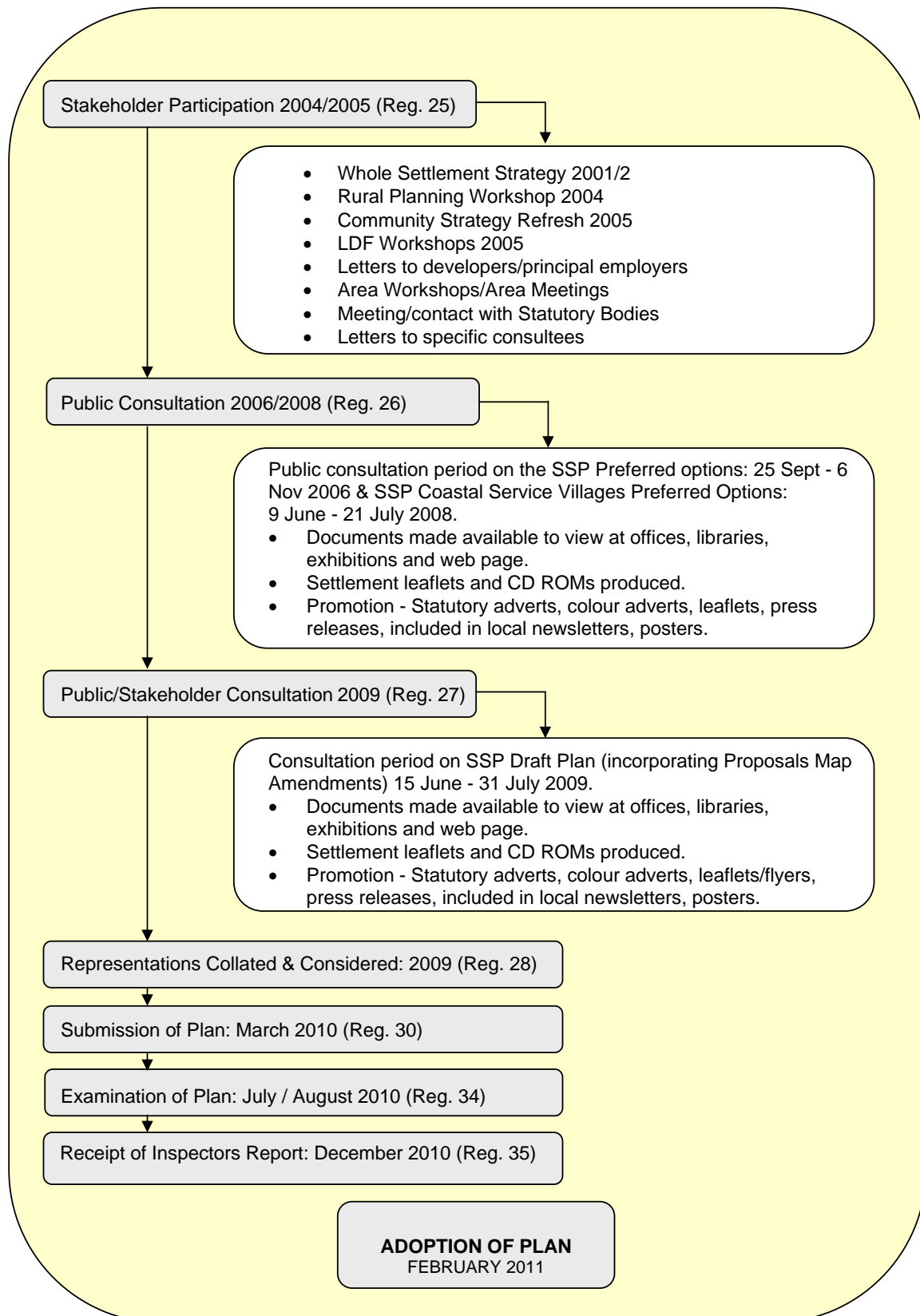


Figure 3.1 Site Specific Proposals Consultation Process Flowchart



## 3 Site Selection

### Consideration of Alternatives

- 3.1.5** Many sites were suggested to the Council as having potential for development and the Council has identified further sites that may have the potential to provide housing through the preparation of a Strategic Housing Land Availability Assessment<sup>(6)</sup>. Not all of these sites are suitable or available for development and the Council therefore needed to assess the options in order to make choices about which of the sites should be allocated.
- 3.1.6** The selection process is informed by a combination of Sustainability Appraisal, Appropriate Assessment, public and stakeholder consultation, and assessments of site availability and deliverability. All sites suggested for development were considered and recommendations on site selection were taken to Council committees for approval by elected Members prior to inclusion in this document.

### 3.2 Sustainability Appraisal

- 3.2.1** Sustainability Appraisal (SA) is a process used to appraise the likely social, economic and environmental implications of development and is used throughout plan preparation to ensure that sustainability principles are embedded in the Plan rather than being considered as a 'bolt on' extra. It ensures that the Plan addresses locally identified needs in a manner that accords with the principles of sustainability. Sustainability is a cornerstone of the Government's approach to new development and it follows that unsustainable sites should not be selected for development.
- 3.2.2** As a first step in the process a Scoping Report<sup>(7)</sup> was prepared to describe the social, environmental and economic characteristics of North Norfolk, identify the issues facing the district and establishing a series of sustainability objectives that would be used to appraise the Core Strategy and Site Allocations documents.
- 3.2.3** A series of criteria were used to appraise or 'score' the social, economic and environmental consequences of each allocation. In summary, they cover the following issues and the scoring system adopted weighs in favour of sites that have been previously developed, are well integrated, have minimal environmental impact and provide a safe and suitable location for new development.
- an assessment of flood risk and coastal erosion 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;
  - 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.

6 North Norfolk Strategic Housing Land Availability Assessment, NNDC, June 2009 and June 2010

7 North Norfolk Sustainability Appraisal Scoping Report, NNDC, 2005

## Site Selection 3

- 3.2.4** Further details of this process, including results of individual site appraisals, is outlined in the Sustainability Appraisal Report that accompanies this document.

### 3.3 Appropriate Assessment

- 3.3.1** The Habitats and Birds Directives protect sites of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within Europe. These sites are referred to as 'European Sites', or 'Natura 2000 sites', and consist of Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Offshore Marine Sites (OMSs).
- 3.3.2** Appropriate Assessment (AA) is required of any plan or project likely to have a significant effect on a European Site, both within and adjacent to the Plan area. The intention is that a plan or project should only be approved after determining that it will not adversely affect the integrity of any European Site. If, in spite of a negative assessment of the implications for the development, and in the absence of alternative solutions, a plan or project must be carried out for reasons of overriding public interest, compensatory measures must be incorporated to ensure that the overall coherence of a European Site is protected.
- 3.3.3** An Appropriate Assessment has been completed for North Norfolk<sup>(8)</sup> which identifies a number of mechanisms by which new development could indirectly impact on European Wildlife Sites, and specifies measures to ensure that any actual adverse effect is avoided.
- 3.3.4** These specified measures include a monitoring programme to assess, and respond to, any impacts arising from increased visitation to designated sites, and further work on the potential to affect water quality through discharge of increased nutrient levels if appropriate controls are not first put in place to avoid this. The Council has prepared a Water Infrastructure Statement<sup>(9)</sup> that provides information on the capacity of water resources to accommodate the proposed growth and this will be kept under review. Work will also be published on the impacts of visitors on European Wildlife Sites and details of potential mitigation measures, including those funded by developer contributions, will be provided in a Developer Contributions Supplementary Planning Document (SPD).
- 3.3.5** More details are contained in the Monitoring and Implementation section of this document and the policies relating to each site identify where there is a need to agree mitigation works or further study prior to development taking place.

### 3.4 Deliverability

- 3.4.1** The allocations made in this plan are intended to contribute to meeting the housing requirements of the Core Strategy and to fulfil a number of locally identified needs for other types of development. It is expected that each of the sites, particularly those relating to housing provision, will be developed within the next 10-15 years. In each case the Council has considered if the proposals would represent a suitable use of the site, if the site is likely to be available for the development suggested, and if not, what measures need to be taken, and by whom, to ensure that allocations are deliverable.
- 3.4.2** In many instances the deliverability of an allocation will be dependant upon the actions of others. For example, the Council may grant planning permission for a particular development but land owners, developers and others will decide if they wish to build. Prior to building it may also be necessary to gain other consents and licenses, for example, rights to connect

8 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009 and Feb 2010

9 North Norfolk Water Infrastructure Statement, NNDC, March 2010

## 3 Site Selection

to the foul drainage system. It may also be necessary to improve the quality of local services such as ensuring there are sufficient places in local schools or providing more public open space. The deliverability of each of the allocations has been tested through discussions with site owners, service providers and regulatory bodies to establish that they can be implemented. The Authority is satisfied that each allocation represents a suitable use for the site, and that the site is, or will be, available and that the proposed development is deliverable within the period covered by this plan.

- 3.4.3** Many of the sites are nevertheless subject to constraints which will either impact on *how* a site might be developed or *when* a site might be developed. Specific issues facing a site are highlighted within the policy relating to each site. Issues raised by infrastructure providers influenced the broad housing numbers included in the Core Strategy and are highlighted in the settlement specific policies of the Strategy. Where relevant, these are also referred to in the policy relating to each site in order that the infrastructure implications are clear. In particular limited capacity at WwTWs (Waste Water Treatment Works) and the need to comply with the objectives of the Water Framework Directive (which includes the requirements of the Habitats Directive) is an issue across the district. Developers must therefore engage in early discussions with Anglian Water and the Environment Agency. The Implementation and Monitoring section of the Core Strategy includes further details.
- 3.4.4** All allocations will be expected to comply with Core Strategy policy requirements, such as provision of public open space, submission of flood risk assessments and transport assessments, as well as dealing with other issues that may arise through more detailed consideration of future planning applications. These include other environmental constraints not necessarily highlighted in this document. For example, almost all allocations lie over a Principal aquifer and in such locations all reasonable measures must be taken to prevent the input of hazardous substances to groundwater.

# Allocations for Cromer 4

## 4 Allocations for Cromer

**4.0.1** Cromer is defined as a 'Principal Settlement' in the Core Strategy and is one of a cluster of three towns, together with Holt and Sheringham, which are identified as performing complementary roles. Cromer offers a wide range of shops and services which serve residents of the town and the surrounding area, and is identified as the main retail and service centre within the cluster. It is an attractive seaside town and a popular tourist destination throughout the year which helps support the local economy.



**4.0.2** Cromer has the highest recorded housing need in the district and is therefore identified for relatively high levels of housing growth during the plan period - the Core Strategy allows for approximately 400 - 450 dwellings to be built on new sites that are well related to the built up area where encroachment into the wider countryside is minimised. There are limited opportunities for brownfield redevelopment and Cromer has significant environmental constraints - much of the surrounding landscape is within the Norfolk Coast Area of Outstanding Natural Beauty and any allocations must be sensitive to this nationally designated landscape. This has influenced the selection of sites and the allocations seek to balance the housing needs of the area with protection of the attractive setting of the town.

**4.0.3** Cromer is identified in the Core Strategy as having a 'large town centre' and is considered to be the most suitable location within the cluster of towns for new retail development. There have been a number of out-of-town retail developments along the Holt Road in recent years and it is considered important to identify town centre sites in order that these become the focus for future retail development rather than further out-of-centre shopping. Large-scale development sites are not readily available and the town centre is designated as a Conservation Area, containing many listed buildings, which limits opportunities for redevelopment. Two sites which are considered suitable for redevelopment for new shopping and other commercial uses are identified.

**4.0.4** Growth in Cromer will be dependent upon investment in infrastructure. Anglian Water has indicated that upgrades are required to the sewage treatment works and foul sewerage network before large-scale growth can occur, and therefore the timing of development will be dependent on available capacity. In addition, the Education Authority has indicated that the levels of housing proposed may require expansion of the primary school sector. Land adjacent to the existing school sites is therefore reserved for future expansion should this be required. The Appropriate Assessment<sup>(10)</sup> recommends a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast SAC / SPA and Ramsar site from visitor disturbance.

**4.0.5** The North Norfolk Open Space and Recreation Study<sup>(11)</sup> identifies a deficiency of informal recreation space to meet the needs of residents in the southern part of Cromer and a new public park is proposed within one of the housing allocations to serve new and existing residents in this part of Cromer.

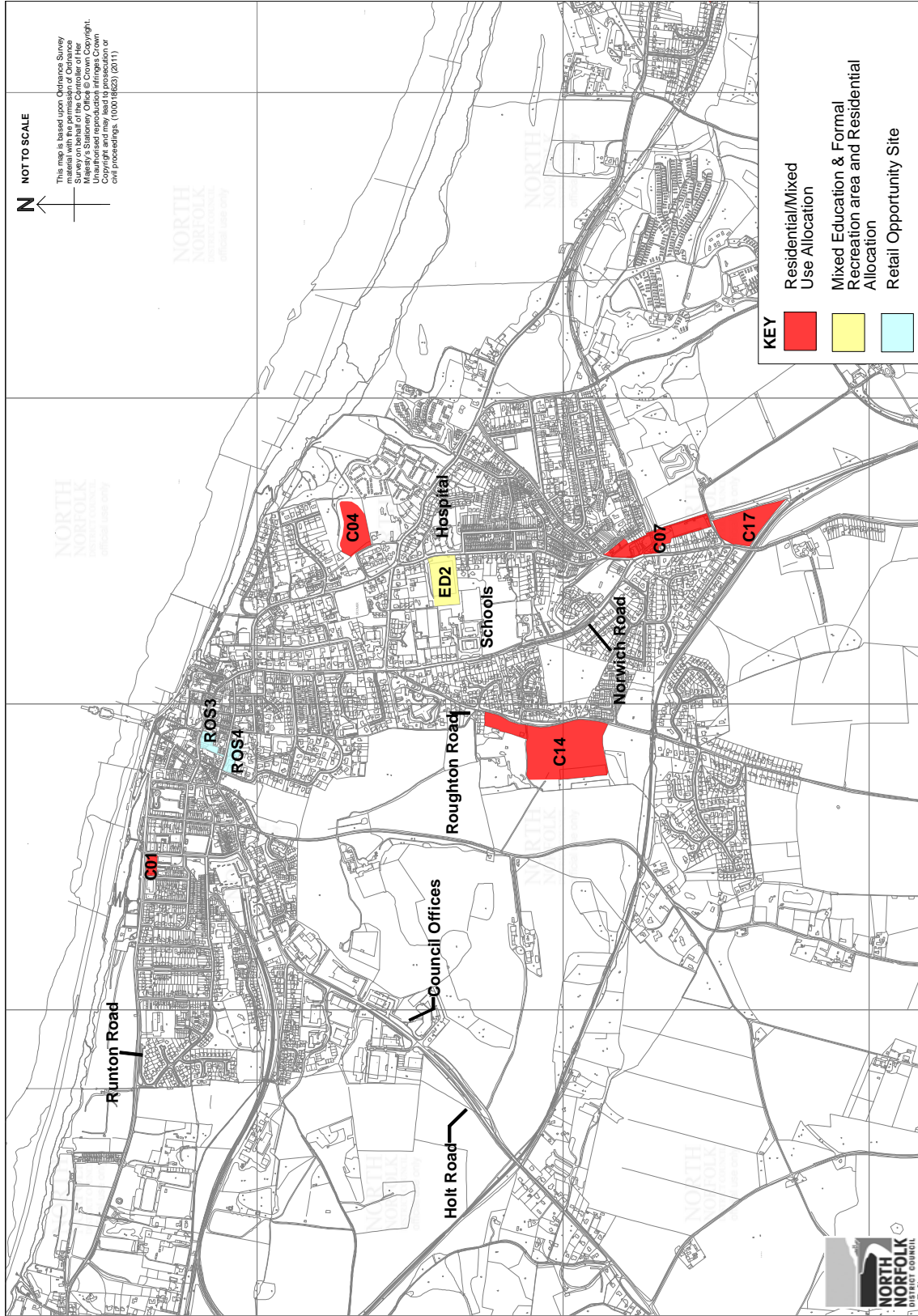
10 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009 and Feb 2010

11 North Norfolk Open Space and Recreation Study, Atkins, 2006



# Allocations for Cromer 4

## Allocations for Cromer



Map 4.1 Allocations for Cromer

## 4 Allocations for Cromer

### 4.1 Residential: Land Adjacent to East Coast Motors (C01)

#### Description

- 4.1.1** This brownfield site is currently used as a seasonal car park and is within the built up area of Cromer close to the seafront. It is a prominent site in the Conservation Area and currently does not enhance the character and townscape of this part of Cromer. Development of the site represents an opportunity to improve the character of the area, and it is important that any proposal is very carefully designed in order to enhance the area and reflect its location in the Conservation Area. A high density multi-storey development would be appropriate.
- 4.1.2** The site is within easy walking distance of the town centre, the railway station and a major supermarket and good bus links to other destinations are available nearby.
- 4.1.3** The site is situated at the junction of two busy roads, and the Highway Authority has indicated that vehicle access should be provided from Alfred Road or Beach Road rather than Runton Road. Whilst development would result in the loss of car parking, it makes a relatively small contribution to overall supply and there is adequate alternative provision in the area, including the Cadogan Road car park and the large long stay provision at Runton Road. The Highway Authority has no objection to the closure of the car park and they comment that replacement with residential development may ease traffic circulation in the area by reducing the number of hesitant manoeuvres from motorists looking for a space on the car park before making a late decision to turn.

#### Constraints

- 4.1.4** This is a brownfield site and therefore in line with PPS23 a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks. It is known that there are old fuel tanks under the site and if the desktop study identifies that contamination may be a problem then a full site investigation should be completed and an appropriate remediation scheme developed.
- 4.1.5** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

#### Deliverability

- 4.1.6** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.
- 4.1.7** Due to the restricted nature of the site it would be appropriate for off-site contributions towards public open space to be made rather than on-site provision.

#### Policy C01

##### Land Adjacent to East Coast Motors, Beach Road

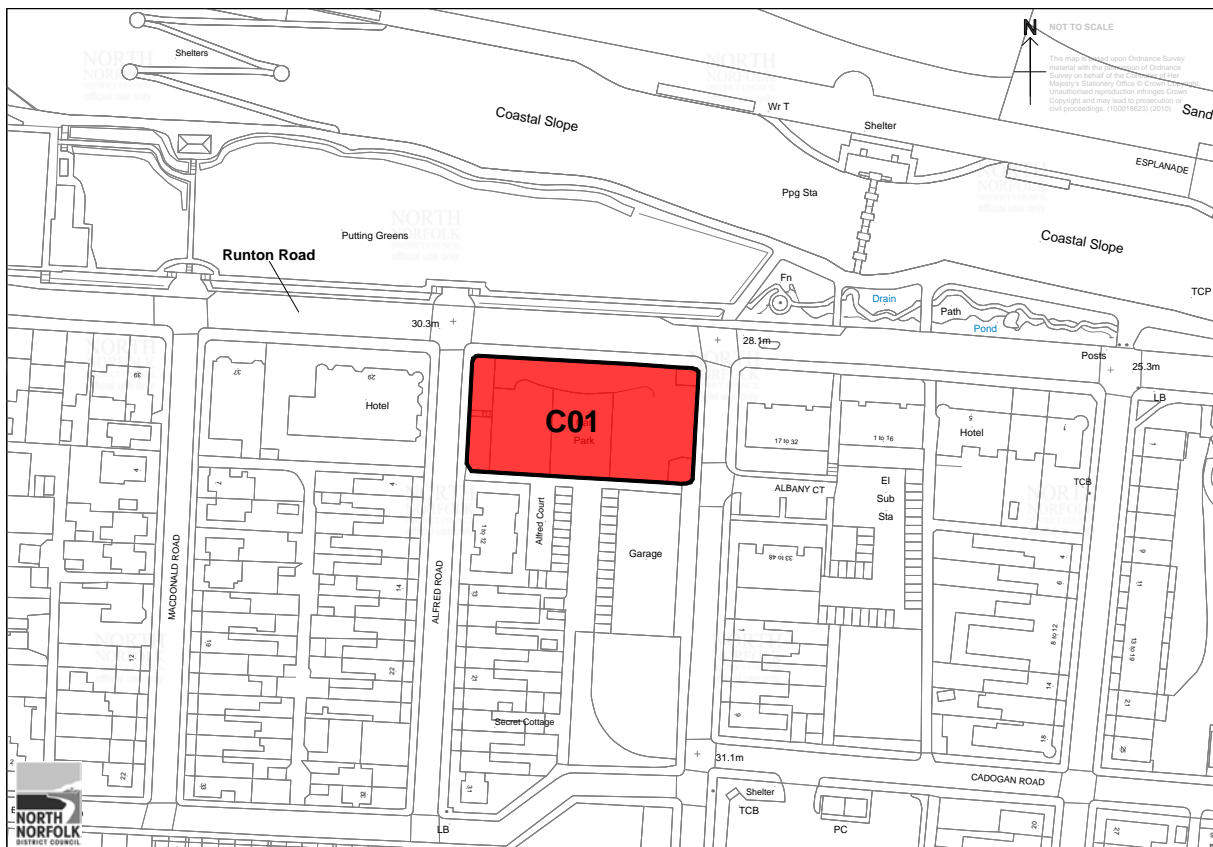
Land amounting to 0.23 hectares is allocated for residential development of approximately 40 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

# Allocations for Cromer 4

- High quality, high density development to enhance the area and respect its location in the Conservation Area;
- provision of safe vehicle access to Alfred Road or Beach Road;
- investigation and remediation of any land contamination;
- demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

## Site Map

The following map shows the area of land that is allocated for development.



Map 4.2 Land Adjacent to East Coast Motors (C01)

## 4 Allocations for Cromer

### 4.2 Residential: Land at Rear of Sutherland House, Overstrand Road (C04)

#### Description

- 4.2.1** This site is a green field behind the Sutherland House residential development. It is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) but is not prominent within the wider landscape - being adjacent to existing development and mature woodland. The site could be developed in a number of ways but a high density development similar to that at Sutherland House, which retains significant open areas within the site, is likely to be the most acceptable. The site is located to the rear of two Grade II Listed Buildings (Sutherland House and 'The Grove'), however there is sufficient physical separation between them and the site to ensure that development would not have an adverse impact on them. The area of woodland to the north of the site, Warren Woods, is not included within the site boundary and is not suitable for development.
- 4.2.2** The site is within the built up area of Cromer, with convenient access to the town centre, all three schools, the hospital and other facilities. Footpaths are available to these facilities along Overstrand Road and also to the cliff top and seafront through Warren Woods. This path through the woods also provides an alternative route to the town centre and pedestrian and cycle routes through the site and beyond should be maintained and improved where possible.
- 4.2.3** The woodland north of the site provides biodiversity benefits and site layout should include a significant landscaped buffer between development and this area. Additional hedgerow planting to the south could be included to improve wildlife corridors. An initial wildlife survey has been carried out and a further survey assessing the presence of bats and other species should be carried out and appropriate mitigation measures included within any scheme. A programme for the future management of the woodland should be provided.
- 4.2.4** The Highway Authority has commented that the junction of The Warren and Overstrand Road suffers from poor visibility with no ready means of improvement and therefore access to the site should be via Sutherland House to Overstrand Road. This is currently a private road which needs to be upgraded to adoptable standards and provided with adequate visibility splays. Land required for this is in the site owners ownership. Development would result in more than 100 dwellings being served from this road which is considered appropriate in order to make efficient use of land in a central location. The Highway Authority has indicated that this is acceptable in this location and that the exact form of development proposed will guide more detailed requirements.

#### Constraints

- 4.2.5** Earthworks are visible on aerial photographs of this site and therefore archaeological work may be necessary prior to any development taking place. Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and SUDS should be used where possible.

#### Deliverability

- 4.2.6** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period. A number of documents<sup>(12)</sup> have been submitted by agents seeking to demonstrate deliverability.

# Allocations for Cromer 4

## Policy C04

### Land at Rear of Sutherland House, Overstrand Road

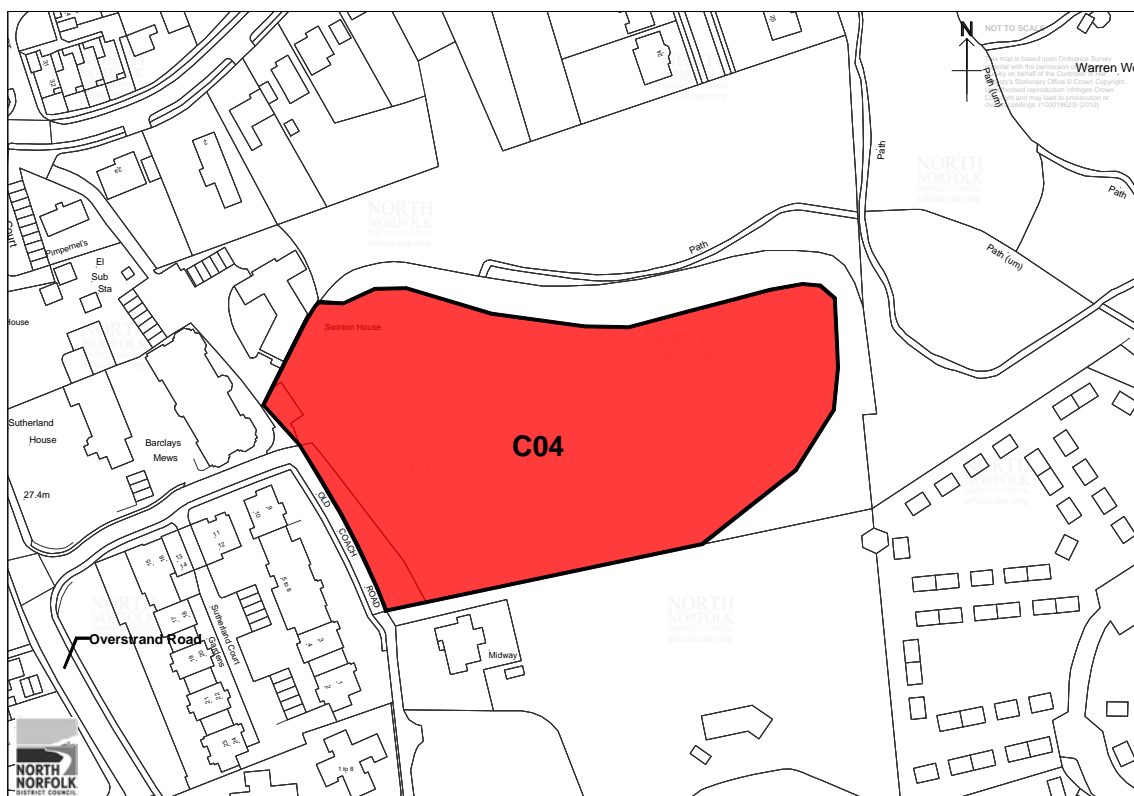
Land amounting to 1.4 hectares is allocated for residential development of approximately 60 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

- Provision of improved highways access to Overstrand Road;
- improvement of pedestrian and cycle routes to the sea front and town centre;
- provision of pedestrian routes through the site to the woodland and beyond;
- provision of a significant landscaped buffer between the woodland to the north and the developed part of the site and other wildlife mitigation and improvement;
- archaeological investigation if required;
- demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

## Site Map

The following map shows the area of land that is allocated for development.



Map 4.3 Land at Rear of Sutherland House (C04)



## 4 Allocations for Cromer

### 4.3 Mixed Use: Land at Jubilee Lane / Cromer High Station (C07)

#### Description

- 4.3.1** This site comprises several small business premises, some of which are in use but many are vacant, a place of worship, scrubland to the north and an area of grazing land to the south. The site is predominantly brownfield and well related to the built up area of Cromer and a mixed use allocation comprising employment and residential uses is made.
- 4.3.2** The northern part of the site was previously designated as Employment Land on the Proposals Map, however an employment land study<sup>(13)</sup> concluded that it is unlikely that the whole area will come forward for employment uses due to poor quality access and buildings and site clearance costs. The vacant buildings and overgrown scrub do little to enhance the immediate area and redevelopment could result in visual and environmental improvements and make more efficient use of the land. A mixed use allocation is therefore made in order to provide future employment opportunities, and generate increased site value which should encourage redevelopment and access improvements. A landscaped buffer between employment and any residential development will be required in order to minimise disturbance from business activities.
- 4.3.3** The grazing land to the south is well contained in the landscape due to the varying land levels in the area. A high density residential scheme will therefore be appropriate in this location, although the layout of the development should minimise any potential loss of amenity to the existing residential properties.
- 4.3.4** An initial wildlife survey<sup>(14)</sup> has been carried out of the site and a further survey assessing the presence of bats should be undertaken and appropriate mitigation measures included in any scheme. Scrub on the site's eastern bank should be retained along with scrub and grassland to the south to protect habitat and provide links to the surrounding woodland. Opening the gap under the bridge to the south would also link and broaden the corridor between the woodland areas to the east and south. Tree and hedgerow planting along the edge of the site would also increase habitat for birds and bats.
- 4.3.5** The existing access onto Norwich Road suffers from poor visibility, particularly to the south, and access via Jubilee Lane is poor and not suitable to serve the site. Junction improvements to Norwich Road therefore need to be made. This needs to be investigated further and development is therefore subject to an acceptable scheme of highway works, possibly including provision of a new roundabout with Mill Lane.
- 4.3.6** Improvements to cycling provision and bus stops in the area will also be required in order to encourage travel by means other than the car. These requirements also apply to site C17, and a comprehensive package of improvements should be provided to serve both sites. There is currently a bus stop located near the site entrance which may need to be relocated due to the proposed development.
- 4.3.7** Whilst recognising that this site is in a number of ownerships the Council would favour comprehensive redevelopment of the entire site. There is an access strip through the site to the grazing land at the southern end of the site which could enable delivery of this part of the site independently if required.

#### Constraints

- 4.3.8** This is a brownfield site and therefore in line with PPS23 a study will be required identifying

13 Employment Land in North Norfolk update sections 5 & 7, March 2007

14 Norfolk Wildlife Services, April 2009

## Allocations for Cromer 4

previous site uses and potential contaminants that might be expected in order to fully assess any risks. If the desktop study identifies that contamination may be a problem then a full site investigation should be completed and an appropriate remediation scheme developed.

- 4.3.9** There have been various prehistoric archaeological finds on this site and further archaeological work may be necessary prior to any development taking place. The site may also be of geological importance or interest and may require geodiversity investigation.
- 4.3.10** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

### Deliverability

- 4.3.11** The site is suitable and available for development, although the site is in multiple ownerships, and an appropriate mixed use scheme will need to be delivered through a development brief or comprehensive proposal for the site which includes any necessary highway improvements. These issues may be difficult to resolve and consequently development may not occur in the early part of the period covered by this plan. Whilst a comprehensive scheme is preferable, development of independent parts may be considered as long as they do not prejudice delivery of the remaining areas of the site.
- 4.3.12** Part of the site is being redeveloped for 4 light industrial units which, along with retention of some of the adjoining uses, could provide the employment element of the allocation. The northern part of the site has planning permission for residential development, and this area is included within the allocation as it is desirable to deliver this as part of a comprehensive scheme with the wider site.
- 4.3.13** There is the possibility of vehicle and pedestrian access to site C17 being provided through the railway bridge to the south of the site, in which case a comprehensive development brief for the two sites should be prepared.

### Policy C07

#### Land at Jubilee Lane / Cromer High Station

Land amounting to 1.72 hectares is allocated for residential development of approximately 40 dwellings and approximately 0.3 hectares of employment land. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

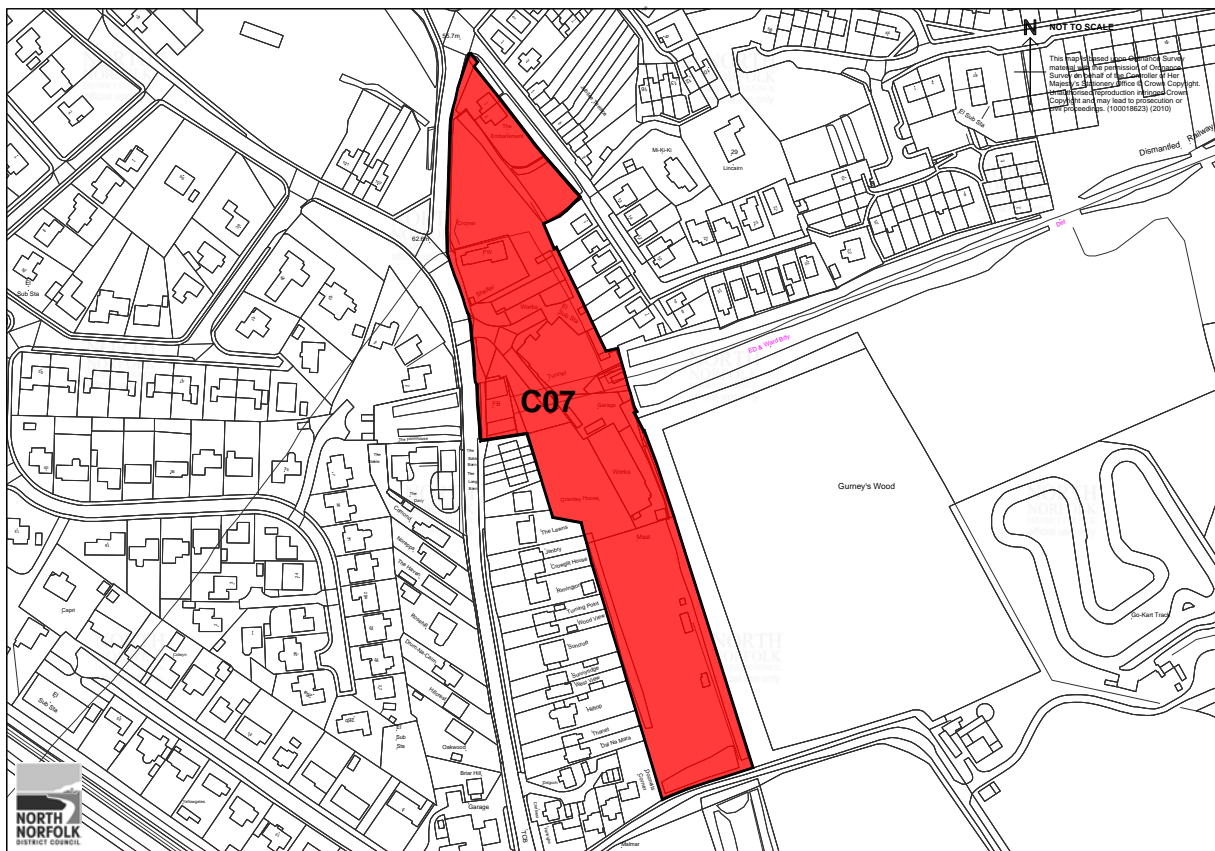
- a. Junction improvements necessary to provide acceptable vehicle access to Norwich Road;
- b. off-site highway improvements to improve pedestrian and cycle access to town centre facilities and improvements to bus stops in the vicinity of the development;
- c. provision of a landscaped buffer between the business and residential uses and to the residential properties to the south west of the site;
- d. wildlife mitigation and improvement measures;
- e. investigation and remediation of any land contamination;
- f. archaeological investigation if required;

## 4 Allocations for Cromer

- g. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and,
- h. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

### Site Map

The following map shows the area of land that is allocated for development.



Map 4.4 Land at Jubilee Lane / Cromer High Station (C07)



## Allocations for Cromer 4

### 4.4 Residential: Land West of Roughton Road (C14)

#### Description

- 4.4.1** This is a greenfield site to the south of Cromer which is bounded by woodland, Cromer Zoo and residential development along Roughton Road. It is beyond the existing built up area of the town and is approximately 1km from the town centre, although it is within reasonable walking distance of all three schools and the Roughton Road rail halt.
- 4.4.2** This is one of the larger residential allocations and development will be visible from the surrounding area including Hall Road to the west. The impact of development could be mitigated by incorporating significant open areas, including a public park, and retaining and enhancing existing landscape buffering. Site layout should therefore be carefully considered and open spaces used to break up key views of the development.
- 4.4.3** Schools can be accessed via existing footpath links leading from the end of Greenfield Close and to the north of the Henry Blogg Road development, although these may need improving, including provision of cycle facilities. At present, pedestrian access to the town centre involves use of a narrow footpath in place on one side of Roughton Road, therefore improvements to pedestrian links and public transport provision to the town centre will be required in order to reduce car dependency. These may include improvements to the Roughton Road footpath or provision of alternative routes, such as links to the new footpath to the zoo on Hall Road or upgrades to the Love Lane footpath which runs behind existing development on Roughton Road. Access to the Roughton Road railway halt should also be improved including provision of secure cycle storage and improvements to disabled access.
- 4.4.4** Whilst the site has a considerable frontage to Roughton Road, the alignment of the carriageway means that the point of access will need to be carefully determined. It is anticipated, however, that there is sufficient frontage to construct the required visibility splays. Improvements to Roughton Road may be required and will be determined through a transport assessment at the time of application.
- 4.4.5** The southern part of Cromer was identified in the North Norfolk Open Space and Recreation Study as currently lacking in public open space provision, and it is proposed to provide a new public park and recreation facilities on this site which will serve this area and also help soften the landscape impact of development. In addition public access should be provided to Brown's Hill woodland to the east to increase the supply of public open space in the area.
- 4.4.6** The mature woodland around the site provides a habitat for wildlife. An initial wildlife survey<sup>(15)</sup> has been carried out and a further study should be undertaken to assess the presence of particular species such as badgers and bats. Mitigation and improvement measures to enhance these habitats should be provided, including retention and enhancement of boundary hedges and planting of additional trees along the northern boundary to extend the wildlife corridor. Open space within the development should have biodiversity value and link with adjacent habitats.

#### Constraints

- 4.4.7** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

## 4 Allocations for Cromer

- 4.4.8** The site may be of geological importance or interest and may require geodiversity investigation.

### Deliverability

- 4.4.9** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. A number of highway improvements are required, some of which may involve acquisition of third party land, although there are no known reasons why development on the site cannot be achieved within the plan period. Agents have prepared a servicing report<sup>(16)</sup> covering utilities and transport implications, which seeks to demonstrate that the allocation is deliverable.

### Policy C14

#### Land West of Roughton Road

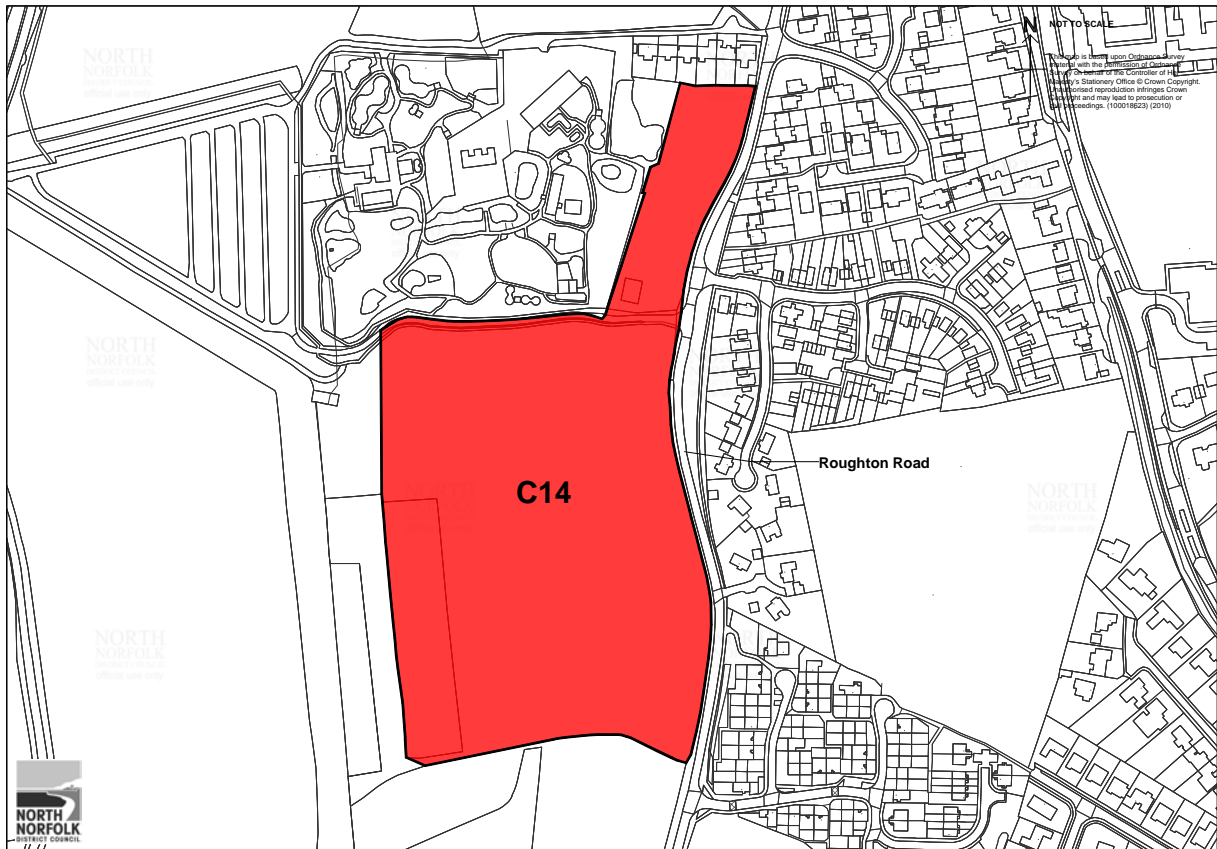
Land amounting to 5.17 hectares is allocated for residential development of approximately 160 dwellings and at least 1 hectare of public open space. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

- a. Provision of safe access to Roughton Road and highways improvements as required;
- b. improvement of pedestrian links to the town centre and schools;
- c. improved access to Roughton Road rail halt and other public transport improvements as required;
- d. provision of at least 1 hectare of public open space within the site, incorporating suitable play / recreational facilities and elements of biodiversity value;
- e. completion of a legal agreement to secure the provision of public access to the nearby Brown's Hill woodland area in perpetuity;
- f. wildlife mitigation and improvement measures;
- g. retention and enhancement of boundary hedges and landscape buffering;
- h. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and,
- i. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

## Allocations for Cromer 4

## Site Map

The following map shows the area of land that is allocated for development.



Map 4.5 Land West of Roughton Road (C14)

## 4 Allocations for Cromer

### 4.5 Residential: Railway Triangle, Norwich Road (C17)

#### Description

- 4.5.1** This greenfield site to the southeast of Cromer lies immediately to the south of the old Cromer High Station (site C07). It is a small wedge shape arable field surrounded by existing housing to the north, the road and railway line to the west and a mature tree belt to the east. It lies within the Norfolk Coast Area of Outstanding Natural Beauty, but is contained within the railway line and woodland and considered suitable for a small scale, well designed housing development which retains soft landscaping along the road frontage.
- 4.5.2** The site is some distance from the town centre and improvements to cycling provision and bus stops in the area will be required in order to encourage travel by means other than the car. Ideally the footways along Norwich Road should be widened and converted to allow shared cycle and pedestrian use. These requirements also apply to site C07, and a comprehensive package of improvements should be provided to serve both sites.
- 4.5.3** The alignment of Norwich Road along the western boundary of the site is such that any access onto it would suffer from poor visibility in both directions and therefore direct access to Norwich Road may not be acceptable. The current junction of The Avenue and Norwich Road has poor alignment and restricted visibility and is not considered suitable for additional use. The Highway Authority therefore consider that it would be preferable to provide access through site C07, although this will require significant earthworks due to the difference in levels between the sites. Further detailed appraisal will therefore be required prior to submission of a planning application in order to investigate the most suitable access arrangements for the site.

#### Constraints

- 4.5.4** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and SUDS should be used where possible.
- 4.5.5** There are no other known constraints facing this site.

#### Deliverability

- 4.5.6** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy C17

#### Railway Triangle, Norwich Road

Land amounting to 1.67 hectares is allocated for residential development of approximately 50 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

- a. Provision of safe access to Norwich Road;
- b. off-site highway improvements to improve pedestrian and cycle access to town centre facilities and improvements to bus stops in the vicinity of the development;
- c. retention of mature hedgerows and provision of suitable boundary landscaping and areas of open space to retain a 'green' approach to Cromer;

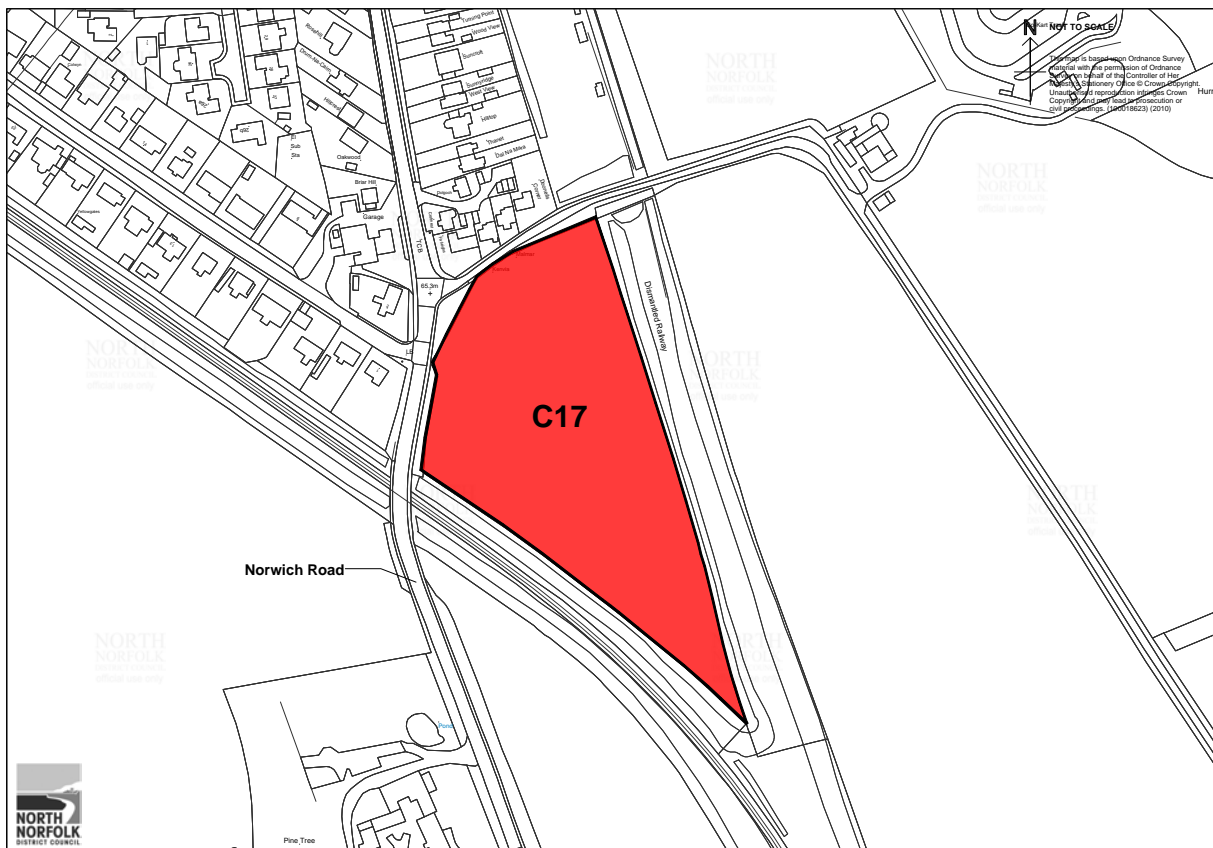
## Allocations for Cromer 4

- d. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and,
- e. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

### Site Map

The following map shows the area of land that is allocated for development.



Map 4.6 Railway Triangle, Norwich Road (C17)

## 4 Allocations for Cromer

### 4.6 Education: Cromer Football Club, Mill Road (ED2)

#### Description

- 4.6.1** This site on Mill Road, opposite Cromer Hospital, is the current location of Cromer Town Football Club and contains football pitches, a club house, changing rooms and car parking. The site is partly bordered by woodland and dwellings and is adjacent to the school complex which contains the Cromer High, Cromer Junior and Suffield Park Infant Schools.
- 4.6.2** The Education Authority have indicated that the levels of housing proposed in Cromer may require expansion of the primary school sector, and this site is considered a suitable location for this possible future expansion due to its proximity to existing schools. It is also in a residential area and therefore accessible to many children and has good pedestrian links to the town centre.
- 4.6.3** The proposal is to reserve the land for future expansion of the primary school sector and also provision of approximately 10 dwellings. Land adjacent to the site is to be used for car parking during redevelopment of Cromer hospital and may also be used long term when the new hospital is operational. This area is therefore excluded from the allocation.
- 4.6.4** The site is within reasonable walking distance of the town centre, schools, doctors surgery and hospital and there is a good level of bus service from this site. The Highway Authority comment that as the existing use is capable of generating significant volumes of traffic, they would be unlikely to object to redevelopment. The site is well contained and development would be unlikely to have a detrimental impact on the surrounding landscape.

#### Constraints

- 4.6.5** Cromer Town Football Club have used the site for many years and the site is designated as Education and Formal Recreation Area on the Proposals Map. Development would only be permitted if alternative sports provision is made. A modest amount of residential development is included within the allocation and this could facilitate relocation of the football club. This residential development will therefore not be permitted until such time as agreements for relocation are in place.
- 4.6.6** This is a brownfield site and therefore in line with PPS23 a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks.
- 4.6.7** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and SUDS should be used where possible.

#### Deliverability

- 4.6.8** There is no certainty on the precise timing of the delivery of the new housing proposed in the Plan, nor to the number of children that it will generate, and therefore it is difficult to predict if and when school expansion may be required. It will be important to monitor capacity in the existing schools and ensure that provision can be made if and when necessary.
- 4.6.9** The site is owned by the Cabbell Trust and currently used under agreement by Cromer Town Football Club. This agreement runs out in 2012 and the Trustees will consider the future use of the site at this time. Early discussions indicate that the site will be available subject to suitable alternative facilities being agreed with the football club. Discussions are underway as to possible locations and a number of options are being investigated.



# Allocations for Cromer 4

## Policy ED2

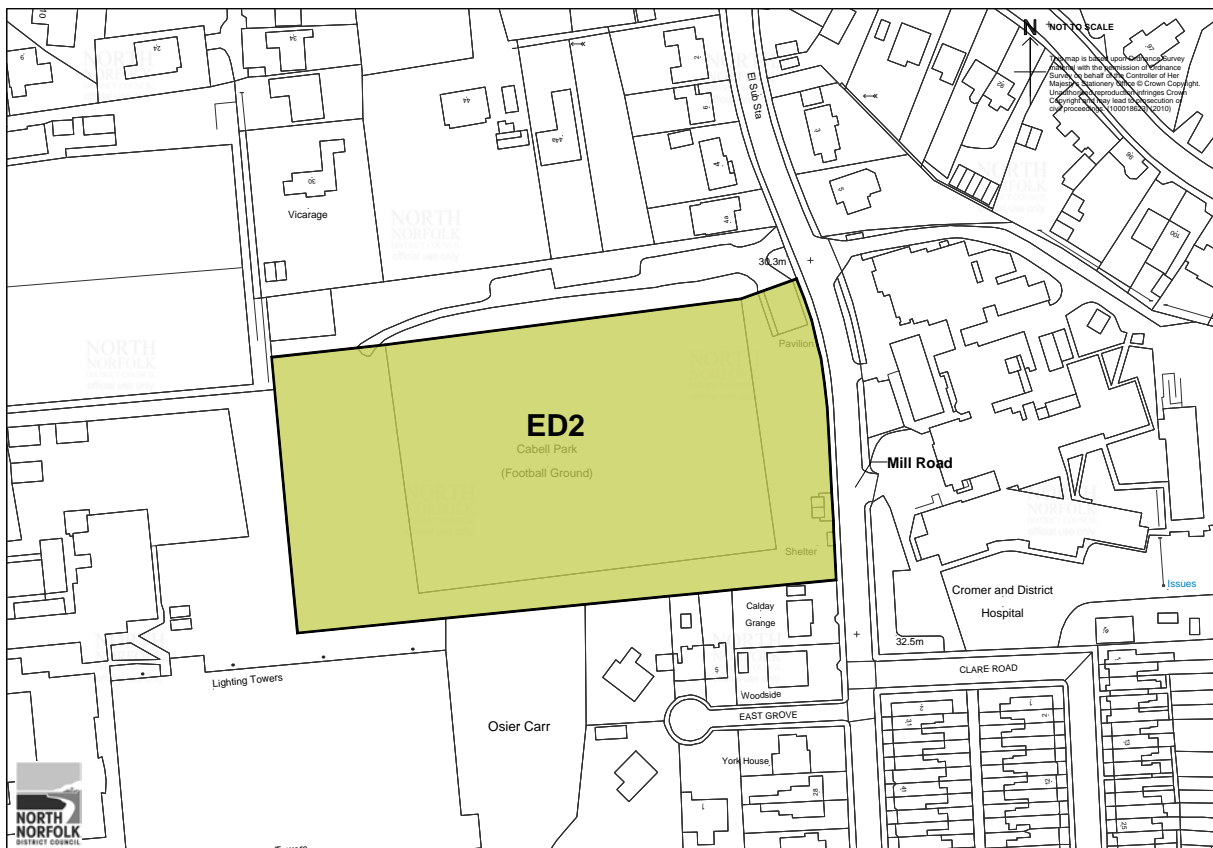
### Cromer Football Club, Mill Road

Land amounting to 1.35 hectares is allocated for education purposes and approximately 10 dwellings. Development will be subject to compliance with adopted Core Strategy policy including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

- Confirmation from the Education Authority that expansion of the school sector is required;
- prior relocation of the football club to facilities that are equal to, or better than, the existing facilities in terms of size, usefulness, attractiveness and quality; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

## Site Map

The following map shows the area of land that is allocated for development.



Map 4.7 Cromer Football Club, Mill Road (ED2)

## 4 Allocations for Cromer

### 4.7 Retail: Land Between Louden Road & Church Street (ROS3)

#### Description

- 4.7.1** This town centre site is within the designated Primary Shopping Area as shown on the Proposals Map. The site currently comprises car parking, service yards and a number of retail units. The allocation seeks to optimise the use of this site by encouraging new retail development in a central location. The site is suitable for a mix of uses including retail, commercial and residential and could improve the mix of uses on offer in the town centre as well as providing a choice in the size of units available. Existing uses may remain on site or be relocated in the event of redevelopment.
- 4.7.2** The current Church Street frontage of the site is occupied by shops and businesses, however the rear of the site contains underused land such as service yards. A pedestrian link between Church Street and Louden Road should be created to improve cross-town movements. The site is within the Conservation Area and includes a Listed Building which should be retained. The western part of the existing frontage contributes little to the character and appearance of this prominent site and any redevelopment must enhance the character and appearance of the Conservation Area. St Peter's and St Paul's Church opposite the site is a Grade 1 Listed Building and redevelopment must also respect the setting of this important building.

#### Constraints

- 4.7.3** There are a number of existing businesses and properties within the site which may remain on site or be relocated in the event of redevelopment.
- 4.7.4** This is a brownfield site and therefore in line with PPS23 a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks.
- 4.7.5** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and SUDS should be used where possible.

#### Deliverability

- 4.7.6** The site is in multiple ownership making site assembly difficult. The Council will therefore seek early preparation of a development brief to investigate the appropriate mix of uses and delivery mechanisms to bring the proposal forward. Identifying the area as a Retail Opportunity Site is part of the delivery process - Core Strategy policy SS5 protects such sites in town centres from residential redevelopment, therefore maintaining its availability for town centre retail investment. Residential uses will, however, be appropriate on upper floors, to help with scheme viability, and it is anticipated that approximately 15 residential units could be provided on site.

### Policy ROS3

#### Land Between Louden Road & Church Street

An area of 0.28 hectares is identified as a Retail Opportunity Site for mixed use retail and commercial development and approximately 15 dwellings. Development will be subject to compliance with adopted Core Strategy policy including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

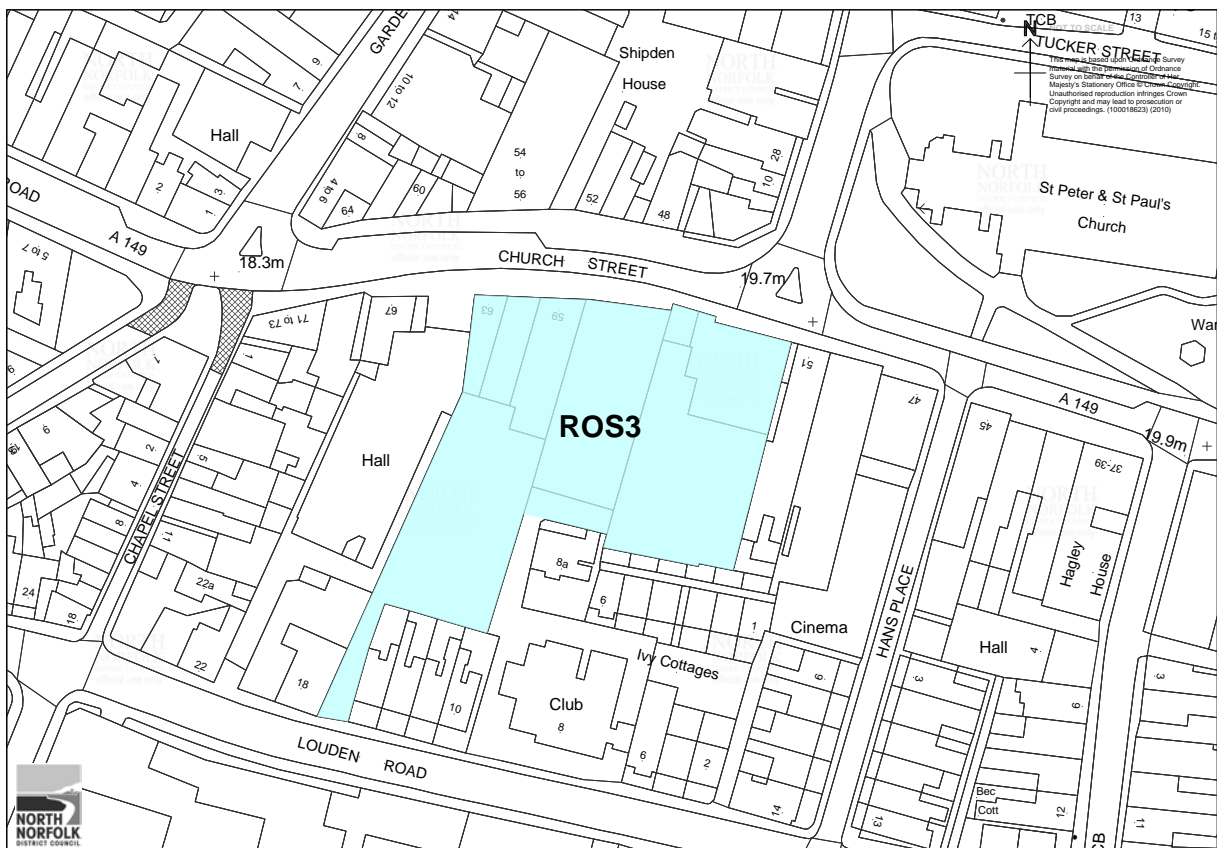


# Allocations for Cromer 4

- Delivery of a mixed use scheme including retail on the ground floor Church Street frontage with elements of eating and drinking, financial and professional services and residential on the remainder of the site or on upper floors;
- preparation of a development brief to address the appropriate mix of uses and delivery mechanisms to bring the proposal forward;
- high quality development that enhances the character of the Conservation Area and respects the appearance and setting of the Listed Buildings within and opposite the site;
- retention of the Listed Building on the site;
- provision of a pedestrian route between Church Street and Louden Road;
- off-street servicing and limited on-site parking; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

## Site Map

The following map shows the area of land that is allocated for development.



Map 4.8 Land Between Louden Road & Church Street (ROS3)

## 4 Allocations for Cromer

### 4.8 Retail: Land South of Louden Road (ROS4)

#### Description

- 4.8.1** This site is within the designated Town Centre as shown on the Proposals Map, and comprises a mix of uses including a carpet warehouse, dance school, BT exchange and depot and service yards / car parks. The site occupies a prominent location adjacent to The Meadow car park and North Norfolk Information Centre and presents an opportunity for new retail uses which could enhance the town centre. The allocation seeks to optimise the use of this site by encouraging new retail development in a central location, and could accommodate units of a range of sizes. The site is suitable for a mix of uses including retail, commercial and residential, and existing uses may remain on site or be relocated in the event of redevelopment.
- 4.8.2** The site is in the Conservation Area, and Exchange House, though not Listed, is worthy of retention. The other buildings on the site, however, detract from its setting and do nothing to enhance the Conservation Area and could therefore be redeveloped.

#### Constraints

- 4.8.3** There are a number of existing businesses and premises within the site which may remain on site or be relocated in the event of redevelopment.
- 4.8.4** This is a brownfield site and therefore in line with PPS23 a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks.
- 4.8.5** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

#### Deliverability

- 4.8.6** The site is in multiple ownership making site assembly difficult. The Council will seek early preparation of a development brief to investigate the appropriate mix of uses and delivery to bring the proposal forward. Identifying the area as a Retail Opportunity Site is part of the delivery process - Core Strategy Policy SS5 protects such sites in town centres from residential redevelopment, therefore making it available for town centre retail investment.
- 4.8.7** Residential uses will, however, be appropriate on upper floors, to help with scheme viability. It is anticipated that approximately 20 residential units could be provided on site.

#### Policy ROS4

##### Land South of Louden Road

An area of 0.3 hectares is identified as a Retail Opportunity Site for mixed use retail and commercial development and approximately 20 dwellings. Development will be subject to compliance with adopted Core Strategy policy including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

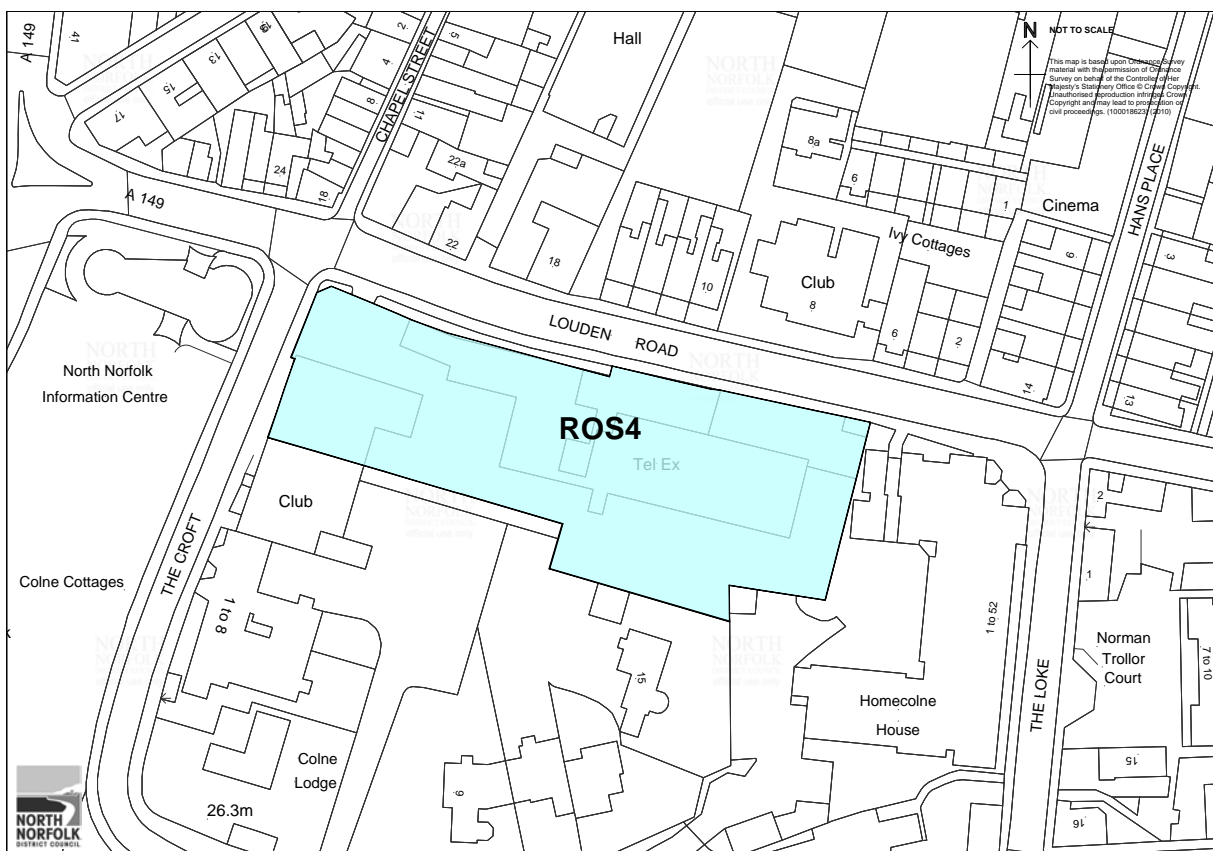
- a. Delivery of a mixed use scheme including retail on the ground floor frontage with elements of eating and drinking, financial and professional services and residential on the remainder of the site or on upper floors;

# Allocations for Cromer 4

- b. high quality development that enhances the character of the Conservation Area;
- c. retention of Exchange House;
- d. off-street servicing and limited on-site parking; and,
- e. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

## Site Map

The following map shows the area of land that is allocated for development.



Map 4.9 Land South of Loudon Road (ROS4)

## 4 Allocations for Cromer

# Allocations for Fakenham 5

## 5 Allocations for Fakenham

**5.0.1** Fakenham is defined as a Principal Settlement in the Core Strategy and is expected to accommodate comparatively high levels of growth during the plan period. The strategy aims to match housing growth with improvements in local job opportunities, shopping and other town centre facilities. Additional investment in key infrastructure and services is necessary to support the planned level of housing growth. Whilst there will be some opportunities for new development within the established built up area of the town the planned level of growth can only be achieved by the allocation of new greenfield development sites.



**5.0.2** Core Strategy Policy SS8 indicates that much of the growth should be accommodated within a mixed use urban expansion to the north of the town to avoid any encroachment into the sensitive environment of the Wensum Valley which is designated as a Wildlife Habitat of European importance. This expansion could provide 800 - 900 dwellings, a new Primary School, approximately seven hectares of employment land, and substantial areas of Public Open Space. In the longer term, beyond 2021, the identified site could accommodate further development.

**5.0.3** Fakenham town centre is identified in the Core Strategy as a 'Large Town Centre'. It currently has a relatively good mix of both comparison and convenience goods shopping. However, a shopping study<sup>(17)</sup> identifies a number of weaknesses in the retail offer and in the longer term, a need to strengthen the comparison goods sector. The evidence suggests that a significant proportion of available expenditure is spent elsewhere (Norwich and Kings Lynn). Additional shopping and commercial town centre uses will help to retain some of this expenditure within Fakenham and limit the number of longer distance journeys to other towns. The town centre is focused around the historic core of the Market Place and Corn Exchange and new developments will need to protect this character and proposals which function as, or have the appearance of, modern retail parks will not be supported. A site is identified which is large enough to accommodate a substantial amount of new development, which in addition to retailing could include residential and community uses, as well as car parking and retention of weekly markets.

**5.0.4** More jobs are available in Fakenham than there are economically active people to fill them. This means that the town acts as a net importer of employees and it is an important local employment centre for the western part of the District. However, in the context of large scale housing growth it is important to provide opportunities for additional employment.

**5.0.5** Growth in Fakenham will be dependant upon significant investment in infrastructure such as roads and foul and surface water drainage / treatment, and new facilities such as a Primary School, may be required. The Council will aim to ensure that development can progress as quickly as possible to help address housing and employment needs but will delay development if key infrastructure and facilities are not available. The Appropriate Assessment<sup>(18)</sup> recommends a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast Special Protection Area / Special Area of Conservation. The Appropriate Assessment also recommends that further assessment of water quality issues may be required to ensure continued compliance with appropriate discharge levels into the River Wensum.

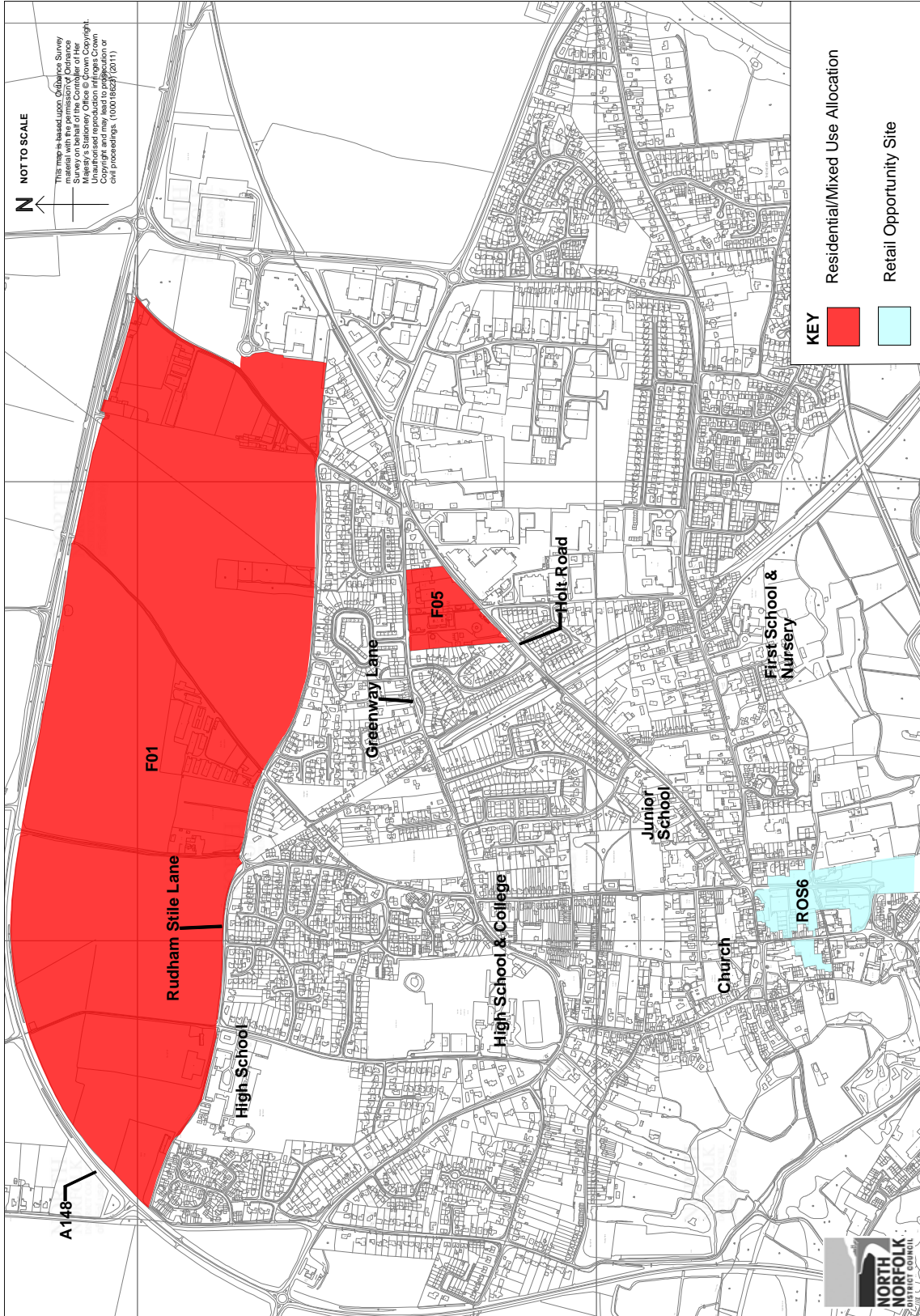
17 DTZ North Norfolk Retail and Commercial Leisure Study, 2005

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



# Allocations for Fakenham 5

## Allocations for Fakenham



Map 5.1 Allocations for Fakenham



## 5 Allocations for Fakenham

### 5.1 Mixed Use: Land North of Rudham Stile Lane (F01)

#### Description

- 5.1.1** This is an exceptionally large area which is capable of accommodating housing, recreational uses, a primary school and potentially an extension to the high school, employment development and miscellaneous community facilities. Though distant from the town centre, the site is close to a supermarket and can be well connected to key facilities by footpaths, cycle paths and bus routes. It is predominantly in agricultural use but also includes poultry units, allotments, a scrap yard, some dwellings, the rugby club, sports pitches and a sports centre.
- 5.1.2** The site is level and lacks any specific topographical or landscape features which are worthy of protection. It is important that a comprehensive landscaping scheme is prepared to minimise impact of development on the surrounding countryside and provide a landscaped buffer to the bypass. Significant areas of open space should also be provided to break up the development. Comprehensive development could displace a number of existing uses whilst others, such as the allotments, will need to be retained in their current location. Safe and convenient vehicular access can be achieved and accessibility to the town centre and other key facilities can be improved.
- 5.1.3** The Core Strategy indicates that within the plan period around 800-900 dwellings should be provided in an urban expansion to the north of the town. The identified area is sufficiently large to accommodate this and, beyond 2021, is a suitable location for further growth. Further development in Fakenham, beyond 2021, will be on the identified site but the capacity of the town to accommodate this development beyond the period covered by this plan will be tested through a review of the Core Strategy.

#### Constraints

- 5.1.4** The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Wensum (sewage network and sewage treatment works). Early engagement with the Environmental Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of discharge to the River Wensum.
- 5.1.5** The site lies in water quality source protection zone 1/2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
- 5.1.6** There are no surface water sewers in the vicinity of the site. Water mains and sewers cross the site and diversion would be at the developers' expense.
- 5.1.7** This is a site of medieval finds and therefore archaeological work may be necessary prior to any development taking place. The site may be of geological importance or interest and may require geodiversity investigation.

#### Deliverability

- 5.1.8** The site is suitable and available for development. This is a highly important site in terms of the delivery of housing and other developments in this part of the District. The Council will prioritise its work, and will seek to influence others, to ensure that development can



## Allocations for Fakenham 5

progress as quickly as possible. However before any development can take place the owners / developers will need to secure consents / agreement with a broad range of private individuals and public organisations. This may delay the commencement of development.

- 5.1.9** This large, mixed use allocation will need to be delivered in phases. The majority of the site is in a single ownership. This includes all key parcels of land required to allow the site to be accessed, serviced and brought forward for development. The balance of the site is in a limited number of other ownerships, and the majority landowner has been progressing working agreements with these other landowners to facilitate the comprehensive and timely delivery of development. Work has progressed on the preparation of a Masterplan for the proposed development, which will establish the broad principles of access, movement, mix of uses, layout, built form, density of development and conceptual appearance. This should take account of the development potential of all of the identified land, notwithstanding that only part of it will be developed during the plan period.
- 5.1.10** Development in Fakenham should not proceed until the issue of water quality has been resolved and it can be demonstrated that development will have no adverse effect on the integrity of international sites to the agreement of the Environment Agency and Natural England. A Water Cycle Study will need to be prepared to address issues concerning foul and surface water disposal.
- 5.1.11** Draft Transport and Traffic Assessment studies have been prepared to inform the planning of the site but these will need to be agreed before development can proceed.
- 5.1.12** A formal phasing obligation will be required as part of the grant of outline planning permission providing for the delivery of key infrastructure and services, including the provision of open space, a new primary school site, affordable housing, and serviced employment land at appropriate stages as the development progresses.
- 5.1.13** The site is immediately available for development and subject to allocation and the grant of planning permissions is expected to deliver around 100 dwellings per year.

### Policy F01

#### Land North of Rudham Stile Lane

Land amounting to approximately 85 hectares is identified as a suitable location for an urban expansion of Fakenham. Within this area land will be made available for a mixed use development of approximately 800-900 dwellings, not less than 7 hectares of employment land, primary school site reserve, public open space, and community facilities. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. The prior approval of a Development Brief to address access and sustainable transport, layout, landscaping, phasing, including the provision of serviced employment land, and conceptual appearance;
- b. provision of significant internal open spaces and tree planting within the site and a landscaped buffer to the A148;
- c. reservation of a suitable site for a primary school in accordance with the requirements of the Education Authority;
- d. retention of the existing allotments in their current location;
- e. investigation and remediation of any land contamination;
- f. prior approval of a scheme to prevent the input of hazardous substances to groundwater;

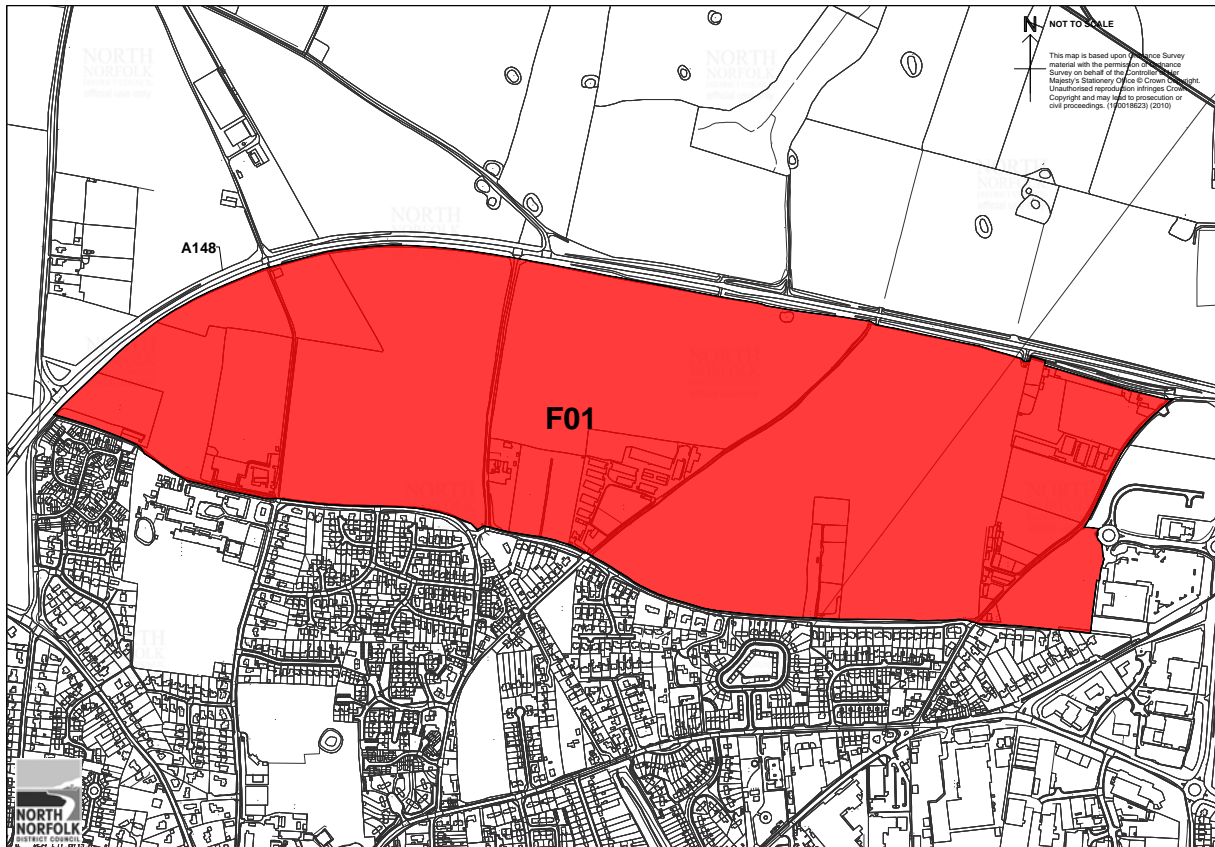
## 5 Allocations for Fakenham

- g. archaeological investigation if required;
- h. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to Water Framework Directive objectives; and
- i. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

Retail development, other than that serving the needs of the proposed development, will not be permitted unless it has been demonstrated that there are no sequentially preferable sites.

### Site Map

The following map shows the area of land that is allocated for development.



Map 5.2 Land North of Rudham Stile Lane (F01)

## Allocations for Fakenham 5

### 5.2 Residential: Land Between Holt Road & Greenway Lane (F05)

#### Description

**5.2.1** This brownfield site lies within a densely developed area of Fakenham and is used for a mixture of uses including a doctors surgery, agricultural machinery suppliers, retail warehouse, Anglian Water depot and a small number of residential properties. Parts of the site either have planning permission or the Council has resolved to grant permission for residential development. Most of the existing buildings on the site are poor quality and have a negative impact on the appearance of this part of Fakenham.

#### Constraints

**5.2.2** Whilst recognising that this site is in a number of ownerships the Council would favour comprehensive redevelopment of the entire site. Piecemeal developments of small parts of the site, particularly where they may impact adversely on the remaining development areas are unlikely to be supported. A number of the existing occupiers of the site including the agricultural machinery business, bathroom centre, and doctors surgery are investigating relocation. No development will be permitted on the doctors surgery site unless replacement facilities have been provided in Fakenham.

**5.2.3** The site lies in water quality source protection zone 1/2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

**5.2.4** The site includes a number of mature trees, particularly a group of beech trees on the frontage of the doctors surgery site and these will need to be retained.

**5.2.5** The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Wensum (sewage network and sewage treatment works). Early engagement with the Environmental Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of discharge to the River Wensum.

**5.2.6** Given the existing and former uses of the site it is possible that there is land contamination and this will need to be investigated and, if necessary, remediation works will be required prior to any development taking place.

**5.2.7** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

#### Deliverability

**5.2.8** The site is suitable for development and is likely to be available within the plan period. The site is in multiple ownerships and uses. Prior to development taking place agreements will need to be reached on the relocation or the retention of existing uses. In particular any development of that part of the site currently occupied by the doctors surgery will be dependant upon the re-provision of this essential community facility in an accessible location elsewhere in Fakenham.

## 5 Allocations for Fakenham

### Policy F05

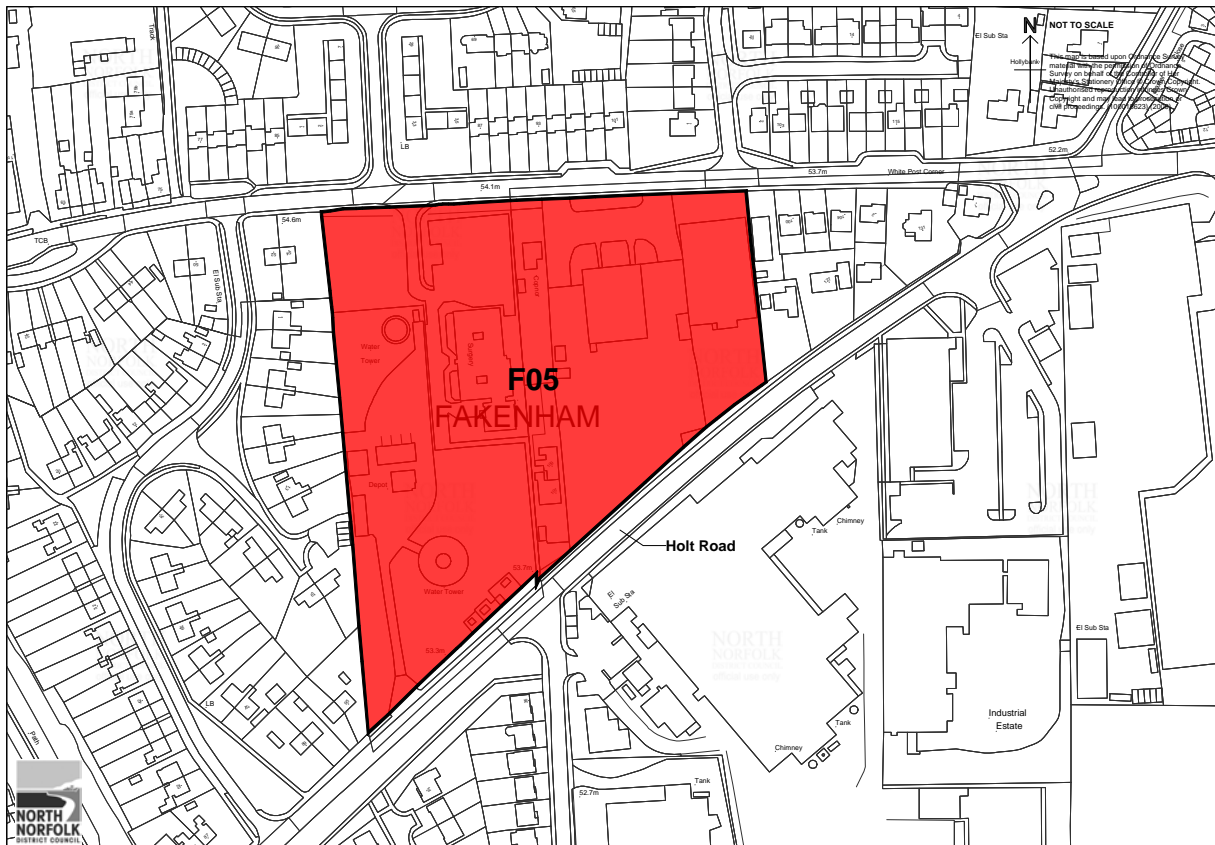
#### Land Between Holt Road & Greenway Lane

Land amounting to approximately 2.6 hectares is allocated for residential development of approximately 60-80 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- Prior relocation of the doctors surgery or its retention within the new development;
- retention of mature trees on the site;
- investigation and remediation of any land contamination;
- demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on the River Wensum SAC; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

### Site Map

The following map shows the area of land that is allocated for development.



Map 5.3 Land Between Holt Road & Greenway Lane (F05)

## Allocations for Fakenham 5

### 5.3 Retail: Land at Fakenham Town Centre (ROS6)

#### Description

- 5.3.1** This site includes various retail units, car parking areas, an auction building, bowling alley and commercial leisure uses, a small number of dwellings and some vacant land. It presents an opportunity for comprehensive redevelopment for a mixture of retail, commercial, business and residential uses. This would expand the town's retail area with potential for units of a range of sizes and car parking space which, it is expected, would help to reinforce the future role of the town centre. This site includes part of the Conservation Area and the setting of two adjacent Listed Buildings both of which must be protected.
- 5.3.2** The Bridge Street car park site is a gap in the built-up frontage of a key town centre street. Whilst useful as a centrally located car park it detracts from the street scene and presents an opportunity for a mixture of retail, commercial and residential uses.

#### Constraints

- 5.3.3** The weekly market occupies part of the site, and any scheme should seek to incorporate sufficient space for the market to remain.
- 5.3.4** To the south of the site is the River Wensum which is a Site of Special Scientific Interest (SSSI) and is an attractive landscape. Views from areas of the site across this countryside should be protected and an appropriate landscape buffer to the river should be provided.
- 5.3.5** Any proposals will need to demonstrate that sufficient car parking is retained/made available.
- 5.3.6** The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Wensum (sewage network and sewage treatment works). Early engagement with the Environmental Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of discharge to the River Wensum.
- 5.3.7** This is a brownfield site and therefore a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks.
- 5.3.8** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

#### Deliverability

- 5.3.9** The site is in multiple ownership and is likely to be developed in phases. The Council will therefore seek early preparation of a development brief to investigate the appropriate mix of uses and delivery mechanisms to bring the proposal forward. Whilst phased development will be acceptable this will only be permitted if each phase complies with the principles of the Development Brief. Identifying the area as a Retail Opportunity Site is part of the delivery process - Core Strategy policy SS5 protects such sites in town centres from residential redevelopment, therefore maintaining its availability for town centre retail investment. Residential uses will, however, be appropriate on upper floors to help with scheme viability.



## 5 Allocations for Fakenham

### Policy ROS6

#### Land at Fakenham Town Centre

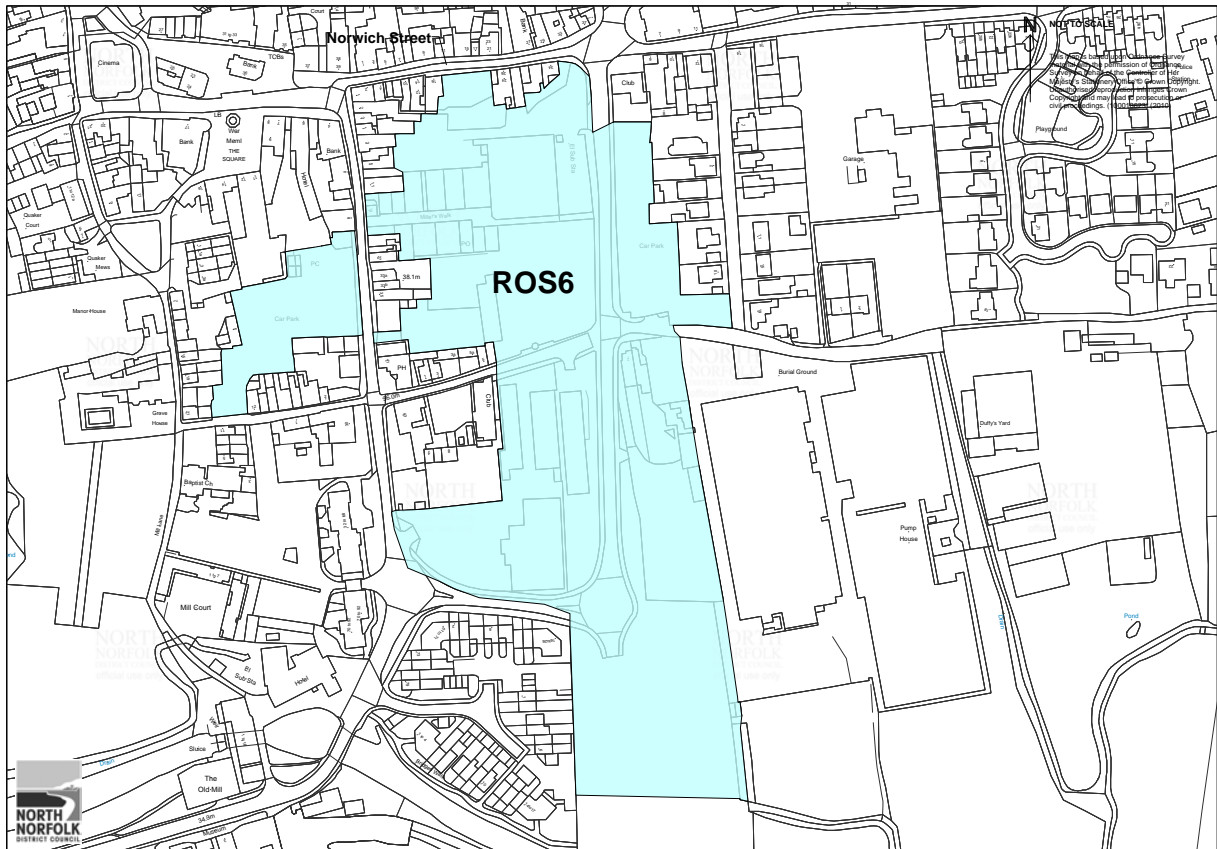
An area of approximately 3.9 hectares is allocated as a Retail Opportunity Site. Development of retail and other town centre uses with residential accommodation and other uses above will be permitted. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. prior approval of a Development Brief which identifies and details the mix of uses, design criteria, layout, landscaping, etc, including:
  - how the scheme will be integrated with the remainder of the town centre, with links through to Bridge Street and Norwich Street, and be designed and laid out in such a way as to complement the town centre rather than compete with it;
  - how development will respect and reinforce the market town character of Fakenham and be sympathetic to the appearance of its historic centre, whilst creating an interesting new area of townscape;
  - the amount of car parking required, which should be appropriately designed and linked to the town as a whole;
  - how the development will respect the integrity, character, appearance and setting of the adjacent Listed Buildings and enhance the Conservation Area; and,
  - sustainable transport including cross town and town centre traffic circulation.
- b. retention or re-provision of the weekly market on a town centre site;
- c. demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on the River Wensum SAC; and,
- d. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

## Allocations for Fakenham 5

## Site Map

The following map shows the area of land that is allocated for development.



Map 5.4 Land at Fakenham Town Centre (ROS6)

## 5 Allocations for Fakenham



# Allocations for Holt 6

## 6 Allocations for Holt

**6.0.1** Holt is identified as a Principal Settlement in the Core Strategy and one of a cluster of three towns, together with Cromer and Sheringham, which are identified as performing complementary roles. The Strategy requires that allocations are made for approximately 250 - 300 dwellings on sites that are well integrated with the established built up area of the town and which minimise the impact on the countryside, particularly the Glaven Valley Conservation Area and the Norfolk Coast Area of Outstanding Natural Beauty (AONB). An additional 5 hectares of employment land should be identified in a suitable location with access to the A148. The Core Strategy also states that 'the provision of additional car parking with high quality pedestrian links to the town centre will be sought'.



**6.0.2** Whilst identified as a Principal Settlement, only limited housing growth is being proposed reflecting the level of services and facilities available. For example, the nearest secondary school (public) is located at Sheringham and the town centre lacks the breadth of retail services available in the nearby towns of Fakenham and Cromer. Furthermore, large scale growth runs the risk of undermining the small market town character of Holt which is derived not only from the historic town centre and many period buildings, but also from the attractive countryside which surrounds the town. In particular, significant growth of the town to the north or west would raise concerns in relation to impact on the Glaven Valley Conservation Area and the AONB.

**6.0.3** There are a small number of sites within the established built up area of Holt which may become available for development in future years, but none of sufficient size to accommodate the number of dwellings required. To meet the Core Strategy requirement for new housing it is therefore necessary to identify new 'greenfield' sites for development.

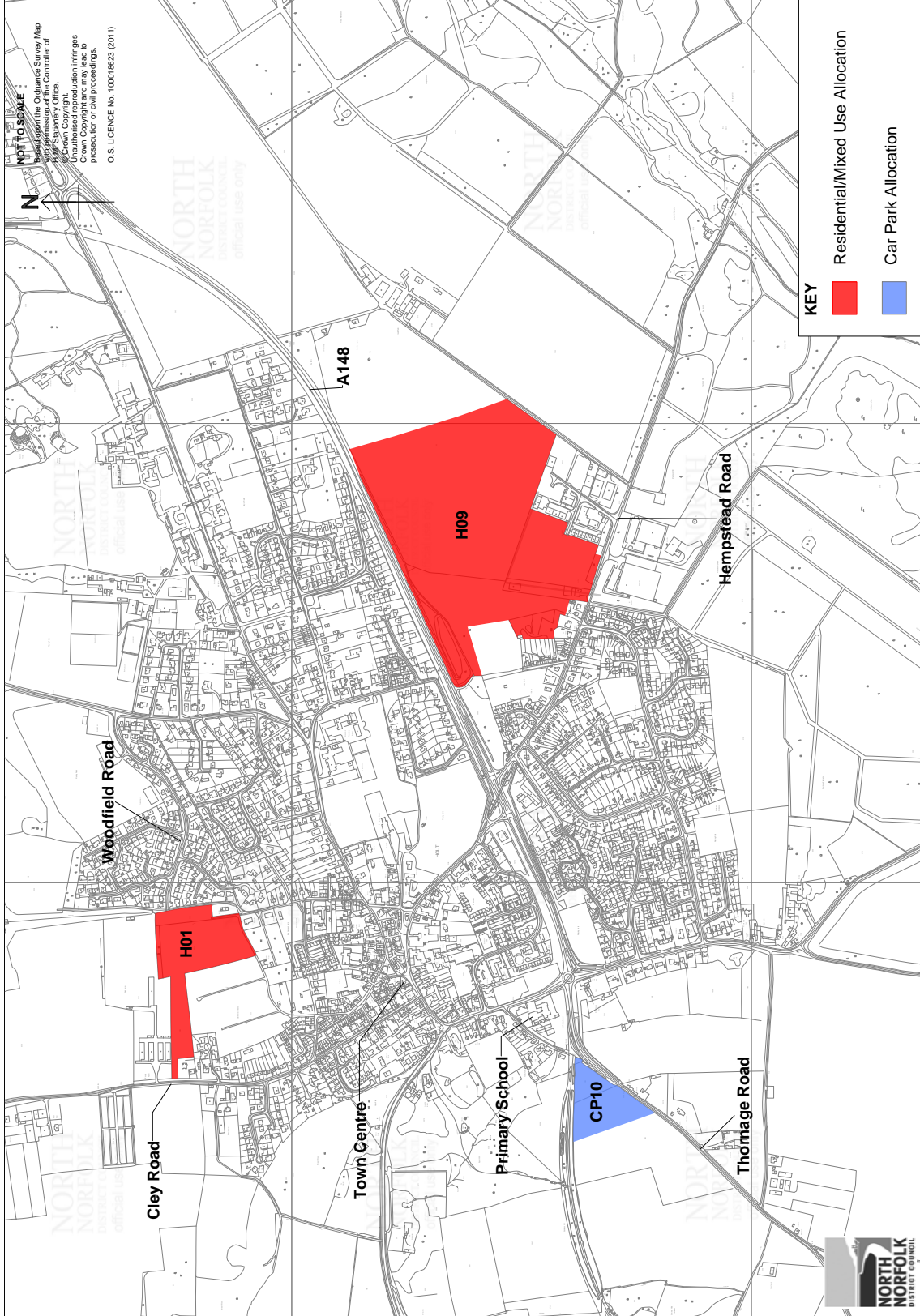
**6.0.4** Within the central cluster of towns, Holt has been identified as the most suitable location for new employment development. It already performs a strong employment role, is a net importer of employees, and provides a comparatively wide choice of employment opportunities in retail, light industrial, education and service sectors. Any new employment land should have vehicular access directly to the A148 so that heavy goods vehicles do not have to pass through residential areas, or the town centre.

**6.0.5** The pressure on car parking space in Holt is severe and it is increasingly the case that inadequate spaces are available to accommodate both employees and visitors to the town. This manifests itself in excessive on-street car parking and traffic congestion as drivers circulate the town in search of car parking. The Council does not consider that this issue could be addressed through the management of existing spaces alone, and to protect the long term viability and vitality of the town centre, an additional car park is proposed.

**6.0.6** Anglian Water has indicated that there is limited capacity in the sewage treatment works and foul sewerage network and therefore the timing of development will be dependent on available capacity. Holt is served by Sheringham High School and the combined effect of housing in both locations could result in the need for expansion. Contributions will therefore be sought towards such provision. The Appropriate Assessment recommends a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast SAC / SPA / Ramsar site from visitor disturbance.

# Allocations for Holt 6

## Allocations for Holt



Map 6.1 Allocations for Holt

## 6 Allocations for Holt

### 6.1 Residential: Land West of Woodfield Road (H01)

#### Description

- 6.1.1** This site is within the Norfolk Coast AONB and Glaven Valley Conservation Area but due to the topography of the site and the surrounding development and landscaping it is not prominent in the wider landscape. The landscape boundary to the north of the site should be supplemented and improved to ensure the impact of development is minimised. The site is well integrated within the town, with convenient access to the town centre and other key facilities.

#### Constraints

- 6.1.2** Vehicular access can be gained to and from this site to both Woodfield Road and Cley Road. No vehicular access will be permitted to Peacock Lane. Cley Road is comparatively narrow, is heavily parked and at times is a busy through route to and from the coast. Woodfield Road is a modern estate road and is likely to serve as the main point of access to the site. Detailed consideration of access arrangements will be required with any planning application including an assessment of the potential impacts on the wider highway network and the need or otherwise for off site highway improvements. The layout of the site should provide for direct connections to the existing footpath network parts of which may require improvement.
- 6.1.3** The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Glaven (sewerage network and treatment works). Early engagement with the Environment Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of permissible discharge.
- 6.1.4** The site lies adjacent to a woodland County Wildlife Site which has public access and consideration needs to be given to enhancement of this site in order to minimise harm resulting from increased public access from the proposed housing development.
- 6.1.5** The site is adjacent to findspots of Roman, Saxon and post medieval metalwork and further archaeological investigation may be necessary prior to any development taking place.

#### Deliverability

- 6.1.6** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

#### Policy H01

##### Land West of Woodfield Road

Land amounting to 3.25 hectares is allocated for residential development of approximately 100 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

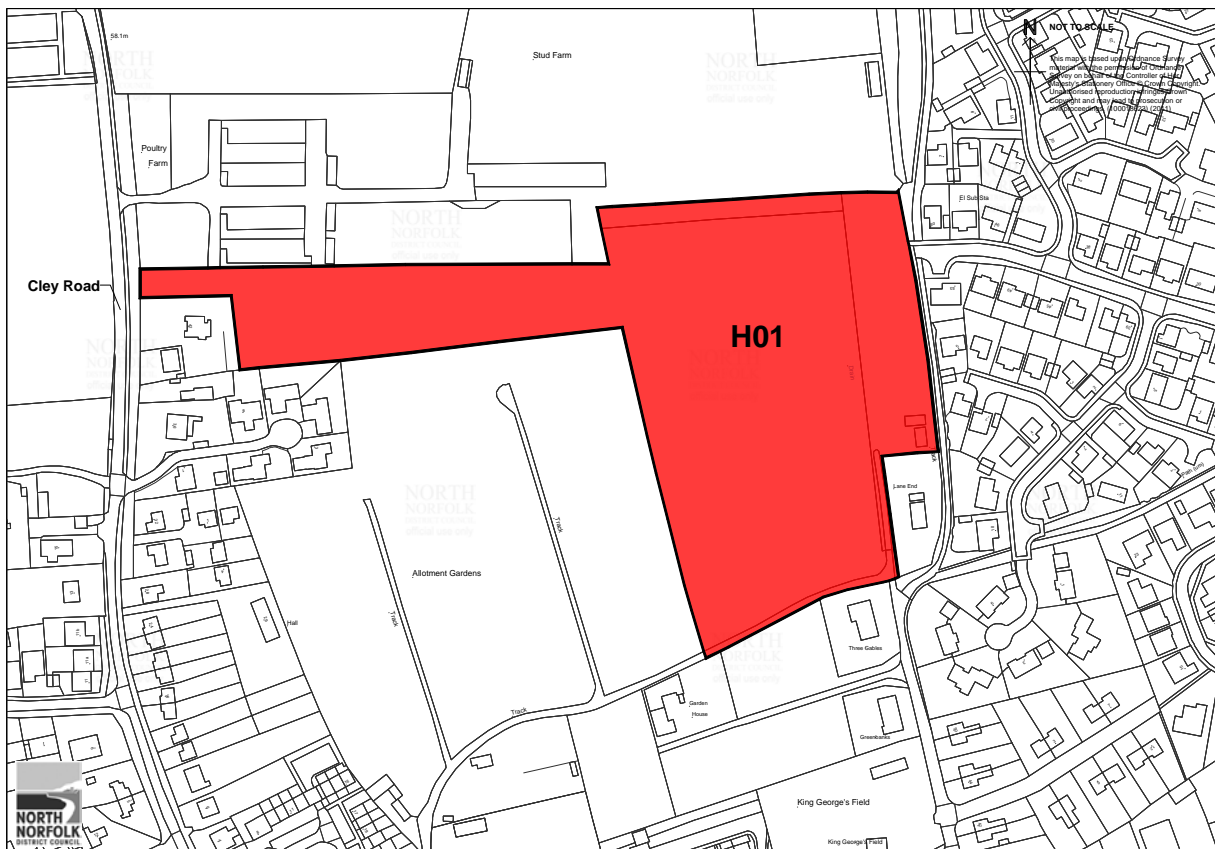
## Allocations for Holt 6

- a. Layout, design and landscaping that has regard to the setting of the town and the sites location within the Norfolk Coast AONB;
- b. no vehicular access to Peacock Lane;
- c. provision of suitable pedestrian / cycle links to the town centre and surrounding area;
- d. provision of suitable landscaping along site boundaries with particular attention to the northern boundary;
- e. retention of hedgerows along site boundaries;
- f. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA/SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures; and,
- g. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to Water Framework Directive objectives.

This site is within the Norfolk Coast AONB and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected site. Proposals should also be informed by Core Strategy Policies EN1 and EN2.

### Site Map

The following map shows the area of land that is allocated for development.



Map 6.2 Land West of Woodfield Road (H01)



## 6 Allocations for Holt

### 6.2 Residential: Land at Heath Farm / Hempstead Road (H09)

#### Description

**6.2.1** This is a large area of land which is capable of accommodating housing, employment, recreational, commercial and community uses. It is allocated for a mixed use development including approximately 200 dwellings, not less than 5 hectares of land in employment generating uses of which not less than 3.5 hectares shall comprise serviced industrial land, public open space, and a mix of commercial and community uses, possibly including a petrol filling station. Uses such as a nursing/care home and a hotel would also be acceptable. No retail development will be permitted other than small local convenience shopping which is designed to serve the needs of new residents but not compete with the town centre. The main vehicular access to the site would be from the A148 which would serve both the new development and the existing Hempstead Road Industrial Estate.

#### Constraints

**6.2.2** The site is level, predominantly in arable agricultural use and lacks any specific topographical or landscape features, apart from substantial hedgerows along all four major boundaries which should be retained and enhanced. Safe and convenient vehicular access can be achieved and accessibility to the town centre and other key facilities can be improved by providing pedestrian connections to an existing underpass at the Hempstead Road junction.

**6.2.3** Areas of the site have formerly been used as a scrap yard and an investigation into possible contamination and completion of any remedial measures will be required prior to development taking place.

**6.2.4** The main vehicular access to the site must be from the A148 and any proposal should provide a new road link to the Hempstead Road Industrial Estate, thus facilitating the removal of heavy goods vehicles from Hempstead Road. The Highway Authority has indicated that a new road junction either in the form of a roundabout or traffic light controlled junction on the A148 would be acceptable. The junction layout should take account of, and should not compromise, the possible future extension of the North Norfolk / Bittern Line railway along the A148 corridor.

**6.2.5** This site lies immediately adjacent to a County Wildlife Site and any development will need to ensure that the integrity of this site is protected including the provision of a landscape buffer, and contributions will be sought towards management of the County Wildlife Site. A significant landscape buffer to the A148 frontage will also be required. An initial wildlife survey<sup>(19)</sup> has been carried out and a further study may be required to assess the presence of particular species. The survey recommend that defunct hedgerows could be planted up with native species to make them intact and additional hedgerows included within the development to improve connectivity. The survey also recommended that part of the site should be managed as a meadow for the benefit of invertebrates including bees.

**6.2.6** The NNDC Water Infrastructure Statement has confirmed that there is limited capacity within the foul water disposal system which discharges to the River Glaven (sewage network and treatment works). Early engagement with the Environment Agency and Anglian Water is therefore essential to ensure there is adequate capacity in the system and that the objectives of the Water Framework Directive are not compromised. The precise timing of any necessary improvements will depend on rates of development elsewhere within the town. In the future the Environment Agency will be reviewing the existing consents to discharge treated water and this may impact on both the quantity and quality of permissible discharge.

## Allocations for Holt 6

- 6.2.7** There are no surface water sewers in the vicinity of the site. Water mains and sewers cross the site and diversion would be at the developers' expense.

### Deliverability

- 6.2.8** This large, mixed use allocation will need to be delivered in phases. The majority of the site is in three ownerships. This includes all key parcels of land required to allow the site to be accessed, serviced and brought forward for development. The balance of the site is in a limited number of other ownerships, and the majority landowners have been progressing working agreements to facilitate the comprehensive and timely delivery of development. Work has progressed on the preparation of a Development Brief for the proposed development, which will establish the broad principles of access, movement, mix of uses, layout, built form, density of development and conceptual appearance. This will need to be agreed by the local planning authority before development can progress.
- 6.2.9** A formal phasing obligation will be required as part of the granting of outline planning permission providing for the delivery of key infrastructure and services, including the provision of open space, affordable housing and serviced employment land at appropriate stages as the development progresses. This should include the early provision of an access to the A148 and completion of traffic management measures in Hempstead Road.
- 6.2.10** The site is immediately available for development subject to completion of a Development Brief and a phasing agreement to ensure timely delivery of all elements of a mixed use scheme. Development in Holt should not proceed until the issue of water quality has been resolved and it can be demonstrated that development will have no adverse effect on the integrity of international sites to the agreement of the Environment Agency and Natural England.

### Policy H09

#### Land at Heath Farm / Hempstead Road

Land amounting to approximately 15 hectares is allocated for a mixed use development including approximately 200 dwellings, not less than 5 hectares of land in employment generating uses of which not less than 3.5 hectares shall comprise serviced industrial land, public open space, and community facilities. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. The prior approval of a Development Brief to address access (to be from the A148) and sustainable transport, layout, phasing, including the phased provision of serviced employment land, and conceptual appearance;
- b. retention and enhancement of perimeter hedgerows and trees;
- c. provision of significant internal open spaces, hedgerow and tree planting within the site and a landscape buffer to the A148 and the adjacent County Wildlife Site;
- d. prior approval of an agreement to secure contributions towards management of the adjacent County Wildlife Site;
- e. investigation and remediation of any land contamination;
- f. provision of a direct pedestrian / cycleway connection to Hempstead Road underpass;



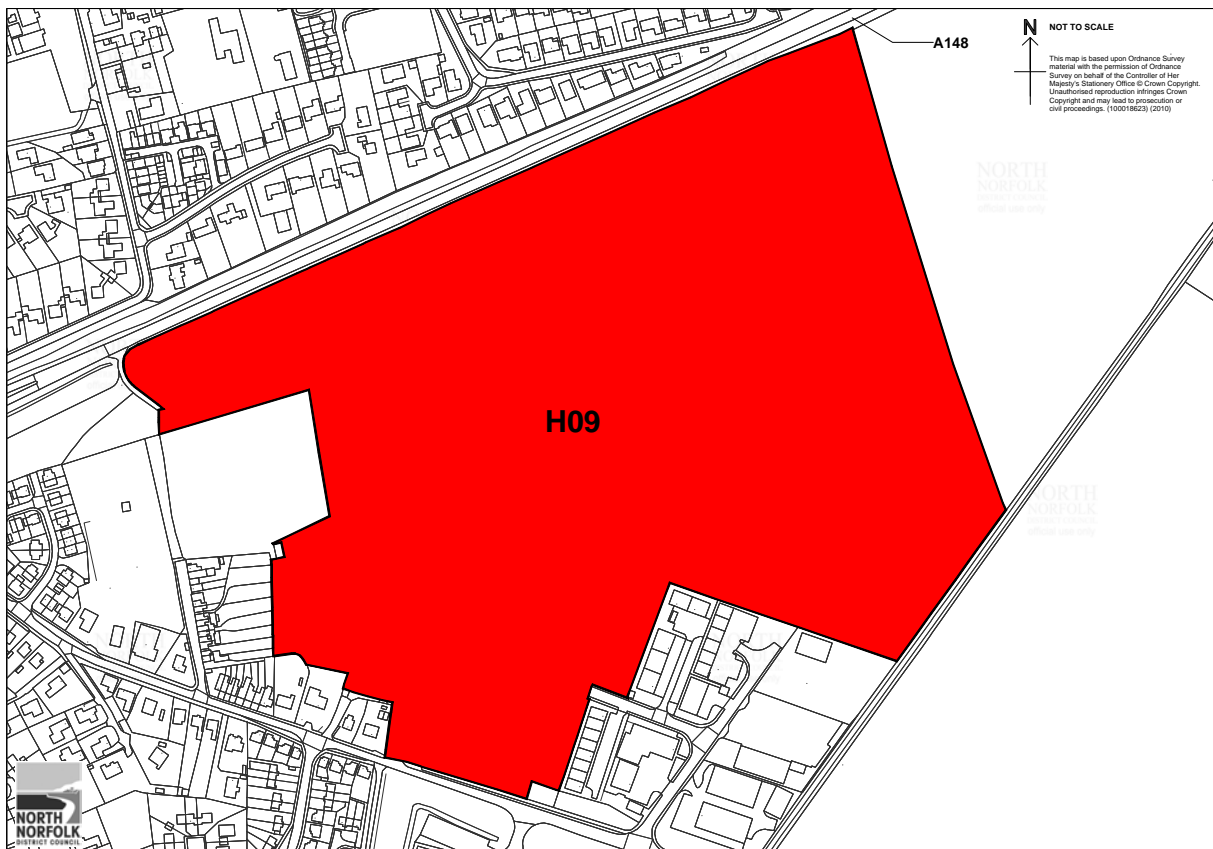
## 6 Allocations for Holt

- g. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures; and,
- h. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to Water Framework Directive objectives.

Retail development, other than that serving the needs of the proposed development, will not be permitted.

### Site Map

The following map shows the area of land that is allocated for development.



Picture 6.1 Land at Heath Farm / Hempstead Road (H09)

## Allocations for Holt 6

### 6.3 Car Park: Land at Thornage Road (CP10)

#### Description

- 6.3.1** Holt has a thriving town centre which provides key local services and is a significant visitor attraction. Most visitors arrive by car. Currently, there appears to be inadequate car parking facilities in the right place to meet demand which often results in haphazard on-street car parking and congestion within the town's narrow streets. Additional off-street parking is desirable to reduce on-street car parking, traffic congestion, and conflict with other road users. The number of possible sites is very limited being constrained by site availability, a need for any site to be conveniently accessible to the town centre, and a need to restrict vehicular movements across, and within, the already congested central shopping streets.
- 6.3.2** The allocation comprises undeveloped grazing land on the northern side of Thornage Road. The site is low lying at the eastern end but rises to the west. Roadside hedging partly screens the site but it is nevertheless prominent in the local landscape and is highly visible from the Thornage Road. The site is part of the Glaven Valley Conservation Area and is adjacent to Spout Hills which are an important wildlife habitat.
- 6.3.3** A large area is identified to ensure that sufficient space is available to provide for a comprehensive landscaping scheme which will be necessary to mitigate the visual impact of a car park within the Conservation Area.

#### Constraints

- 6.3.4** Vehicular access to the site must only be from the Thornage Road and the Highway Authority has indicated that in order to provide safe access a new right turn lane will need to be provided. This will require the widening of the road along part of the Thornage Road frontage. Pedestrian access to the town centre will be required via Valley Lane and pedestrian safety improvements are desirable. This pedestrian link should take account of, and not compromise, the possible restoration of the track to rail use.
- 6.3.5** Given the sensitive location of the site within the Glaven Valley Conservation Area any development will need to incorporate a substantial and high quality landscaping scheme comprising of principally native species.
- 6.3.6** Prior to development comprehensive details of drainage will be required and there should be a detailed assessment of any likely impacts on wildlife.

#### Deliverability

- 6.3.7** This site is in private ownership. The owner has secured permission for change of use of the land to a public car park. There are no known reasons why the development should not be completed within the period covered by this Plan.

#### Policy CP10

##### Land at Thornage Road

Land amounting to approximately 2 hectares is allocated for a public car park. Development of the site will be subject to compliance with adopted Core Strategy policies and car parking standards and:

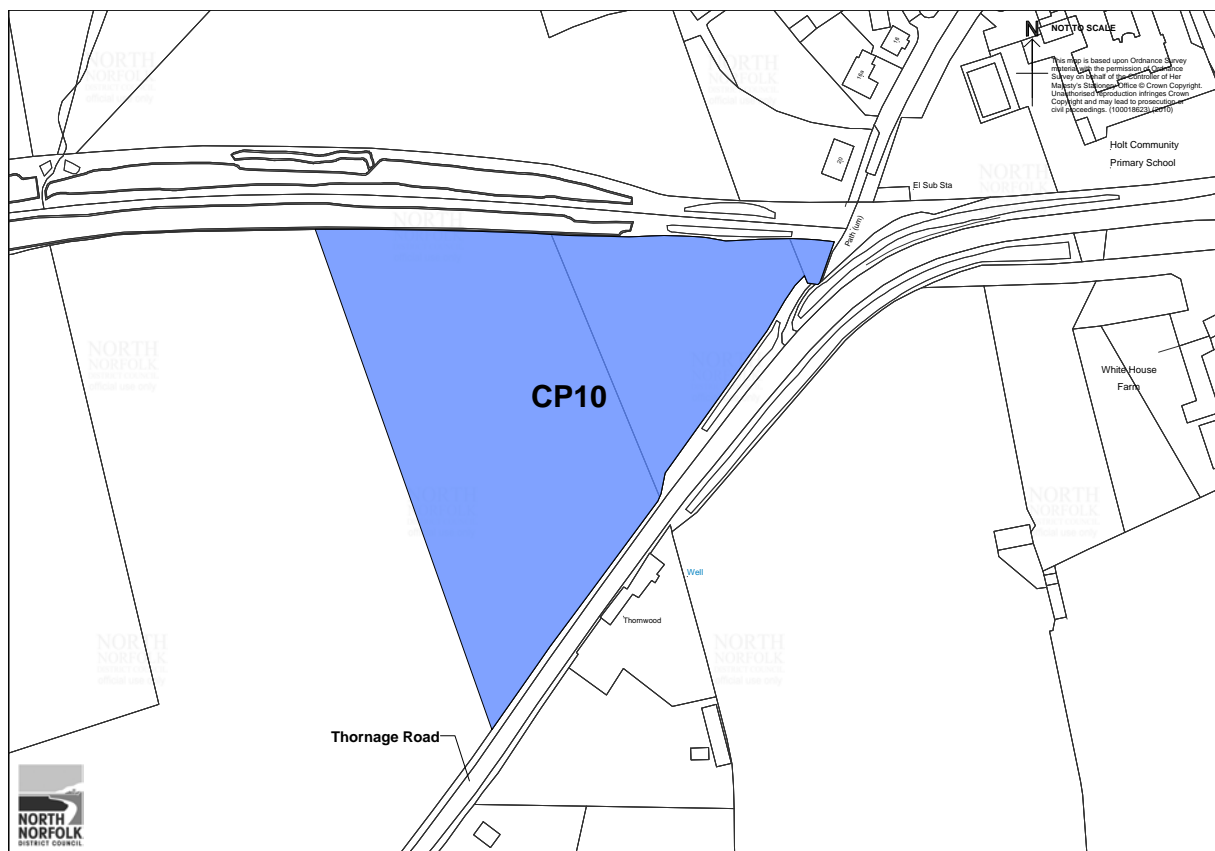
- a. Safe vehicular access being provided solely from Thornage Road incorporating a right-turn lane facility;

## 6 Allocations for Holt

- b. improvements to the pedestrian environment in Valley Lane;
- c. comprehensive landscaping within the site and to the Thornage Road frontage;
- d. provision of bicycle parking; and,
- e. prior completion of a Traffic Impact Assessment (TIA) and completion of any highway improvements identified by the Assessment.

### Site Map

The following map shows the area of land that is allocated for car park use.



Map 6.3 Land at Thornage Road (CP10)

# Allocations for Hoveton 7

## 7 Allocations for Hoveton

**7.0.1** The Core Strategy identifies the village of Hoveton as a Secondary Settlement where new residential allocations of between 100 - 150 dwellings on sites well related to the built up area will be appropriate. The number of facilities present and its close relationship to the adjoining village of Wroxham resulted in its designation as a Secondary Settlement, although given its village character only relatively small-scale new housing is considered to be appropriate. Core Strategy Policy HO7 also sets a lower density target for residential development in villages than in towns.



**7.0.2** Hoveton is situated on the River Bure and, together with Wroxham, forms an important boating and tourism centre in the Broads area. The main shopping area is located around the Norwich Road near the river, and contains a large retail complex including a supermarket, department store and toy shop. While the road system in Hoveton itself is generally good, congestion occurs in the retail centre at peak periods and in the summer holidays, particularly around the narrow bridge over the River Bure. Hoveton has two designated Employment areas which, along with retailing and the boat hire industry, provide a range of employment opportunities. The railway station provides a regular service to Norwich and Cromer and beyond which provides alternative means of accessing jobs and other facilities.

**7.0.3** Residential development and the high school have developed along Stalham and Tunstead roads to the north, which are generally well served by footways, including an attractive pedestrian link between the two roads. Parts of the village near to the river are at risk of flooding and there are few opportunities for development within the existing settlement boundary. Additional growth will therefore need to be accommodated on greenfield sites to the north of the village centre. The village is set in attractive countryside and the new allocation seeks to minimise encroachment and is well related to the built up area.

**7.0.4** Additional housing is likely to be proposed in Wroxham through the Greater Norwich LDF allocations and the combined effect of these allocations will be considered when they are made. The Education Authority has advised that it should be achievable to accommodate pupils generated from the proposed levels of housing.

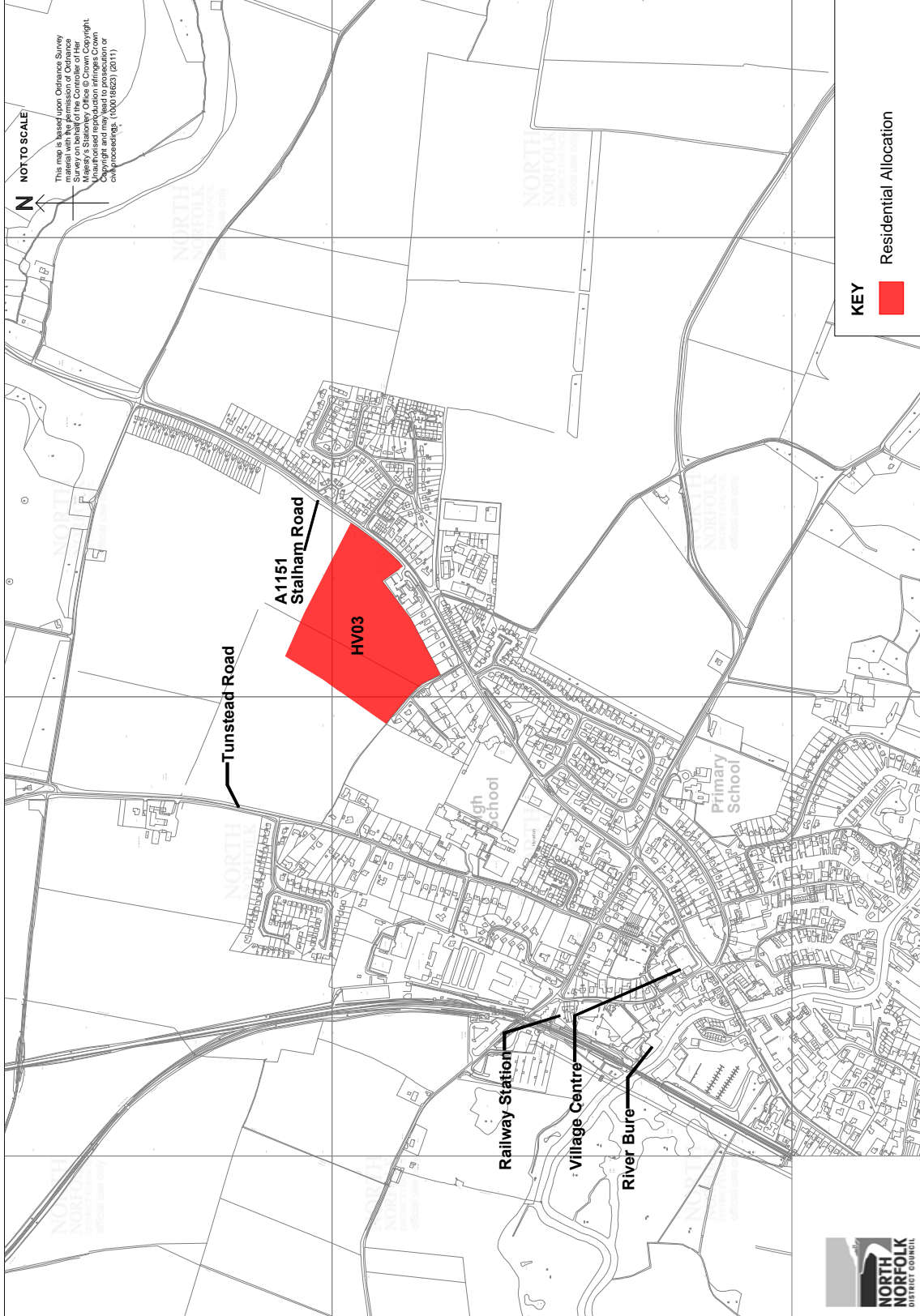
**7.0.5** Air quality monitoring in the vicinity of Wroxham bridge has identified an Air Quality Hotspot where the National Objective for Nitrogen Dioxide is close to being exceeded. This is caused by road traffic in the immediate area and is exacerbated by the local topography. An increase in road traffic within the area of the hotspot is likely to lead to an increase in air pollution which could result in the declaration of an Air Quality Management Area. Developers may therefore be required to contribute to air quality monitoring and an agreed scheme of mitigation measures if deemed necessary.

**7.0.6** There is limited capacity in the sewage treatment works and foul sewerage network and therefore the timing of development will be dependent on available capacity.

**7.0.7** The Appropriate Assessment<sup>(20)</sup> recommends a programme of monitoring be initiated to assess impacts of development on the Broads SAC / Broadland SPA and Ramsar site from visitor disturbance.

# Allocations for Hoveton 7

## Allocations for Hoveton



Map 7.1 Allocations for Hoveton



## 7 Allocations for Hoveton

### 7.1 Residential: Land Adjacent to Doctors Surgery, Stalham Road (HV03)

#### Description

- 7.1.1** This is a greenfield site, currently in arable use, which is well related to existing development and is close to the public footpath that runs between Tunstead Road and Stalham Road providing easy access to the high school. Bus stops are located on Stalham Road although services into Hoveton may need to be improved.
- 7.1.2** The allocation is for 120 dwellings and 2 hectares of new public open space. There is a lack of public open space provision in this area and the scale of development proposed enables significant provision to be made which will serve new and existing residents. Development surrounding the site is low density, and the site area allows for development at a density which respects the character of the surrounding area. As well as provision of open space, any scheme should also ensure that housing is set back from the footpath that runs between Stalham Road and Tunstead Road and provides a landscaped buffer to it in order that the amenity of the footpath is retained. Landscaping along the Stalham Road frontage should also be provided to retain a green approach to this part of the village, and around the site boundaries to the agricultural land to soften the impact of development.
- 7.1.3** The Highway Authority has indicated that safe access can be provided to Stalham Road. It is desirable for this to be in the form of a roundabout, incorporating the entrance to Grange Close, in order to minimise the impact of the new development on the highway network and improve the flow of traffic in the area.

#### Constraints

- 7.1.4** There may be a need to expand GP facilities in the future and it is important that site layout does not prevent such expansion if required.
- 7.1.5** The area is a site of a probable Roman field system and trackways and development here may require a programme of archaeological work. There is an overhead power cable across the site that may require relocation.
- 7.1.6** Hoveton falls within the catchment of Belaugh Wastewater Treatment Works which also serves areas of Broadland District Council. Any development coming forward must have regard to growth in both areas to ensure there is adequate capacity in the foul water system.
- 7.1.7** There are no surface water sewers in the vicinity of the site. Sewers cross the site and diversion would be at the developers' expense.

#### Deliverability

- 7.1.8** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

#### Policy HV03

##### Land Adjacent to Doctors Surgery, Stalham Road

Land amounting to approximately 7 hectares is allocated for residential development of approximately 120 dwellings and at least 2 hectares of public open space. Development will be



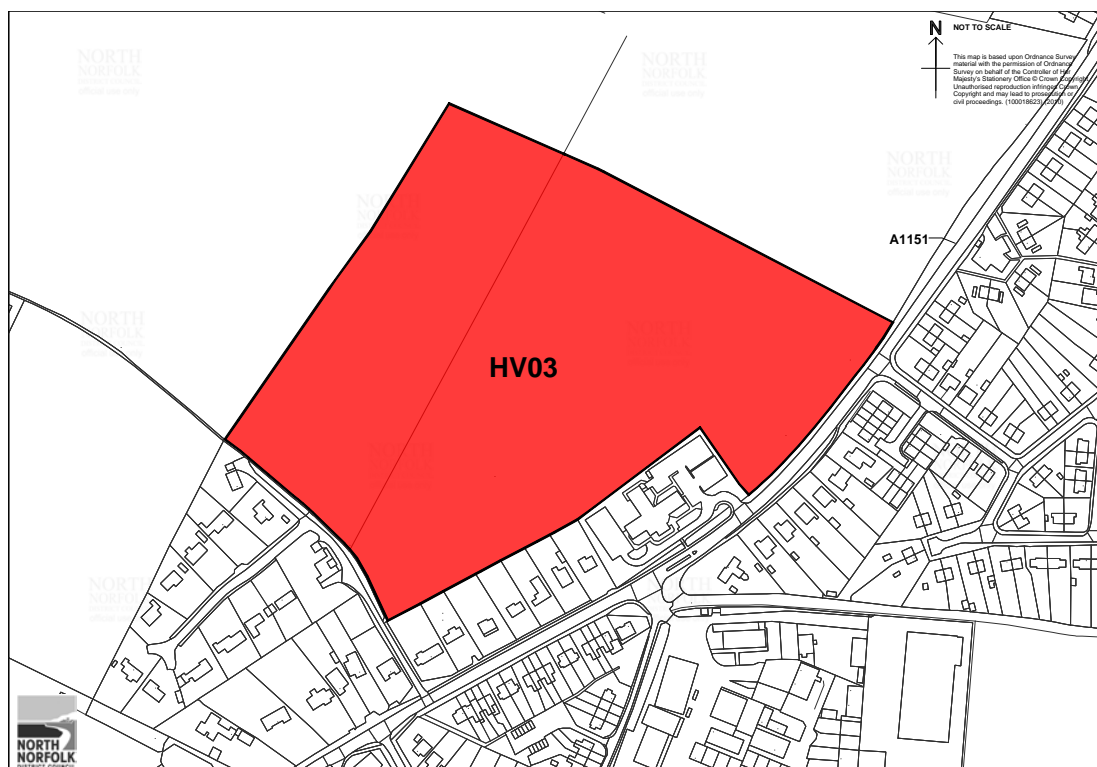
# Allocations for Hoveton 7

subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. Provision of at least 2 hectares of public open space that is easily accessible to all;
- b. provision of vehicle access to Stalham Road by means of a roundabout;
- c. provision of pedestrian links to the medical centre and the public footpath that runs from Summer Drive to Tunstead Road;
- d. layout that provides a significant landscaped buffer between the development and the public footpath running from Summer Drive to Tunstead Road and to neighbouring properties;
- e. provision of landscaping along the Stalham Road site frontage and other site boundaries;
- f. retention of existing mature trees and hedgerows on and around the site and re-provision of trees where any are lost to provide access;
- g. archaeological investigation if required;
- h. contribution towards air quality monitoring and an agreed scheme of mitigation measures if deemed necessary at the time of development;
- i. site layout that enables possible future expansion of the medical centre whilst retaining 2ha of public open space;
- j. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and,
- k. prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC / Broadland SAC / Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

## Site Map

The following map shows the area of land that is allocated for development.



Map 7.2 Land Adjacent to Doctors Surgery, Stalham Road (HV03)

# 7 Allocations for Hoveton

# Allocations for North Walsham 8

## 8 Allocations for North Walsham

- 8.0.1** North Walsham is the largest town in the district, offering a range of services and employment, and is defined as a Principal Settlement in the Core Strategy. The strategy requires that allocations are made for approximately 400 to 550 new dwellings on new sites that are well related to the built up area.
- 8.0.2** There has been significant housing growth in North Walsham in recent years and it is considered important to match future housing growth with provision of employment opportunities and enhanced services. The town's economy was traditionally dependent on large-scale manufacturing where jobs have been lost in the last decade leaving a mix of brownfield and greenfield employment land available for future development. It is important that this is delivered so that job opportunities are provided alongside the proposed housing growth.
- 8.0.3** North Walsham has strong links to Norwich, and many people travel to Norwich for employment. The Bittern Line serves North Walsham, Norwich, Hoveton, Cromer and Sheringham and provides an alternative to car commuting. The station is well used but requires improvements to parking and access for pedestrians.
- 8.0.4** Mixed use allocations, for housing and employment, are proposed in order to provide opportunities to deliver employment development in North Walsham and provide the balance between jobs and homes that is required. In addition an extension to the Cornish Way employment area to the north-west of town is proposed to enable future development in this area. It is important to provide a range of opportunities for future employment development, as the railway bridges create access difficulties for HGVs travelling around the town which limits the options available for some potential employers. A large mixed use allocation on Norwich Road enables HGV access to Norwich and the south without the need to negotiate the low bridges.
- 8.0.5** Paston College is an important provider of jobs and education in the town and occupies two sites. Delegated planning approval has been given for relocation to a site on Station Road. The existing college sites are centrally located and offer opportunity for re-use for a mix of uses including retail in the event of relocation. The Lawns site could be partially redeveloped and is allocated as a mixed use allocation.
- 8.0.6** The Retail and Commercial Leisure Study<sup>(21)</sup> identified a need for new comparison (non-food) goods shopping in the east of the district, and the designated Large Town Centre of North Walsham is the preferred location for this. Opportunities for town centre development have been limited by the size of existing units available and the historic nature of the town centre which is a Conservation Area and has one of the largest concentration of Listed Buildings in the district. As a result much of the new development has occurred on the edge of the town centre - including a supermarket to the north-east and two supermarkets to the south. The Paston College Lawns site and the existing Vicarage Street car park are considered to be suitable locations that could provide opportunities for future investment in the town centre and are identified as Retail Opportunity Sites<sup>(22)</sup> / mixed use allocations. These also offer opportunities to improve the townscape and they could accommodate a mix of other uses as well as retail which add to the town centre mix.
- 8.0.7** A large number of potential residential allocations have been appraised, and while the



21 North Norfolk District Retail and Commercial Leisure Study, DTZ Pieda Consulting, 2005

22 Vicarage Street car park was identified as a 'Town Centre opportunity site' in the North Norfolk Retail and Commercial Leisure Study

## Allocations for North Walsham 8

majority adjoin the existing settlement boundary they differ in their accessibility to the town centre and other facilities. It is important that new growth is well related to the town and provides convenient pedestrian links to town centre facilities in order to promote travel by non-car modes.

- 8.0.8** The scale of housebuilding proposed will lead to a requirement to expand the existing primary school sector, and the Education Authority have confirmed that, due to the location of the proposed residential allocations, expansion of Millfield Primary School is likely to be required rather than provision of a new school site.
- 8.0.9** The Open Space and Recreation Study<sup>(23)</sup> identified a deficiency in open space provision in the south and east of the town. Allocations should therefore include provision of public open space to meet the needs of the new development and should also ensure that areas of green space are retained to provide links to the wider countryside. The study also identified that improvements could be made to Norwich Road sports field, Trackside Park and Hadfield Road amenity area, amongst others, through introduction of other open space uses. Improvements to these areas could be made via off-site contributions in line with the Core Strategy open space standards where appropriate. Norwich Road sports field is the proposed site of the Paston College relocation and the scheme includes provision of public access to indoor sports facilities and a proposed Multi-Use Games Area.
- 8.0.10** Over many years parts of North Walsham have experienced flash floods which have resulted in internal and external flooding of properties. Applicants should therefore undertake a pre-flood risk assessment consultation (PPS25 requirement) with Anglian Water, Highways, Environment Agency, Internal Drainage Board and NNDC Environmental Health (Land Drainage Authority) to ascertain if sufficient capacity is available for surface water and sewerage disposal.
- 8.0.11** The availability of infrastructure will also influence the delivery of housing. Anglian Water has indicated that upgrades are required to the sewage treatment works and foul sewerage network before large scale growth can occur, and therefore the timing of development will be dependent on the capacity of the sewage treatment works. EDF Energy have also indicated that major works to improve substations in the east of the district and at North Walsham primary substation are required before any significant increase in energy demand in North Walsham can be met. More information is contained in Chapter 14 'Monitoring and Implementation'.
- 8.0.12** The Appropriate Assessment<sup>(24)</sup> recommends a programme of monitoring be initiated to assess impacts of development on the Broads SAC / Broadland SPA and Ramsar site from visitor disturbance.

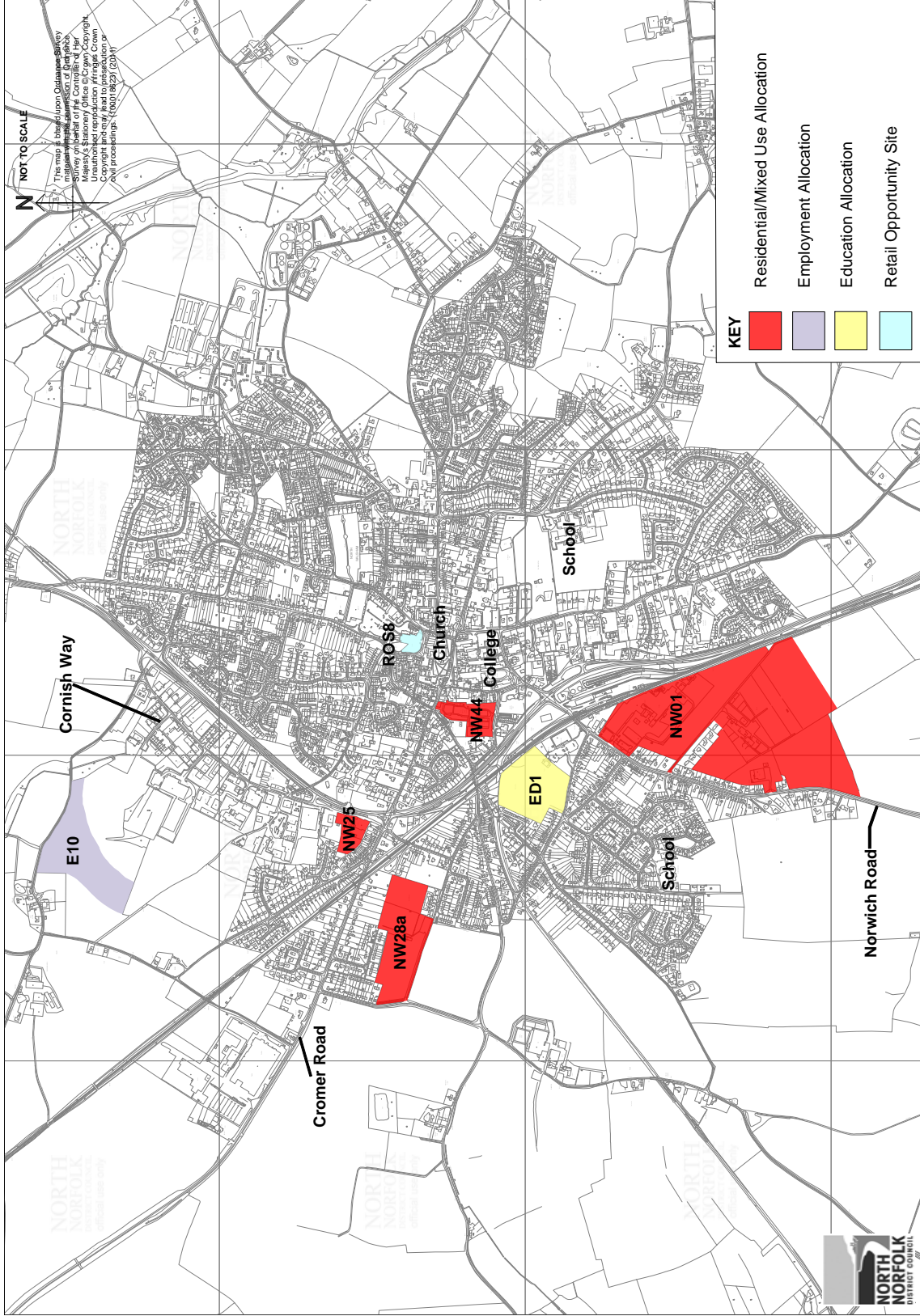
23 North Norfolk Open Space and Recreation Study, Atkins, 2006

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



# 8 Allocations for North Walsham

## Allocations for North Walsham



Map 8.1 Allocations for North Walsham



## Allocations for North Walsham 8

### 8.1 Mixed Use: Land at Norwich Road / Nursery Drive (NW01)

#### Description

- 8.1.1** This is a large mixed use site on the Norwich Road to the south of North Walsham. The land is in several ownerships and comprises previous employment premises to the north, fields, existing businesses and land associated with the garden centre to the south. The site is well related to the town centre and other facilities and is considered suitable for a large mixed use allocation comprising houses, employment and public open space. A comprehensive proposal for the whole site is required including provision of at least 5 hectares of serviced employment premises to replace the existing employment buildings that will be lost through redevelopment.
- 8.1.2** The site is within reasonable walking distance of the town centre although it involves having to cross the A149 by-pass, and the existing pedestrian crossing facilities may need to be improved. The Millfield primary school is within walking distance, but pedestrian crossing facilities on Norwich Road will need to be provided to improve access to it. The proposed site for the relocation of Paston College is also very close by, as is the adjacent leisure centre. The site is also well located for the railway station and there is a good level of bus service past the site, providing good opportunities for non-car based travel, although improvements to pedestrian access to the railway station should be provided to encourage increased use.
- 8.1.3** The Open Space and Recreation Study<sup>(25)</sup> identified a deficiency in provision of public open space in this part of North Walsham, and this site is considered a suitable location for new provision. The allocation therefore includes 4 hectares of new public open space which should be accessible for residents of the surrounding area as well as for residents of the new development itself. Existing mature trees and hedgerows on site should be retained where possible, and new areas of natural greenspace should also be created within the site and it is desirable for footpaths linking the site to open land to the south to be provided. Careful attention should be paid to the southern boundary of the site to soften the impact on the surrounding landscape.
- 8.1.4** There is concern that any significant provision of retail development on the site would compete with the town centre and would not be desirable. Suitable sites for new retail development in the town centre are identified elsewhere in this document and no retail development will be permitted on this site other than small scale local convenience shopping which is designed to serve the needs of the new residents.
- 8.1.5** Two points of access from Norwich Road should be provided due to the size of the allocation, one of which should preferably be a roundabout to the south of the site. Nursery Lane is a private road serving a small number of houses and the garden centre and is not considered suitable for intensification of use.

#### Constraints

- 8.1.6** Much of this allocation is a brownfield site and therefore, in line with PPS23, a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks posed. If the desktop study identifies that contamination may be a problem then a full site investigation should be completed and an appropriate remediation scheme developed.

## 8 Allocations for North Walsham

- 8.1.7** The site lies in Water Quality Source Protection Zone 1 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
- 8.1.8** The British Pipeline Agency operate the nearby gas condensate pipeline, storage and rail head facility at Station Yard. The site is not registered against the Hazardous Substances Regulations due to the quantity of substance stored, however it is a Lower Tier CoMAH site. Planning Advice for Developments near Hazardous Installations (PADHI) should inform site layout, and more sensitive uses located away from the gas condensate facility.
- 8.1.9** A wildlife survey to assess the presence of wildlife will be required and appropriate mitigation measures included in any proposal.
- 8.1.10** There are no surface water sewers in the vicinity of the site. There are water mains and sewers crossing the site and diversion would be at the developers' expense.

### Deliverability

- 8.1.11** The site is suitable and available for development. This is a large, mixed use allocation which will need to be delivered in phases. The site is in several ownerships and agents are working with all landowners to deliver a scheme. A development brief will be required for the proposed development, which will establish the broad principles of access, movement, mix of uses, layout, built form, density of development, phasing and conceptual appearance. There is a desire to retain existing uses associated with the garden centre which provide local employment and services, and retention of these should be provided for within any development brief.
- 8.1.12** A formal phasing obligation will be required as part of the grant of outline planning permission providing for the delivery of key infrastructure and services, including the provision of open space, affordable housing and serviced employment premises at appropriate stages as the development progresses. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy NW01

#### Land at Norwich Road / Nursery Drive

Land amounting to approximately 24.5 hectares is allocated for a mixed use development of approximately 400 dwellings, 5 hectares of serviced employment premises, 4 hectares of Public Open Space and provision of car parking for the railway station. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. The prior approval of a development brief to address access, movement, mix of uses, layout, built form, density of development, landscaping, phasing and conceptual appearance;
- b. phased provision of buildings for employment uses (Class B1, B2 and B8 ), the size, nature, amount and location of the units to be specified in the brief;
- c. provision of two points of vehicle access to Norwich Road;
- d. provision of improved pedestrian links to the railway station, town centre and local schools;
- e. investigation and remediation of any land contamination;
- f. development layout that complies with PADHI methodology;
- g. measures to prevent the input of hazardous substances to groundwater;
- h. archaeological investigation if required;

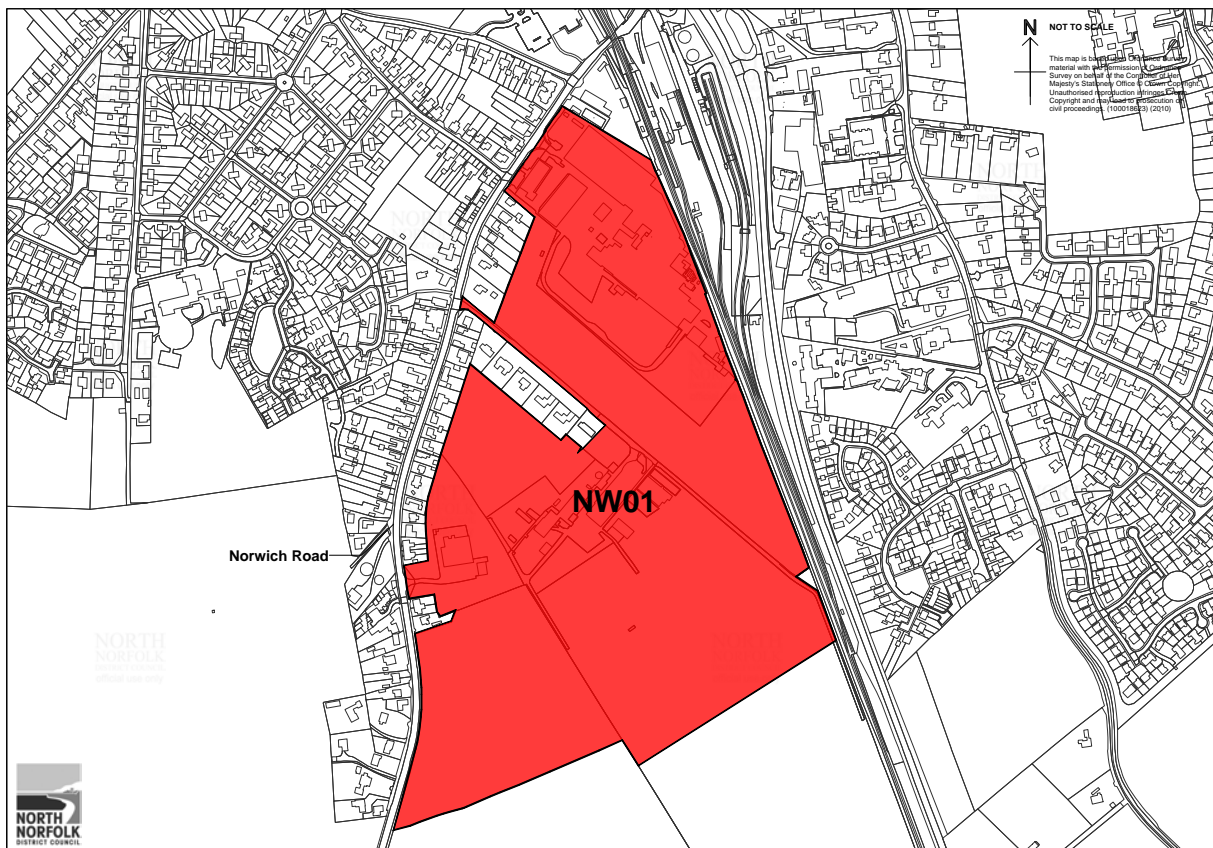
## Allocations for North Walsham 8

- i. demonstration that there is adequate capacity in electricity provision, sewage treatment works and the foul sewerage network, and that proposals have regard to water quality standards; and,
- j. prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC / Broadland SAC / Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

Retail development, other than that serving the needs of the proposed development, will not be permitted.

### Site Map

The following map shows the area of land that is allocated for development.



Map 8.2 Land at Norwich Road / Nursery Drive (NW01)

## 8 Allocations for North Walsham

### 8.2 Mixed Use: Land off Laundry Loke (NW25)

#### Description

- 8.2.1** This is a mixed use site which previously contained commercial premises and a service yard and has open land to the rear. It is surrounded by dwellings on one side and commercial buildings on the other and is located just off the A149 / B1145 junction. It is within easy walking distance of the town centre and footpaths are available along the main route.
- 8.2.2** The front of the site was previously designated for Employment use on the Proposals Map, and the employment land survey<sup>(26)</sup> commented that it was premature to consider non-commercial use at the time of Core Strategy preparation. The commercial buildings have since been demolished and it is considered appropriate to make a mixed use allocation on the site due to its proximity to the town centre and ease of access to it. Site requirements include provision of serviced employment premises and it is anticipated that the increased value resulting from an element of residential will result in redevelopment and creation of new employment opportunities. The rear of the site is designated as Open Land Area, although it does not provide any recreational facilities and is not visible from the surrounding area. It is, however, considered important to retain some open space in this part of town to provide pockets of natural greenspace. Therefore, a mixed use allocation has been made including approximately 10 dwellings, some open space, and, provision of approximately 0.2ha of modern commercial premises to replace the existing buildings that have been lost. These modern premises should help to create employment opportunities in North Walsham.
- 8.2.3** Some scrub vegetation could be retained and hedgerow planted to the north of the site to link to the green area to the north in order to improve wildlife corridors. An initial wildlife survey<sup>(27)</sup> has been carried out and a further survey may be required to assess the presence of particular species such as breeding birds in the scrub area.
- 8.2.4** The Highway Authority has confirmed that change of use to residential would not present a negative impact upon traffic movements, when compared to the former commercial use.

#### Constraints

- 8.2.5** This is a brownfield site and therefore, in line with PPS23, a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks posed. If the desktop study identifies that contamination may be a problem then a full site investigation should be completed and an appropriate remediation scheme developed.
- 8.2.6** The site lies in Water Quality Outer Zone as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. The access road is subject to occasional surface water flooding. A scheme to satisfactorily manage surface water drainage will be required.
- 8.2.7** There are no surface water sewers in the vicinity of the site. There are water mains and sewers crossing the site and diversion would be at the developers' expense.

#### Deliverability

- 8.2.8** The site is suitable and available for development. It is in dual ownership and agents for both landowners are supporting the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

26 Employment Land in North Norfolk, NNDC, March 2007

27 Norfolk Wildlife Services, April 2009

# Allocations for North Walsham 8

## Policy NW25

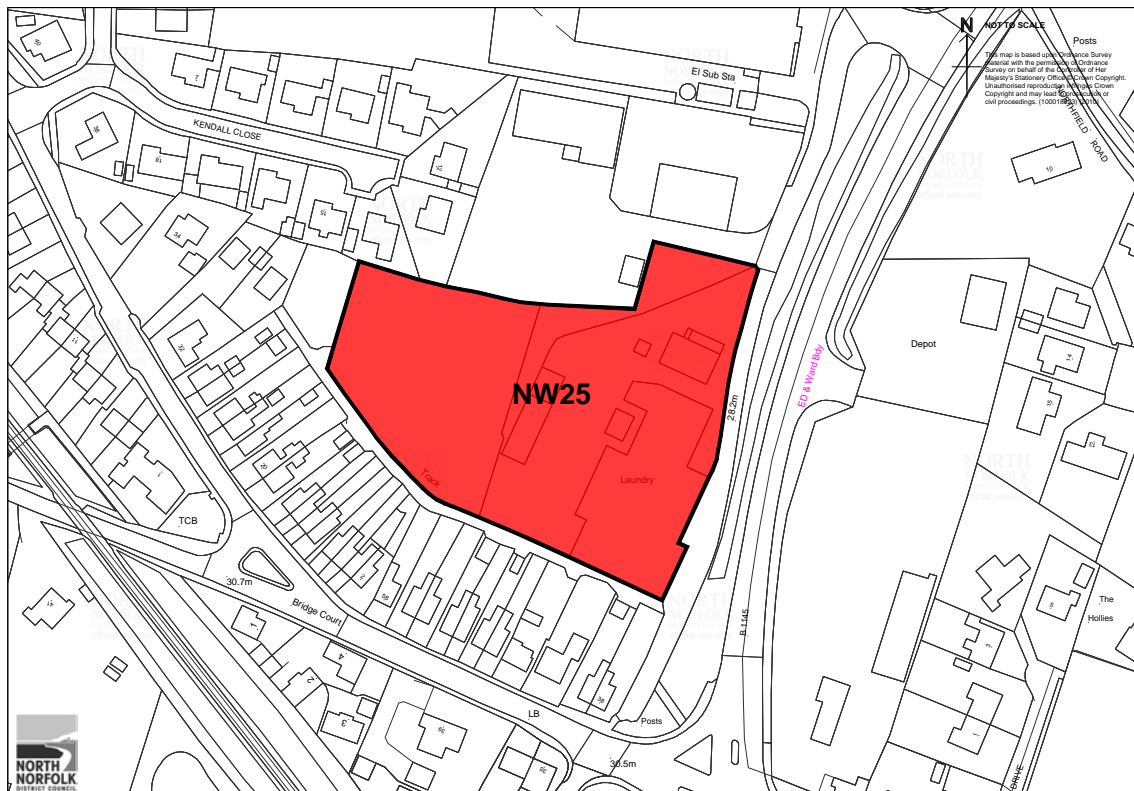
### Land off Laundry Loke

Land amounting to approximately 0.9 hectares is allocated for a mixed use development of approximately 10 dwellings and 0.2 hectares of serviced employment premises. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- Provision of suitable and convenient pedestrian access to the A149;
- on-site provision of open space in accordance with Core Strategy policy;
- wildlife mitigation and improvement measures;
- on-site provision of modern commercial premises;
- measures to prevent the input of hazardous substances to groundwater;
- investigation and remediation of any land contamination;
- demonstration that there is adequate capacity in electricity provision, sewage treatment works and the foul sewerage network, and that proposals have regard to water quality standards; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC / Broadland SAC / Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

### Site Map

The following map shows the area of land that is allocated for development.



Map 8.3 Land off Laundry Loke (NW25)



## 8 Allocations for North Walsham

### 8.3 Residential: North Walsham Football Club (NW28a)

#### Description

- 8.3.1** This site to the west of town off Greens Road is the current location of North Walsham Football Club and contains football pitches, a club house, changing rooms and car parking. The football club is looking to re-locate to a larger site as their existing premises are not adequate to serve the town's needs, thus potentially making the site available for future development.
- 8.3.2** The site is within walking distance of the town centre and has pedestrian access to town centre facilities, and the railway station, via Queensway and Cherry Tree Lane, although in places these are narrow and below the required standard. Vehicle access should be provided to Greens Road.
- 8.3.3** Whilst the site's size could accommodate far more than the proposed number of dwellings, the amount of development is limited due to Highway Authority concerns about the ability of the surrounding road network to cope with additional traffic and the poor pedestrian facilities in the area. In particular there is a stretch of Aylsham Road that has no footpaths where pedestrians are forced to walk in the road. Additional traffic would cause increased risk to these pedestrians. Extensive land acquisition would be required from numerous landowners to improve this situation and there is little expectation of delivery. The location of residential development within the site should therefore ensure that it is well related to suitable and convenient pedestrian links into town.
- 8.3.4** Core Strategy open space standards require that development includes public open space where there is not sufficient existing provision. Relocation of the football club will leave this part of North Walsham deficient in recreational facilities and therefore significant new provision should be provided on site. The exact nature of this will be determined through discussions at the time of submission of a planning application. Landscaping should also be provided to enhance the appearance of the site.
- 8.3.5** Due to the size of the site and the limited amount of residential development expected, a large part of the site will not be required for development, as density targets for the efficient use of land should be achieved. An appropriate site layout should therefore be agreed which makes efficient use of land, relates to the surrounding area and encourages pedestrian access via suitable routes. The rest of the site should be left undeveloped. Suitable landscaping should be provided within and around the site to soften the impact of development on the surrounding landscape.

#### Constraints

- 8.3.6** North Walsham Football Club have used the site for several years and residential development should facilitate relocation of the football club. This residential development will not be permitted until such time as agreements for relocation of the North Walsham Football Club are in place.
- 8.3.7** The site lies in water quality source protection zone 1/2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
- 8.3.8** This is a site of undated cropmarks and numerous Roman, medieval and post medieval finds and therefore archaeological work may be necessary prior to any development taking place.



## Allocations for North Walsham 8

- 8.3.9** There are no surface water sewers in the vicinity of the site. There are water mains crossing the site and diversion would be at the developers' expense.

### Deliverability

- 8.3.10** The site is suitable and is in single public ownership. The landowner has indicated that the site could be made available for development. Development will be dependent on relocation of the football club to suitable alternative premises. Discussions are underway as to possible locations and a number of options are being investigated, although it is expected that development can be achieved within the plan period.

### Policy NW28a

#### North Walsham Football Club

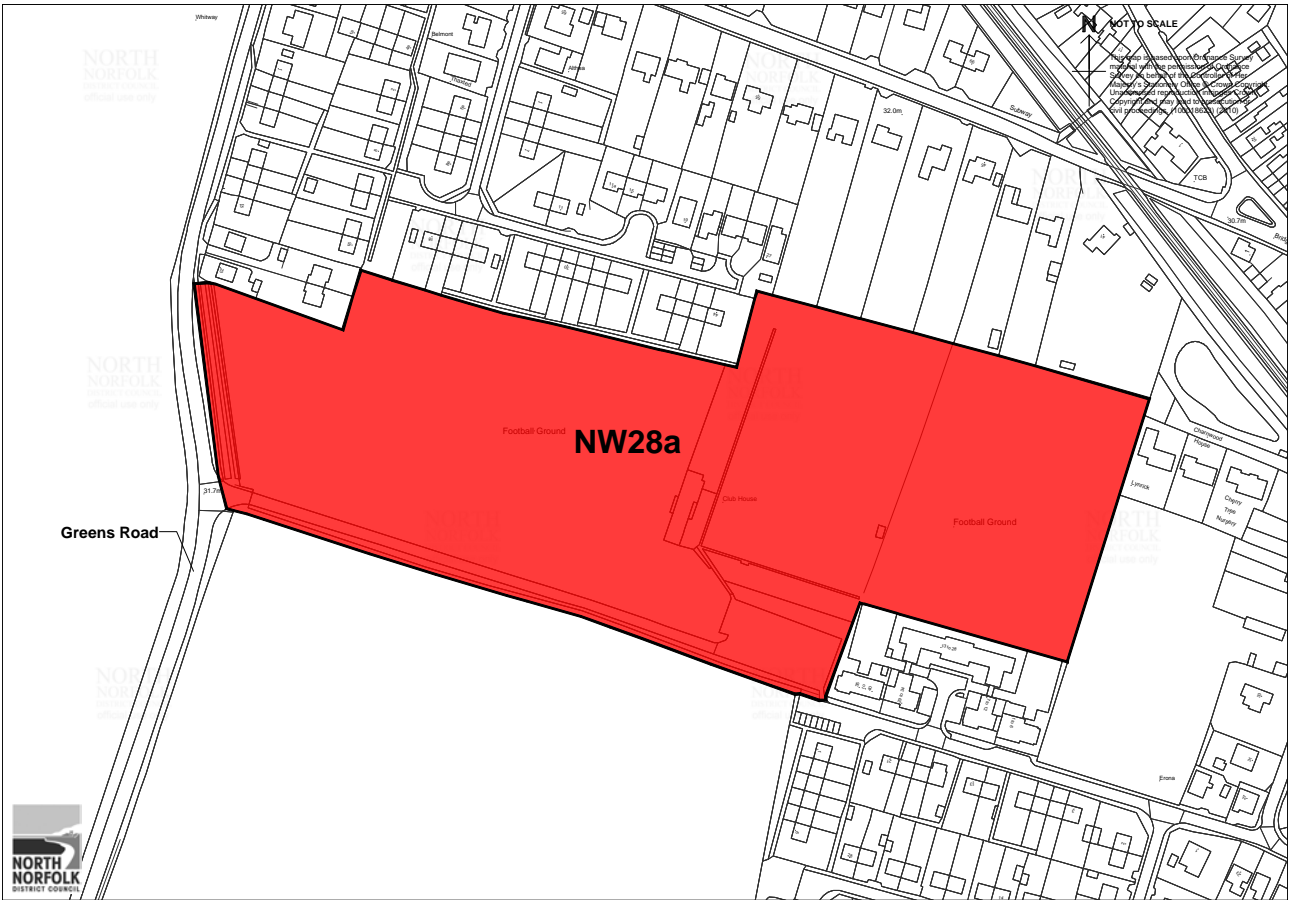
Land amounting to approximately 5.7 hectares to be allocated for residential development of approximately 60 - 80 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

- a. Provision of vehicle access to Greens Road;
- b. provision of appropriate pedestrian links to Queensway and Greens Road;
- c. layout of development that makes efficient use of land, relates to the surrounding area and encourages pedestrian access via suitable routes;
- d. provision of approximately 2 hectares of public open space;
- e. prior provision of suitable alternative premises for North Walsham Football Club;
- f. development on only that part of the site required to provide the required number of dwellings and public open space;
- g. measures to prevent the input of hazardous substances to groundwater;
- h. archaeological investigation if required;
- i. demonstration that there is adequate capacity in electricity provision, sewage treatment works and the foul sewerage network, and that proposals have regard to water quality standards; and,
- j. prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC / Broadland SAC / Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

# 8 Allocations for North Walsham

## Site Map

The following map shows the area of land that is allocated for development.



Map 8.4 North Walsham Football Club (NW28a)

## Allocations for North Walsham 8

### 8.4 Mixed Use: Paston College Lawns Site (NW44)

#### Description

- 8.4.1** This is one of the sites currently occupied by Paston College which would become available in the event of the planned College relocation to a new site in the town. The site contains a Listed Building and part of the site is within the North Walsham Conservation Area. The site also contains a number of buildings that are of no particular architectural merit, which together with other vacant areas and a staff / student car park, have potential for redevelopment. It is important that any proposal is carefully designed in order to enhance the area, reflect its location within the Conservation Area, and protect the open setting of Scarborough House and trees on the site.
- 8.4.2** This is a centrally located site which has easy access to the town centre. It is considered suitable for a mixed use allocation comprising approximately 30-60 dwellings, retail, commercial and community uses which can enhance the town centre. The site is not considered suitable for large scale retail development which could compete with the town centre, rather than support it.
- 8.4.3** The mix of uses will need to be determined through a development brief, and will need to be well integrated to the town centre and incorporate pedestrian links through to Market Place where possible.
- 8.4.4** The Highway Authority has no objection to the allocation subject to off-street servicing and limited car parking to serve the proposed development.

#### Constraints

- 8.4.5** The site lies in water quality source protection zone 1/2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
- 8.4.6** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

#### Deliverability

- 8.4.7** The site is owned by Paston College and redevelopment is dependent on the relocation of Paston College, for which there is a Council resolution to grant planning permission.

#### Policy NW44

##### Paston College Lawns Site

Land amounting to approximately 1.5 hectares is allocated for a mixed use development of approximately 30 - 60 dwellings, retail, commercial and community uses. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

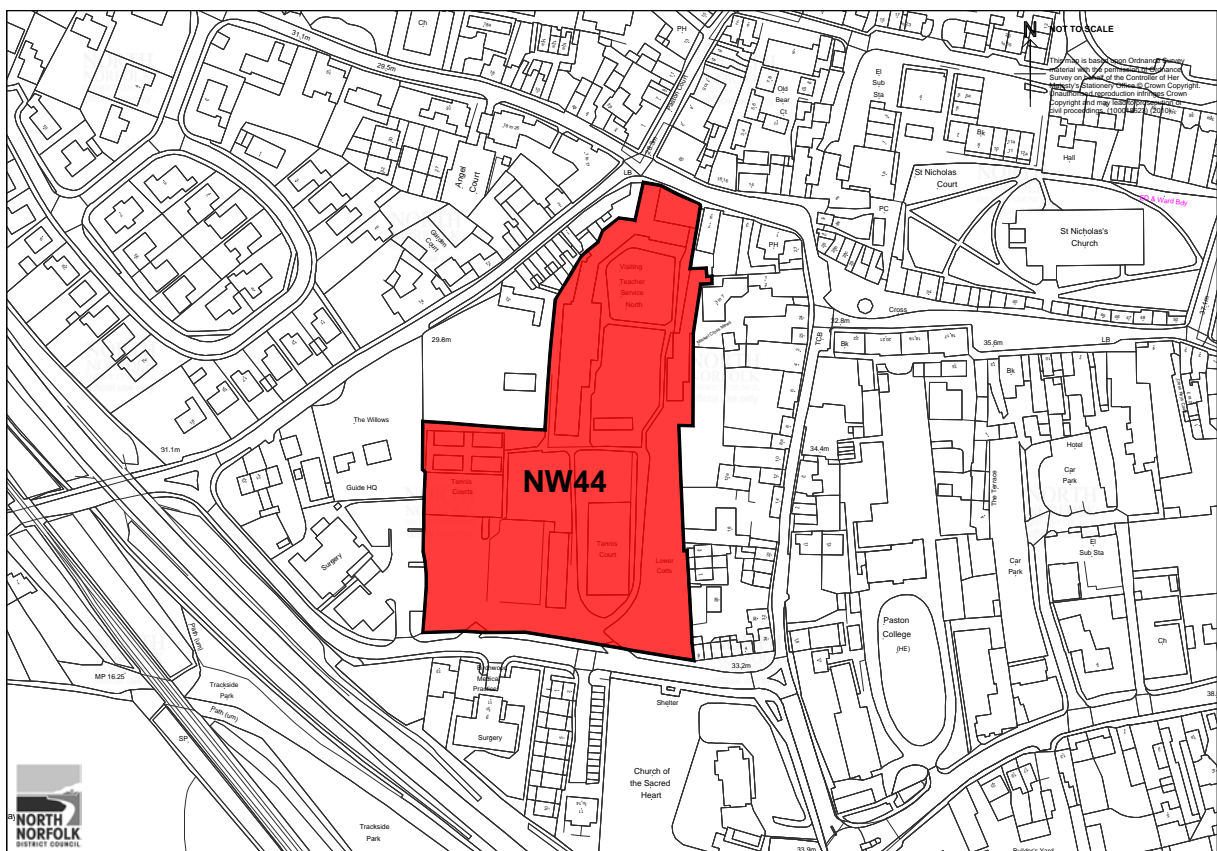
- a. The prior approval of a development brief to address the mix of uses, access, layout, and conceptual appearance;
- b. provision of pedestrian links to Market Place;
- c. development that is functionally well related to the town centre;

## 8 Allocations for North Walsham

- d. off street servicing and provision of limited car parking to serve the proposed development;
- e. demonstration that there is adequate capacity in electricity provision, sewage treatment works and the foul sewerage network, and that proposals have regard to water quality standards; and,
- f. careful attention to design and layout to enhance the Conservation Area and protection of the open setting of Scarborough House and the existing trees.

### Site Map

The following map shows the area of land that is allocated for development.



Map 8.5 Paston College Lawns Site (NW44)

# Allocations for North Walsham 8

## 8.5 Employment: Land off Cornish Way (E10)

### Description

**8.5.1** This is a large greenfield site adjacent to the Cornish Way employment area to the north-west of town. Development of Cornish Way employment area is continuing and it is therefore proposed to allocate a modest extension to the Employment area to provide a continued supply of greenfield employment land over the plan period.

**8.5.2** The site is open to the surrounding landscape and additional landscaping should be provided around the boundary of the site. There are residential properties on Lyngate Road to the north-east of the site. Development of the site should have regard to the need to protect the amenities of nearby residents and Core Strategy Policy EN13.

### Constraints

**8.5.3** The drainage system in Lyngate Road is near capacity and therefore any development is dependent upon improvements to the existing drainage system and possible SUDS and other attenuation. There are no surface water sewers in the vicinity of the site.

### Deliverability

**8.5.4** The site is in single ownership and the landowner supports the allocation. Development on the existing employment area is progressing and infrastructure has been put in place to serve the area including roads, utilities, a 0.8 hectare surface water attenuation pond and an agreed landscaping scheme has been implemented. In addition site agents have completed a detailed traffic study relating to the extension of the employment area. Now that the key infrastructure requirements are in place, the landowner expects that additional development will continue at a rate of approximately 1hectare per year.

## Policy E10

### Land off Cornish Way

Land amounting to approximately 5 hectares is allocated for employment purposes. Development will be subject to compliance with adopted Core Strategy policies and:

- a. Provision of acceptable highways access;
- b. provision of additional landscaping around site boundaries; and,
- c. demonstration that there is adequate capacity in electricity provision, sewage treatment works and the foul sewerage network, and that proposals have regard to water quality standards.

# 8 Allocations for North Walsham

## Site Map

The following map shows the area of land that is allocated for development.



Map 8.6 Land off Cornish Way (E10)



# Allocations for North Walsham 8

## 8.6 Education: Paston College Relocation (ED1)

### Description

- 8.6.1** This is currently a playing field for Paston College, although it is seldom used, and the proposal is to relocate the college facilities that are currently provided on two separate sites in the town to the site in order to provide modern facilities in one location. The college has investigated alternative locations in the town, including remaining on the current sites, and has concluded that a new build proposal on this site offers the best chance to improve educational opportunity for North Walsham and the District.
- 8.6.2** The site is close to the town centre, although pedestrian links should be improved, to encourage movements to and from town centre facilities. It is also close to the railway station, and a number of students travel to the college by train, making it accessible by non-car modes.
- 8.6.3** The loss of the open land area, which currently has no public access, should be compensated for by the provision of suitable new sports and recreation facilities and open space that are accessible to the public.

### Constraints

- 8.6.4** This site lies within Water Quality Source Protection Zone 1/2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. There are no surface water sewers in the vicinity of the site.

### Deliverability

- 8.6.5** The proposal has been the subject of a recent planning application and there is a Council resolution to grant planning permission for the relocation of Paston College to this site subject to legal agreements. The site is owned by Paston College and, subject to the availability of funding and granting of full planning permission, it is available for development.

## Policy ED1

### Paston College Relocation

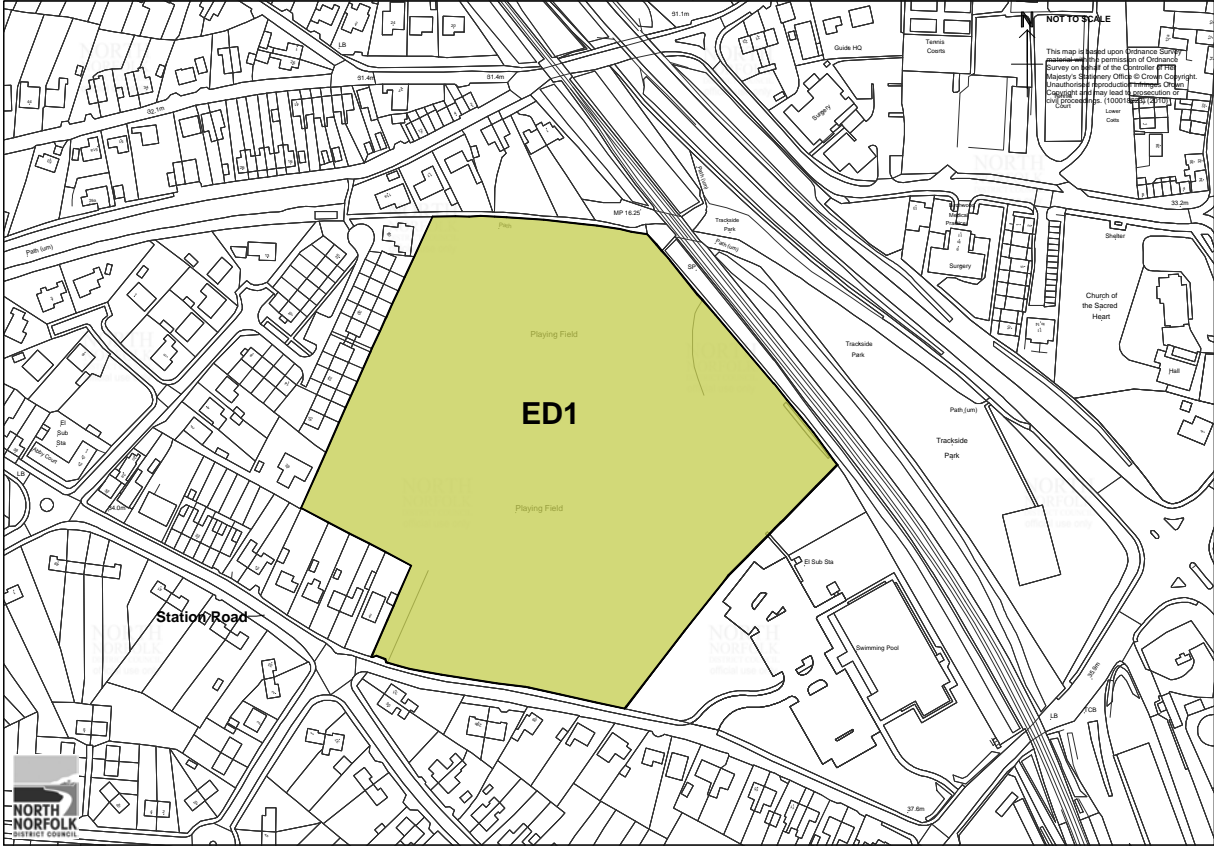
Land amounting to approximately 3.8 hectares is allocated for educational purposes. Development will be subject to compliance with adopted Core Strategy policies and:

- a. Provision of safe vehicle access;
- b. improvements to pedestrian links to the town centre;
- c. provision of public access to proposed sports facilities;
- d. demonstration that there is adequate capacity in electricity provision, sewage treatment works and the foul sewerage network, and that proposals have regard to water quality standards; and,
- e. measures to prevent the input of hazardous substances to groundwater.

# 8 Allocations for North Walsham

## Site Map

The following map shows the area of land that is allocated for development.



Map 8.7 Paston College Relocation (ED1)

## Allocations for North Walsham 8

### 8.7 Retail: Vicarage Street Car Park (ROS8)

#### Description

- 8.7.1** The site comprises the existing Vicarage Street car park in North Walsham and is located on the edge of the town centre and is bounded by a supermarket car park, some residential units and several businesses. The site lies on the pedestrian route between the supermarket and Market Place and is allocated for a mix of retail and other uses that will help reinforce the role of the town centre, as well as improving the local townscape including the setting of nearby Listed Buildings.
- 8.7.2** While the car park provides town centre parking, it is not as well used as other car parks in the area (such as the nearby supermarket and Mundesley Road car parks which are free) and it is therefore considered that sufficient provision is available elsewhere in the area. Any proposal for redevelopment should provide off-street servicing and on-site public car parking.
- 8.7.3** It is considered that the site is suitable for a mixed use redevelopment comprising retail, commercial and community uses, approximately 20 dwellings on upper floors and re-provision of some car parking. Redevelopment could provide the opportunity to generate stronger links between the supermarket and the town centre and pedestrian links between the two should be enhanced to encourage shoppers to visit the town centre. Provision of retail should be of a scale that complements, rather than competes with, the town centre, for example by provision of medium sized units that are currently lacking in the town.

#### Constraints

- 8.7.4** This is a brownfield site and therefore, in line with PPS23, a study will be required identifying previous site uses and potential contaminants that might be expected in order to fully assess any risks posed. If the desktop study identifies that contamination may be a problem then a full site investigation should be completed and an appropriate remediation scheme developed.
- 8.7.5** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

#### Deliverability

- 8.7.6** The car park is owned by North Norfolk District Council and can be made available for development. The Council will seek early preparation of a development brief to investigate the appropriate mix of uses and delivery mechanisms to bring the proposal forward. Identifying the area as a Retail Opportunity Site is part of the delivery process - Core Strategy Policy SS5 protects such sites from residential redevelopment, therefore making it available for town centre retail investment.

#### Policy ROS8

##### Vicarage Street Car Park

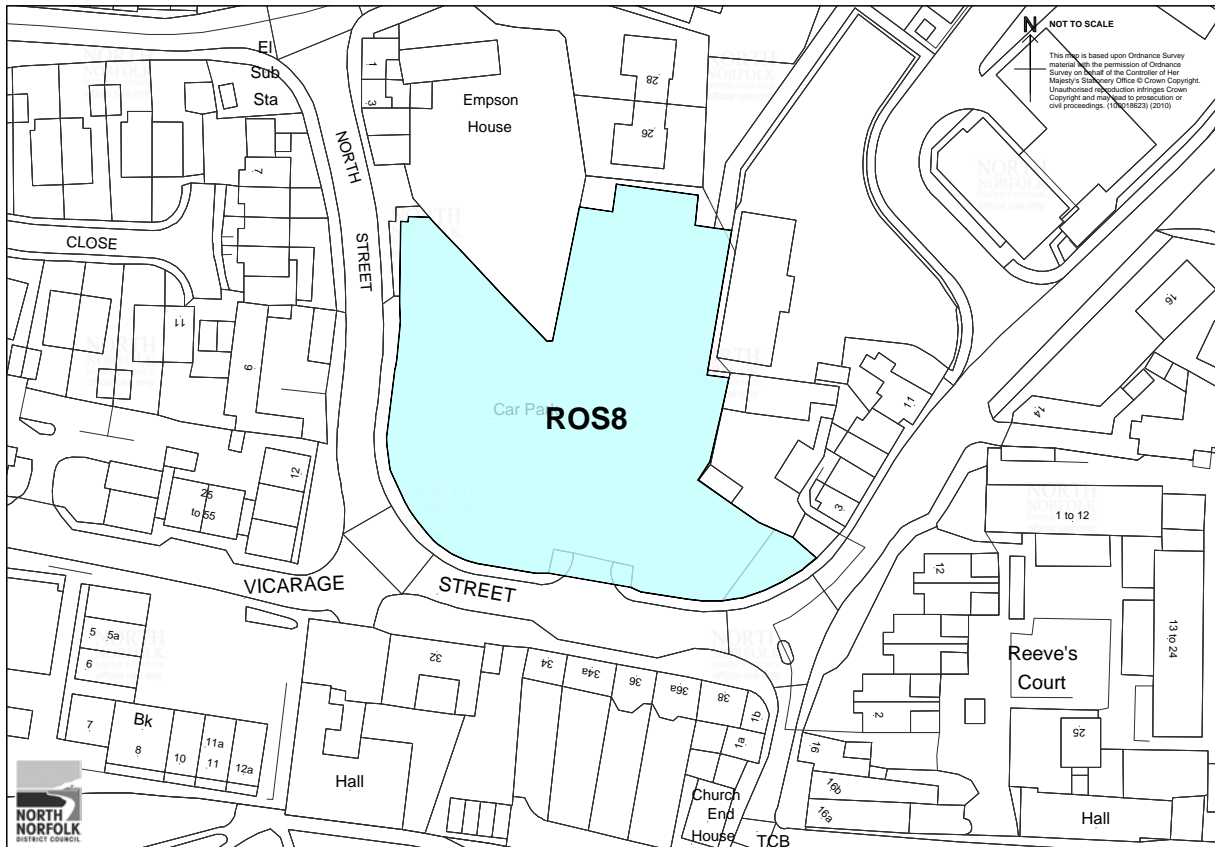
An area of 0.36 hectares is identified as a Retail Opportunity Site for mixed use retail and commercial development and approximately 20 dwellings. Development will be subject to compliance with adopted Core Strategy policy including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

## 8 Allocations for North Walsham

- a. Delivery of a mixed use scheme including retail on the ground floor frontage with elements of eating and drinking, financial and professional services and residential on the remainder of the site or on upper floors;
- b. preparation of a development brief to address the appropriate mix of uses and number and size of retail units and delivery mechanisms to bring the allocation forward;
- c. high quality development that enhances the townscape of the area and the setting of the North Walsham Conservation Area;
- d. provision of a convenient and attractive pedestrian route between the supermarket and the town centre; and,
- e. provision of off-street servicing and on site public car parking.

### Site Map

The following map shows the area of land that is allocated for development.



Map 8.8 Vicarage Street Car Park (ROS8)

# Allocations for Sheringham 9

## 9 Allocations for Sheringham

**9.0.1** Sheringham is an attractive seaside town, with fine beaches and many tourist attractions, both in the town and nearby. It attracts visitors throughout the year on day-trips, short breaks and longer stays and has a range of accommodation, from high quality hotels to budget self-catering. Tourism is a major source of income and employment for the town. It is set amongst some of the most attractive landscape in Norfolk and is a naturally-contained town situated between the Cromer Ridge and the sea, and is surrounded by woodland,



parkland, heaths and commons, which together provide a rich habitat for wildlife. The area is an increasingly popular location for retirement and for second-home ownership. A great deal of housing development has taken place in Sheringham over the past 10 years or so, resulting in the loss of open countryside. Whilst there is a good mix of house types and tenure in the town as a whole, much of the recent development has been expensive, up-market development catering for retired people from beyond the area. Expansion of the town beyond its existing boundaries is likely to damage the quality of the surrounding landscapes and the Core Strategy requires that proposals should minimise any encroachment into the countryside.

**9.0.2** Sheringham retains its traditional employment sectors of fishing and tourism derived from its seaside location. However, partly because of its location, it has never developed a firm industrial base. The town has a good range of facilities catering for the needs of residents of the town and its hinterland, including schools, healthcare facilities and a wealth of leisure and recreational opportunities. In addition, the area benefits from a host of outdoor recreational opportunities associated with the countryside and the coast as well as having a top quality golf course. It has a vibrant town centre providing a variety of shops, banks, cafés, etc, meeting most of the needs of the local catchment and attracting people from further afield. The town currently does not have a modern supermarket and many people go to Cromer or elsewhere for their weekly food shopping. For clothes, furniture and major goods, residents of the area tend to go to Norwich.

**9.0.3** Sheringham is accessible by a variety of means of transport. It has rail links with Norwich and beyond, via the Bittern Line, is served by convenient peak-time bus services and is well located for the main road network.

**9.0.4** There are high levels of housing demand and need, reflecting its role as a dormitory settlement with many local people travelling out of the town for work. It is one of three towns in the central part of the district, together with Holt and Cromer which have differing, but complementary, roles.

**9.0.5** Sheringham is surrounded by the Norfolk Coast Area of Outstanding Natural Beauty and other environmental constraints and further growth of the town into its sensitive landscape setting should be avoided. Hence the towns potential to accommodate large-scale housing development is regarded as limited. The allocations have therefore been selected so as to avoid significant expansion of the town beyond its natural boundaries.

**9.0.6** As with many settlements, growth in Sheringham will be dependent upon investment in



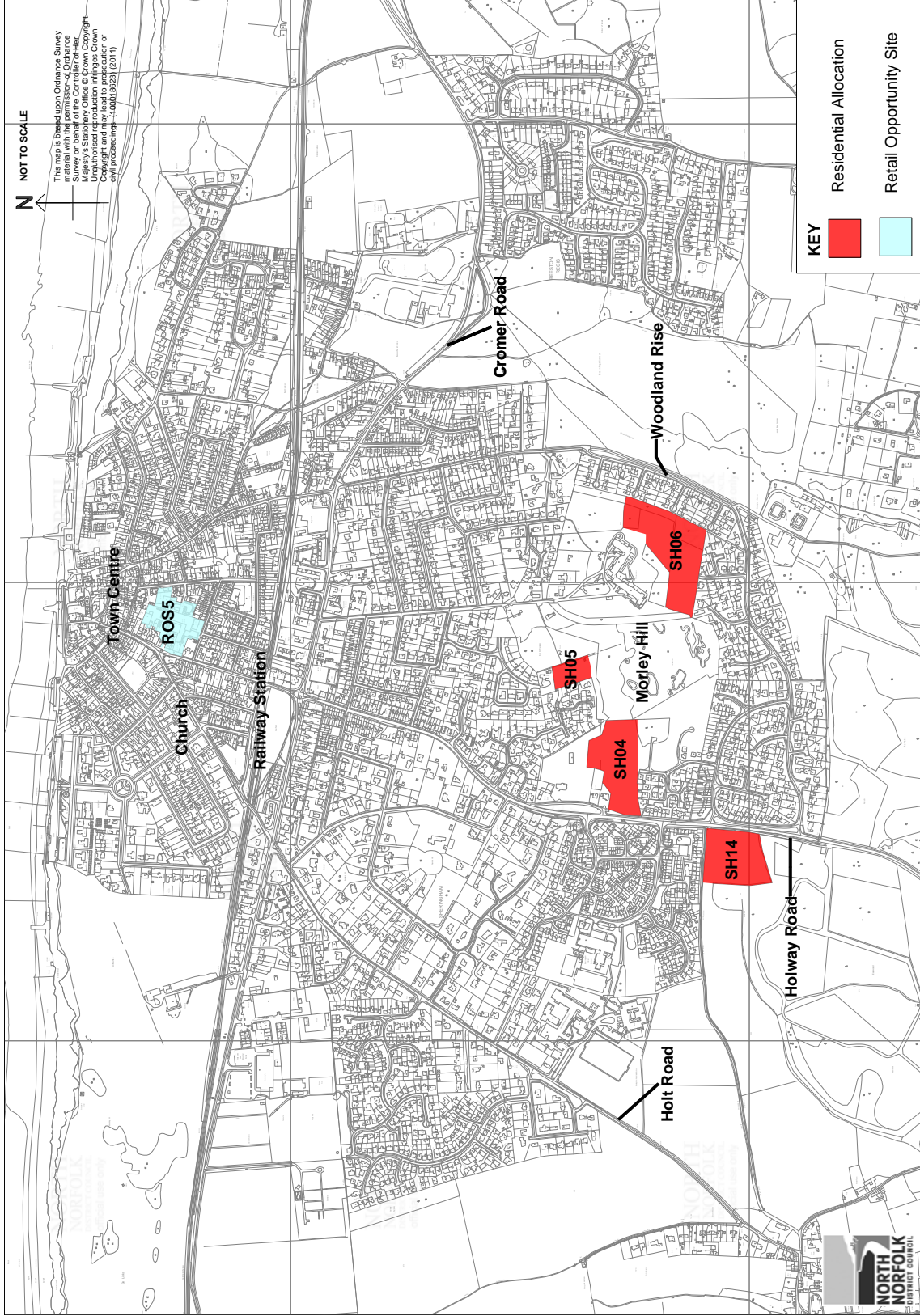
## Allocations for Sheringham 9

infrastructure. Anglian Water has indicated that upgrades are required to the sewage treatment works and foul sewerage network before large-scale growth can occur, and therefore the timing of development will be dependent on this taking place. In addition, the Education Authority has indicated that pupil numbers at the primary and high school will need to be closely monitored and if high numbers do result from the new housing proposed then expansion may be required.

- 9.0.7** Whilst there are several green areas in Sheringham, the Open Space Study identified a deficiency in public open space provision, particularly to the south of the town. The allocations offer an opportunity to provide public access to a large area of green space which currently has no public access, therefore increasing the supply of public open space in the town.
- 9.0.8** The Appropriate Assessment<sup>(28)</sup> recommends a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast SAC / SPA from visitor disturbance. It does also note that provision of public open space in the town will serve to reduce some visitation pressure at the North Norfolk Coast sites.

# 9 Allocations for Sheringham

## Allocations for Sheringham



Map 9.1 Allocations for Sheringham

## Allocations for Sheringham 9

### 9.1 Residential: Land Adjoining Seaview Crescent (SH04)

#### Description

- 9.1.1** This site is well-contained within the landscape, despite being within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), and development would be well integrated with reasonable access to schools, town centre and other facilities. The site is, however, the only remaining undeveloped part of the Holway Road frontage and its open character and views through to Morley Hill make a positive contribution to the general character of this part of Sheringham. The site's development must therefore protect a vista eastwards towards Morley Hill along with a footpath / cyclepath to the Hill in order to improve access for recreational purposes and cross-town links.
- 9.1.2** The site is connected to Morley Hill which provides an area of green space amongst development. A buffer should be maintained around the perimeter of the site to maintain connectivity between the site, Morley Hill and surrounding gardens. Hedgerows could be planted up and extended around the boundary and within the site, and tree planting included across the site. Areas of scrub and grassland should also be retained where possible. An initial wildlife survey<sup>(29)</sup> has been carried out and a further study may be required to assess the presence of particular species.
- 9.1.3** The site is within the defined setting of Sheringham Park, as shown on the Proposals Map, and development should have particular regard to the impact on the long views available from the Park.

#### Constraints

- 9.1.4** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.
- 9.1.5** The site may be of geological importance or interest and may require geodiversity investigation.

#### Deliverability

- 9.1.6** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

#### Policy SH04

##### Land Adjoining Seaview Crescent

Land amounting to 1.6 hectares is allocated for approximately 25 - 45 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. Provision of a pedestrian and cycleway route across the site from Holway Road to Morley Hill;
- b. site layout that incorporates suitable landscaping and retains a vista across the site towards Morley Hill;

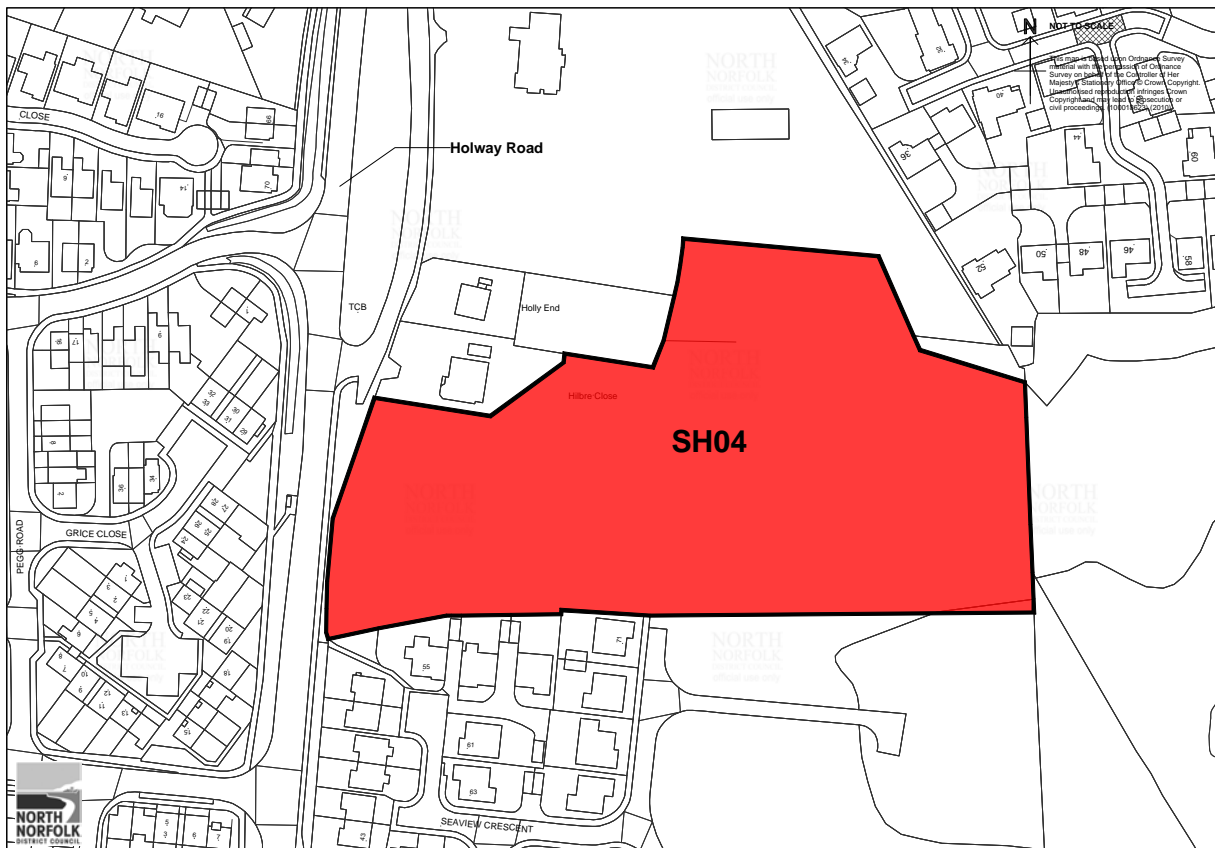
## 9 Allocations for Sheringham

- c. provision of a landscaped buffer around the perimeter of the site, retention of scrub and grassland within the site and other wildlife mitigation and improvement measures;
- d. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and,
- e. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

### Site Map

The following map shows the area of land that is allocated for development.



Map 9.2 Land Adjoining Seaview Crescent (SH04)

## Allocations for Sheringham 9

### 9.2 Residential: Land Adjoining Morley Hill (SH05)

#### Description

- 9.2.1** This is a small area of undeveloped land at the foot of Morley Hill, previously used as a builder's compound during the construction of the adjacent Snaefell Park development. The site is adjacent to existing housing and is well contained within the landscape, despite being in the Area of Outstanding Natural Beauty (AONB). It has reasonable access to facilities and pedestrian access to schools could be improved if links are made via open space and proposed housing sites to the south and west. The owner has previously indicated a willingness to transfer the ownership of Morley Hill to Sheringham Town Council for use as Public Open Space. The development of this site should be dependent upon securing access to the Hill from the south and co-ordinated with other developments proposed in the vicinity to ensure an appropriate network of public open space and pedestrian / cycle routes, utilising land around the Hill.
- 9.2.2** The site is connected to Morley Hill which provides an area of green space amongst development. A buffer should be maintained around the perimeter of the site to maintain connectivity between the site, Morley Hill and surrounding gardens. Hedgerows could be planted up and extended around the boundary and within the site and tree planting included across the site. Areas of scrub and grassland should also be retained where possible. An initial wildlife survey<sup>(30)</sup> has been carried out and a further study may be required to assess the presence of particular species.
- 9.2.3** The site is within the defined setting of Sheringham Park, as shown on the adopted Proposals Map, and development should have particular regard to the impact on the long views available from the Park.

#### Constraints

- 9.2.4** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and SUDS should be used where possible.
- 9.2.5** The site may be of geological importance or interest and may require geodiversity investigation.

#### Deliverability

- 9.2.6** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy SH05

#### Land Adjoining Morley Hill

Land measuring 0.4 hectares is allocated for approximately 15 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. Prior completion of an agreement to provide public access to Morley Hill in perpetuity;



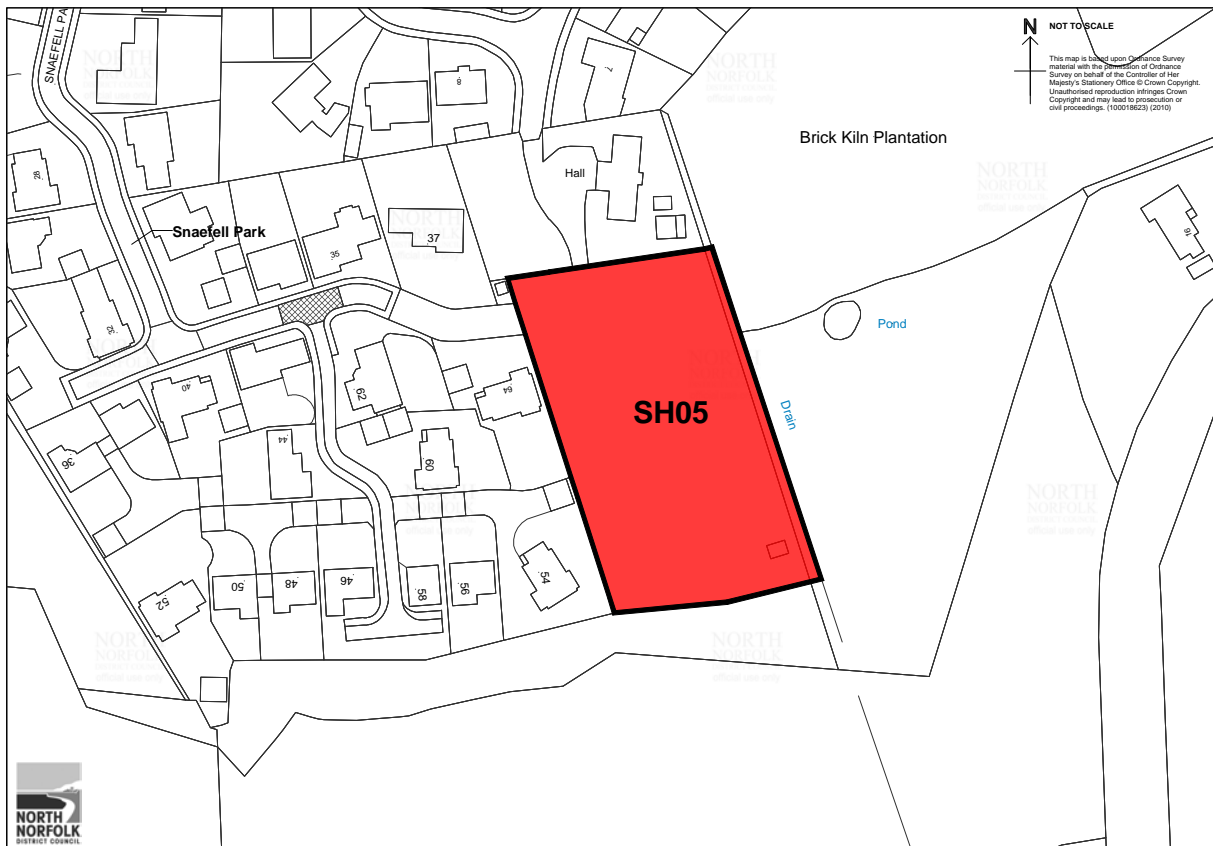
## 9 Allocations for Sheringham

- b. provision of a landscaped buffer around the perimeter of the site, retention of scrub and grassland within the site and other wildlife mitigation and improvement measures;
- c. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and,
- d. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

### Site Map

The following map shows the area of land that is allocated for development.



Map 9.3 Land Adjoining Morley Hill (SH05)



## Allocations for Sheringham 9

### 9.3 Residential: Land Rear of Sheringham House (SH06)

#### Description

- 9.3.1** This is undeveloped land to the south and east of Sheringham House. It is bordered by existing residential development and separated from Sheringham House by mature trees. The site is within the Area of Outstanding Natural Beauty (AONB) although not prominent in the landscape. This site is, however, one of few that are likely to yield a sizeable number of dwellings in Sheringham and, if footpath links can be introduced to make it better integrated with key facilities in the town, it will be well placed to do so. The mature woodland on the site contributes to the wider landscape setting of the town and should be retained, managed and supplemented by further landscaping so as to mitigate any possible future landscape impact.
- 9.3.2** As well as the woodland the site also contains hedges, orchard, and semi-improved rough grassland and such areas should be retained within the site where possible and additional hedgerows planted and extended around the boundary and within the site. The connectivity of the site to surrounding woodlands, hedgerows and green spaces should be ensured so as not to isolate wildlife. An initial wildlife survey<sup>(31)</sup> has been carried out and a further study may be required to assess the presence of particular species.

#### Constraints

- 9.3.3** Vehicular access to the site is possible from a number of existing estate roads which abut the boundary of the site.
- 9.3.4** The site lies in water quality source protection zone 1/2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
- 9.3.5** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and SUDS should be used where possible.
- 9.3.6** The site may be of geological importance or interest and may require geodiversity investigation.

#### Deliverability

- 9.3.7** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. A number of documents have been submitted by agents seeking to demonstrate deliverability. There are no known reasons why development on the site cannot be achieved within the plan period.

#### Policy SH06

##### Land Rear of Sheringham House

Land amounting to 2.3 hectares is allocated for approximately 70 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

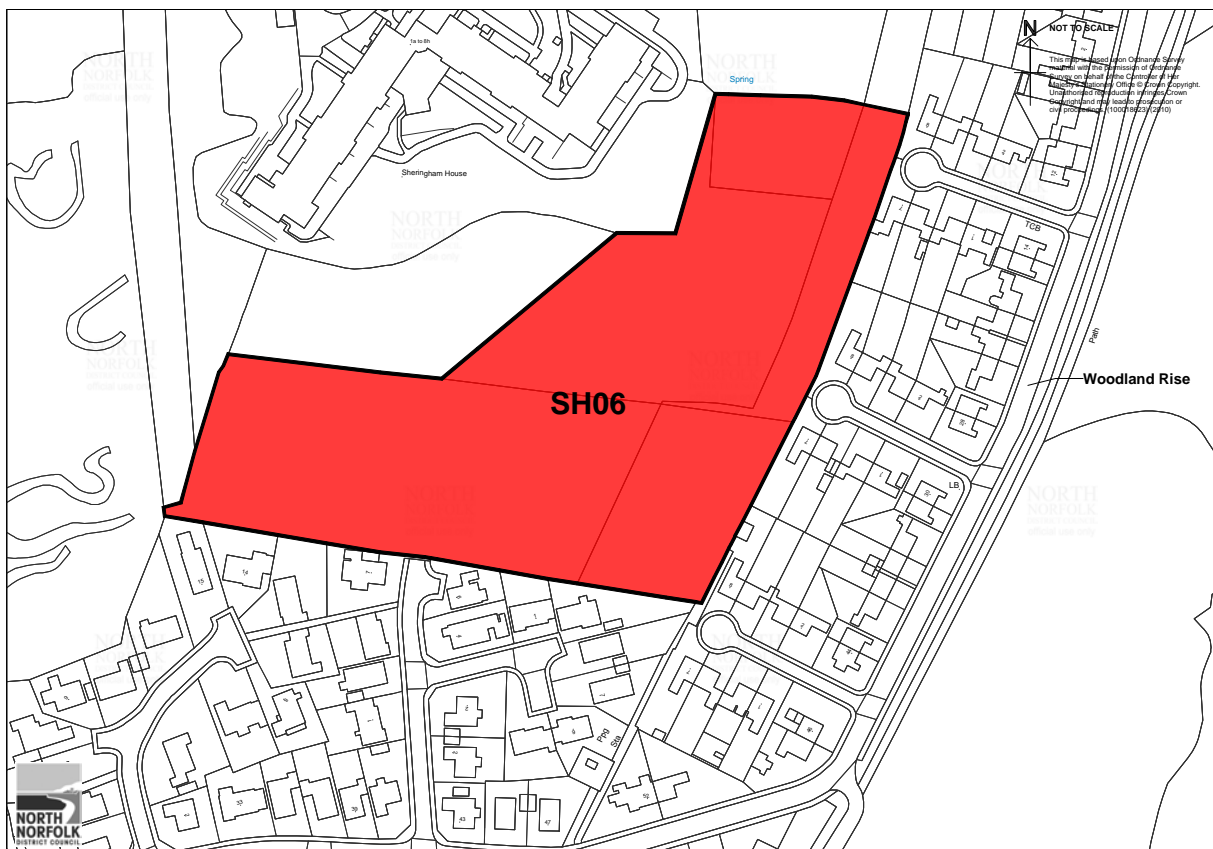
## 9 Allocations for Sheringham

- Development on this site will not be permitted until improved pedestrian access is provided to the town centre, the health centre and the town's schools (including access to Morley Hill);
- the development must secure the permanent protection of trees and woodland (including the orchard at the northern end of the site) and the development must follow a landscaping scheme that incorporates suitable native species together with a management plan;
- wildlife mitigation and improvement measures including ensuring connectivity of the site to surrounding habitats;
- demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA/SAC and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

### Site Map

The following map shows the area of land that is allocated for development.



Map 9.4 Land Rear of Sheringham House (SH06)

## Allocations for Sheringham 9

### 9.4 Residential: Land at Holway Road, Opposite Hazel Ave (SH14)

#### Description

- 9.4.1** This site comprises an agricultural field located on the edge of the town. It is enclosed by mature woodland and existing residential development and is not prominent in the landscape. Although slightly distant from the town centre it is close to local schools and informal recreation areas. Development would have limited impact on the character of the town. Vehicular access would be via Holway Road.
- 9.4.2** The hedgerow and woodland around the site provide biodiversity benefit and could be further enhanced through additional planting. A hedge or grassland strip should be retained within the site to connect the northern hedge to the woodland and the woodland edge should be buffered from any development. An initial wildlife survey<sup>(32)</sup> has been carried out and a further study may be required to assess the presence of particular species.
- 9.4.3** The site lies within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and is within the defined setting of Sheringham Park. Development should have particular regard to the impact on the long views available from the Park.

#### Constraints

- 9.4.4** There are a number of Second World War structures visible on 1946 aerial photographs and therefore archaeological work may be necessary prior to any development taking place.
- 9.4.5** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.
- 9.4.6** The site may be of geological importance or interest and may require geodiversity investigation.

#### Deliverability

- 9.4.7** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy SH14

#### Land at Holway Road, Opposite Hazel Avenue

Land amounting to 1.5 hectares is allocated for approximately 50 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. archaeological investigation if required;
- b. retention and enhancement of perimeter hedgerows;
- c. retention of a grassland strip or hedging to connect the north hedge to the woodland, provision of a landscaped buffer between the woodland and development and other wildlife improvement and mitigation measures as required;

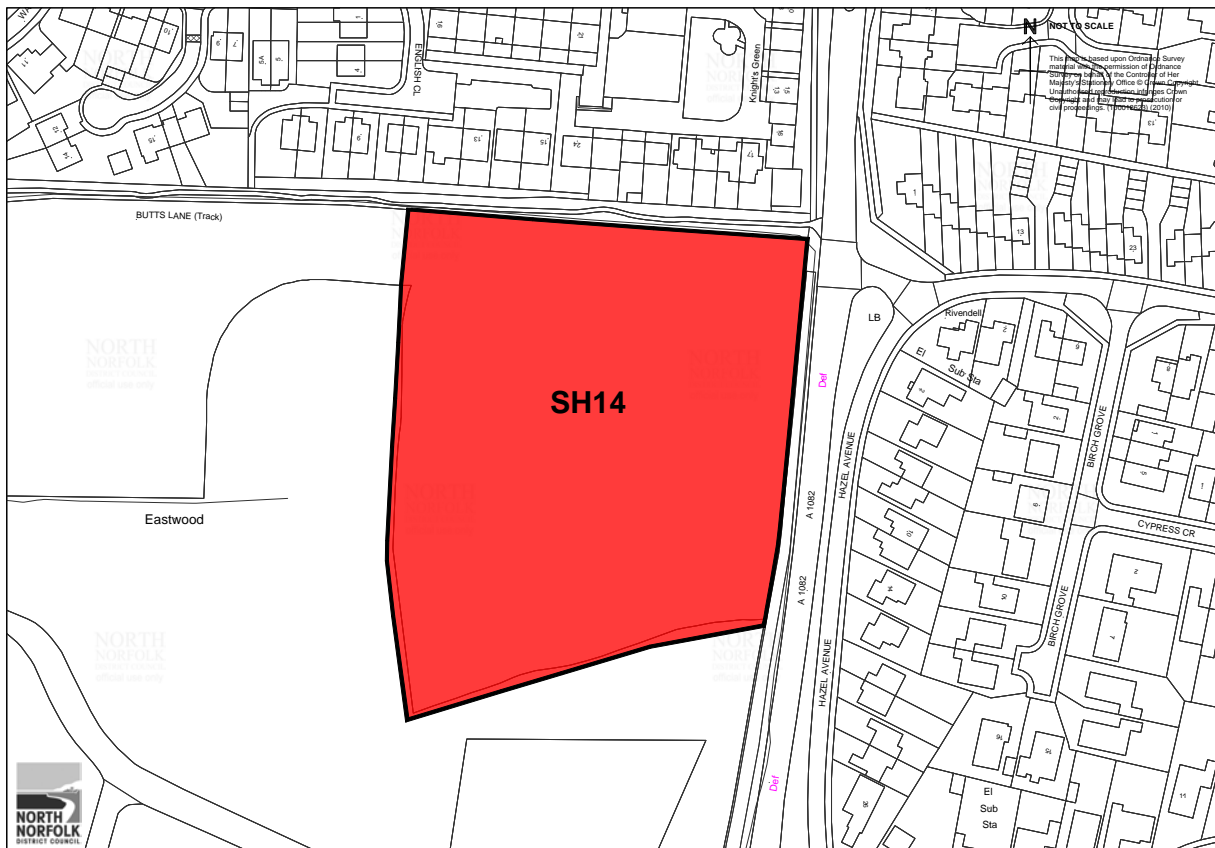
## 9 Allocations for Sheringham

- d. a layout and design which minimises the loss of amenity to residents of dwellings to the north;
- e. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards; and
- f. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA/SAC and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

### Site Map

The following map shows the area of land that is allocated for development.



Map 9.5 Land at Holway Road, Opposite Hazel Avenue (SH14)

## Allocations for Sheringham 9

### 9.5 Retail: Site Adjacent Clock Tower (ROS5)

#### Description

- 9.5.1** This is a complex site because of the multiplicity of uses and ownerships involved. It is in a very central location within the main shopping area of Sheringham and redevelopment for a range of commercial and other uses would expand the opportunities available in the town centre and improve the townscape. It is one of very few sites in the centre of Sheringham which offers potential to accommodate new retail, commercial, and community development. Elements of residential development, on the Cremer Street frontage and particularly on the upper floor(s) would make efficient use of the site and would also be acceptable.
- 9.5.2** The buildings fronting Station Road are within the Conservation Area, although the remainder of the site is not. Some buildings within the site, principally the houses, should be safeguarded, however, the retail frontage is of little townscape value and could be redeveloped. Redevelopment must incorporate a replacement library (unless this is relocated), however, other uses could be displaced.

#### Constraints

- 9.5.3** The main constraint to the development of this site is the complex nature of land ownerships and uses. The telephone exchange, while it is operational is a major constraint, although it may well become obsolete within the plan period. The Council will resist proposals that may prejudice the comprehensive redevelopment of the site.
- 9.5.4** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and SUDS should be used where possible.

#### Deliverability

- 9.5.5** The site is in multiple ownerships and uses. Consequently it is recognised that a single phase redevelopment of the site may prove difficult to achieve. Phased development of this site will be acceptable but only if each phase accords with the provisions of a development brief providing for the comprehensive development of the site.

### Policy ROS5

#### Site Adjacent Clock Tower

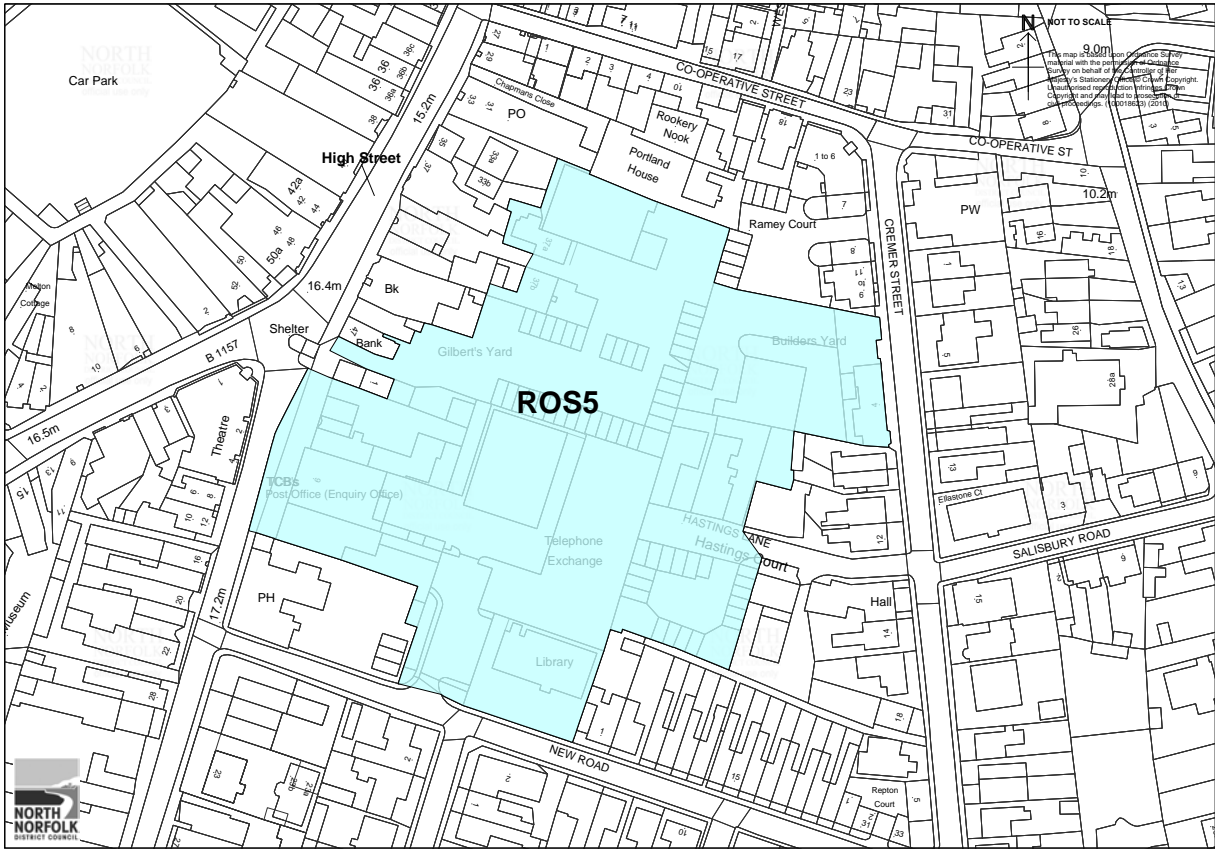
Land amounting to approximately 1 hectare is allocated as a Retail Opportunity Site suitable for a mixed use development of shops, commercial and community uses with residential accommodation above. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

- a. The prior approval of a development brief providing for the comprehensive development of the site, phasing of development, mix of uses, vehicular and pedestrian access arrangements, and conceptual appearance;
- b. re-provision or relocation of the library to an equally accessible site within Sheringham Town Centre; and
- c. no residential development on the ground floors other than on the Cremer Street frontage of the site.

# 9 Allocations for Sheringham

## Site Map

The following map shows the area of land that is allocated for development.



Map 9.6 Site Adjacent Clock Tower (ROS5)



# Allocations for Stalham 10

## 10 Allocations for Stalham

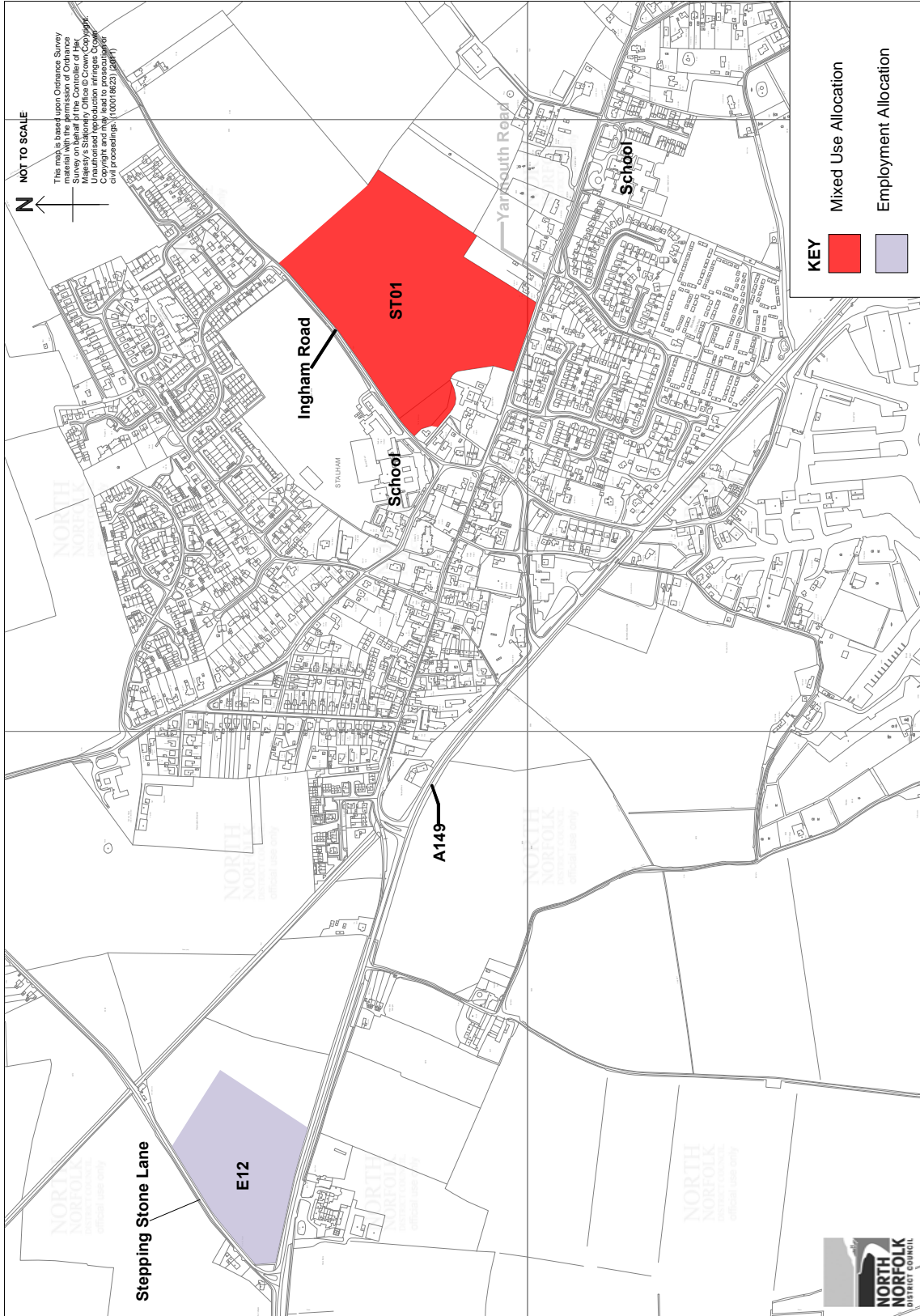
- 10.0.1** Stalham is identified in the Core Strategy as a Secondary Settlement, recognising its role as a gateway to the Norfolk Broads and a local retail and service centre, however it does not have the same range of facilities and services as some of the other towns in the district. It has comparatively few employment opportunities and many people leave the town to access jobs and the higher order shopping facilities, particularly in Norwich. Large-scale housing development in Stalham would be inappropriate unless it helps to address the housing needs of the area.
- 
- 10.0.2** The number of new dwellings anticipated for Stalham between 2001 and 2021 is approximately 400. Some opportunities remain within the current boundaries of the town for housing development. However, most significant sites either already have planning permission or have been completed and therefore there are few existing opportunities to bring the investment needed to achieve the objectives for the town.
- 10.0.3** Evidence suggests that the levels of commuting from Stalham are high, with many people going to work in Norwich. Catfield, to the south east of the town, plays an important role in providing jobs for people in the area, and Broads related employment is also significant. There is a real need to improve the opportunities for employment development within the town. The most significant site which offers opportunities for re-using a redundant industrial building is the former Bush's abattoir. Opportunities for the development of new employment land are also expected to come forward as part of the proposed mixed development scheme, together with a new allocation of employment land on a site at Stepping Stone Lane.
- 10.0.4** The Open Space Study<sup>(33)</sup> identified that while Stalham has good recreational facilities to the west of town, the east is less well served. Investment in housing should therefore provide public open space and recreational facilities and the mixed-use allocation being made should incorporate scope for appropriate facilities to be incorporated to meet community needs.
- 10.0.5** The availability of infrastructure will also influence the delivery of development. Anglian Water has indicated that upgrades are required to the sewage treatment works and foul sewerage network before large-scale growth can occur, and therefore the timing of development will be dependent on the capacity of the sewage treatment works. EDF Energy have indicated that major works to improve substations in the east of the district are required before any significant increase in energy demand can be met. More information is contained in Chapter 14 'Monitoring and Implementation'.
- 10.0.6** The Appropriate Assessment<sup>(34)</sup> recommends a programme of monitoring be initiated to assess impacts of development on the Broads SAC / Broadland SPA and Ramsar site and Great Yarmouth North Denes SPA from visitor disturbance. The Appropriate Assessment also recommends that further assessment of water quality issues may be required to ensure continued compliance with appropriate discharge standards.

33 North Norfolk Open Space and Recreation Study, Atkins, 2006

34 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009 and February 2010

# Allocations for Stalham 10

## Allocations for Stalham



Map 10.1 Allocations for Stalham



## 10 Allocations for Stalham

### 10.1 Mixed Use: Land Adjacent to Church Farm, Ingham Road (ST01)

#### Description

- 10.1.1** This site comprises a large field between Ingham Road and Yarmouth Road and a small field on Ingham Road. It is very well related to the facilities and services within the town being only a short distance from the town centre and local schools. The impact on the wider countryside setting of the town could be minimal if the site is suitably designed, laid out and landscaped. The Landscape Character Assessment suggests that creation of areas of woodland around Stalham would have positive ecological and landscape impacts and that the provision of usable open spaces near existing and future housing could also be used to enhance the setting of the settlement. Such features should therefore be included in the development.
- 10.1.2** This is a large site and if developed entirely for housing it could accommodate between 250-300 dwellings. This level of housing growth is not proposed in Stalham. This proposal is for a mixed use development which is intended not only to bring investment in new housing in the town but to address other needs. The development of housing on the site will therefore be conditional upon the delivery of clear benefits to the town through the provision of a neighbourhood park (to help meet the need locally for public open space and recreational facilities), incorporating a footpath and cycle way joining the Ingham and Yarmouth Road together with the provision of not less than 2 hectares of land suitable for community and low-key employment generating uses.

#### Constraints

- 10.1.3** Care should be taken to safeguard the setting of the adjacent Listed Building and Conservation Area and the significant mature trees along the Yarmouth Road frontage should be protected.
- 10.1.4** There are no surface water sewers in the vicinity of the site.

#### Deliverability

- 10.1.5** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.
- 10.1.6** The precise mix of any development will need to be agreed in a development brief before any development can take place.

#### Policy ST01

##### Land Adjacent to Church Farm, Ingham Road

Land amounting to approximately 9 hectares is allocated for a mixed use development of not more than 160 dwellings, 2 hectares of public open space, community facilities and low-key employment uses. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services, and other community needs as required and:

- a. Comprehensive mixed development in accordance with a development brief that must incorporate:
  - not more than 160 dwellings at a net density of not less than thirty dwellings per hectare;

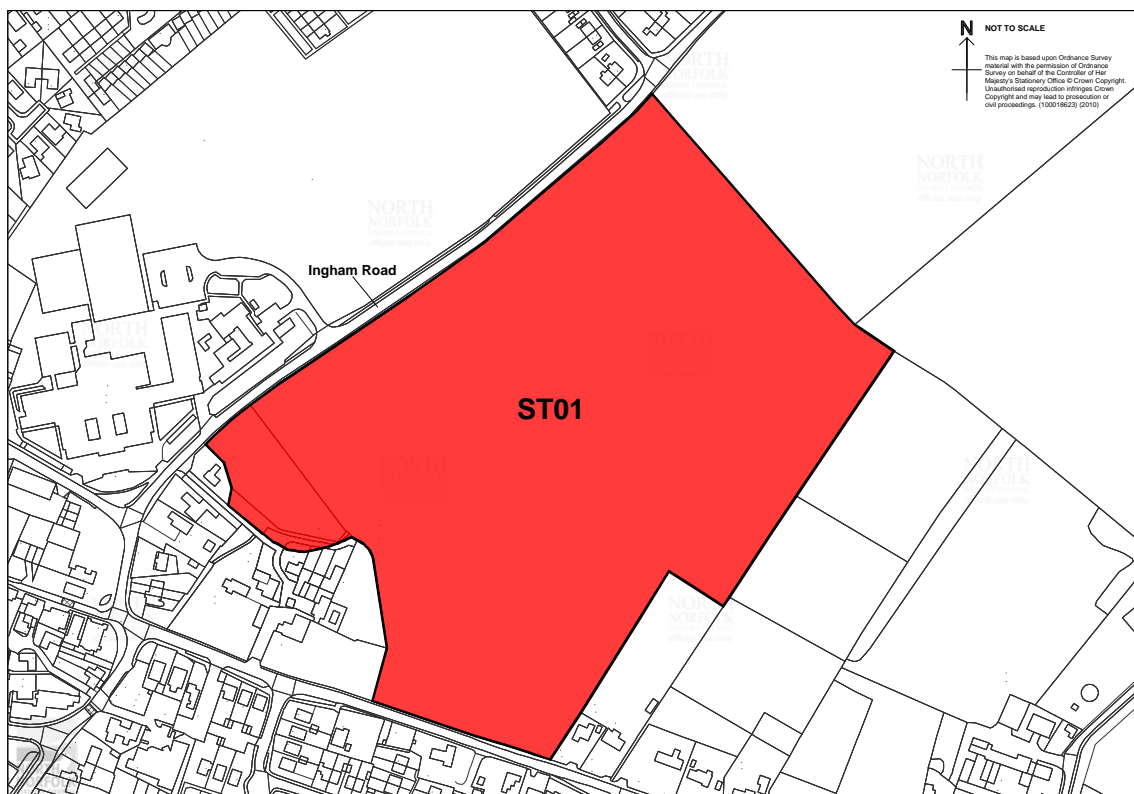
## Allocations for Stalham 10

- provide not less than 2 hectares of land suitable for community and low key employment generating uses;
  - provision of a neighbourhood park (incorporating suitable public open space and recreational facilities) of not less than two hectares on a suitable part of the site; and,
  - a footpath and cycle link joining the Ingham Road and Yarmouth Road and suitable footways linking the development to the town centre;
- b. provision of at least two separate vehicular access points (one each to Ingham Road and Yarmouth Road).
  - c. the layout, design and landscaping of the site, respecting the setting of the edge of the town and the adjacent Listed Buildings and Conservation Area;
  - d. a suitable landscaping scheme including retention of mature trees along the Yarmouth Road frontage and planting of new trees within the site;
  - e. prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC / Broadland SPA and Ramsar site arising as a result of increased visitor pressure, and on-going monitoring of such measures; and,
  - f. demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network, and that proposals have regard to water quality standards, and that there is no adverse effect from water quality impacts on European Wildlife Sites.

Retail development, other than that serving the needs of the proposed development, will not be permitted.

### Site Map

The following map shows the area of land that is allocated for development.



Map 10.2 Land Adjacent to Church Farm, Ingham Road (ST01)



## 10 Allocations for Stalham

### 10.2 Employment: Land South of Weavers Way, Adjacent to A149 (E12)

#### Description

**10.2.1** The site comprises part of a large agricultural field located on the junction of the A149 and Stepping Stone Lane. The site is well related to the strategic highway network and could be accessed by commercial vehicles without the need to pass through Stalham. Pedestrian links to Stalham are available via the Weavers Way. The site is flat and, with the exception of existing road side hedges and trees lacks any features which are worthy of retention.

#### Constraints

**10.2.2** This is a large site, in a prominent location which currently lacks any topographical or landscape features to screen the proposed development. It is therefore essential that any proposal should incorporate substantial landscaped screens particularly along the A149 frontage where a landscaped belt not less than 20 metres in width will be required. A large site is identified in order to facilitate this landscaping.

**10.2.3** The site should be served by a new vehicular access located in a suitable position along the Stepping Stone Lane frontage. No access will be permitted to the A149.

**10.2.4** Accessibility of the site should be improved and the adjacent length of the Weavers Way from the site to Stalham High Street should be upgraded to a suitable standard for both pedestrians and cyclists.

#### Deliverability

**10.2.5** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy E12

#### Land South of Weavers Way, Adjacent to A149

Land amounting to approximately 4 hectares is allocated for industrial development. Development will be subject to compliance with adopted Core Strategy policies and:

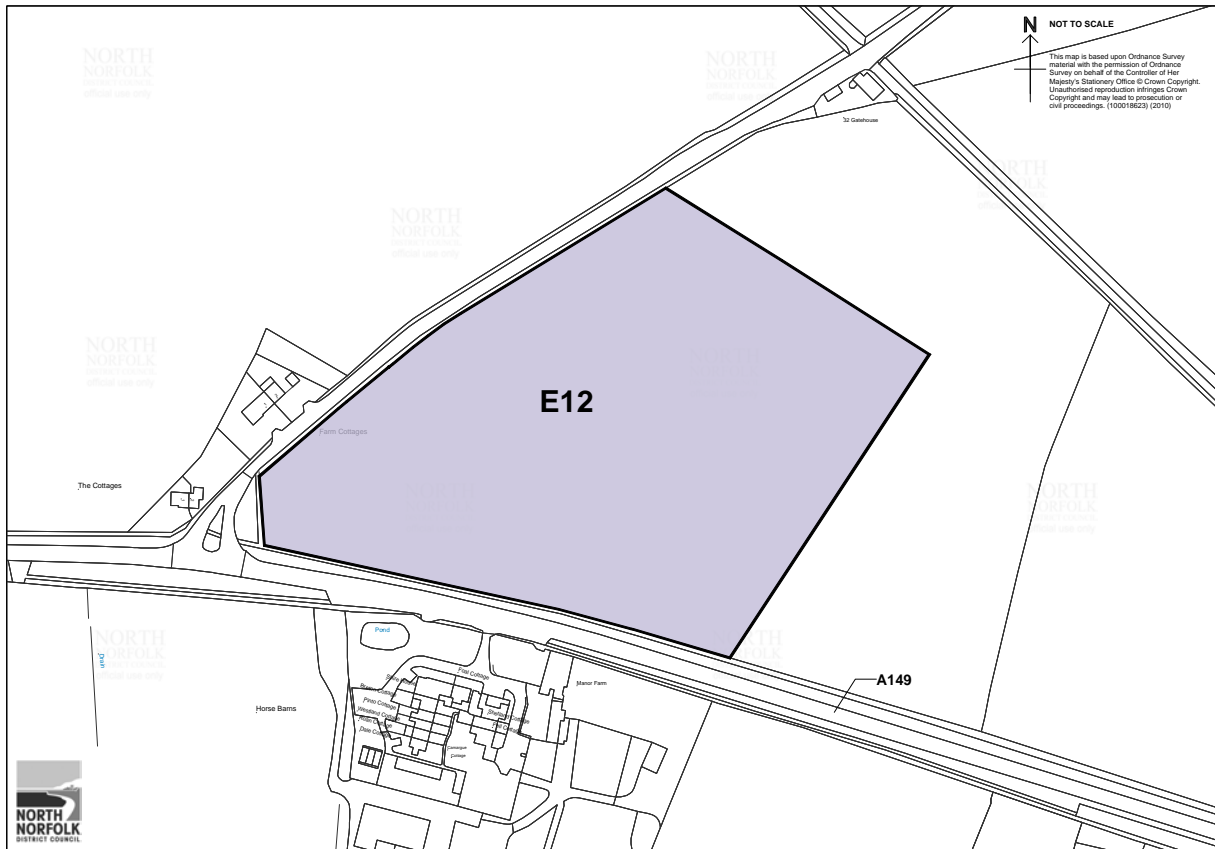
- a. Uses falling within classes B1, B2 or B8 of the Town and Country Planning Use Classes Order (Office, Industrial and storage and distribution uses) in a mix of site and unit sizes to meet a broad range of potential needs;
- b. no direct vehicular access to the A149;
- c. provision of comprehensive landscaping around the site boundaries.
- d. upgrading of the Weavers Way footpath for use as a combined pedestrian and cycleway, and provision of a direct connection to the site; and,
- e. prior demonstration that there is adequate capacity in sewage treatment works and the foul sewerage network, and that proposals have regard to water quality standards, and that there is no adverse effect from water quality impacts on European Wildlife Sites



## Allocations for Stalham 10

## Site Map

The following map shows the area of land that is allocated for development.



Map 10.3 Land South of Weavers Way, Adjacent to A149 (E12)

# 10 Allocations for Stalham

# Allocations for Wells-next-the-Sea 11

## 11 Allocations for Wells-next-the-Sea

- 11.0.1** Wells-next-the-Sea is defined as a 'Secondary Settlement' in the Core Strategy and is the smallest town in the district. Situated within the Norfolk Coast AONB, the attractiveness of the surrounding countryside, quality of the town's built heritage and a number of international wildlife designations, attract many visitors to the area and add to the quality of life for local residents. This, along with its relative remoteness from larger centres that provide a wider range of facilities, limits the scale of new housing growth that is appropriate. In addition, parts of Wells are at risk of flooding and new housing development is restricted in such areas.
- 11.0.2** There is, however, significant housing pressure in Wells. The attractiveness of the town has led to high demand for second homes which has contributed to increased house prices, leading to a shortage of affordable housing for local people. Housing allocations that provide part market / part affordable housing are important in helping address the need for affordable housing. The Core Strategy requires that approximately 100 - 150 dwellings are provided on newly allocated sites. Core Strategy Policy SS14 requires that these are well related to the built up area to minimise impact on the wider landscape.
- 11.0.3** Wells has a thriving tourism industry that supports the economic vitality of the town. Due to the remote rural location and the limited public transport available many visitors arrive by car. Currently there are inadequate car parking facilities to meet seasonal demand which often results in on-street car parking and congestion within the town's narrow streets. Additional off-street parking would help alleviate these problems. There has been a long-held desire to remove car parking from the Quayside, thus creating a more attractive environment for residents and visitors. This would, however, reduce the parking available in the town. Temporary planning permission has been granted in recent years for use of the football club as a seasonal public car park, but this is not regarded as a suitable long term solution.
- 11.0.4** A study into car parking in the town carried out by Norfolk County Council<sup>(35)</sup> made a number of recommendations including continued encouragement of public transport and cycling, use of road signs to direct traffic away from narrow town centre streets and provision of a permanent seasonal off-street car park to absorb peak summer demand. A site for a new car park to provide additional spaces is therefore identified to help address the need for additional spaces. The 'Coasthopper' bus provides public transport links along the coast road and cycling and public transport promotion continues across the district, and through the Norfolk Coast AONB Management Plan.
- 11.0.5** The Open Space and Recreation Study identified that the south and east of Wells are lacking in public open space provision. The allocation to the south of the town therefore includes a requirement for provision of a public park. EDF Energy have indicated that further work is required to the primary substation at Egmere before development can proceed. There are no current restrictions in capacity of the Sewage Treatment Works but there is limited capacity in the foul sewerage network. The Appropriate Assessment<sup>(36)</sup> recommended a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast SPA / SAC / RAMSAR site from visitor disturbance.

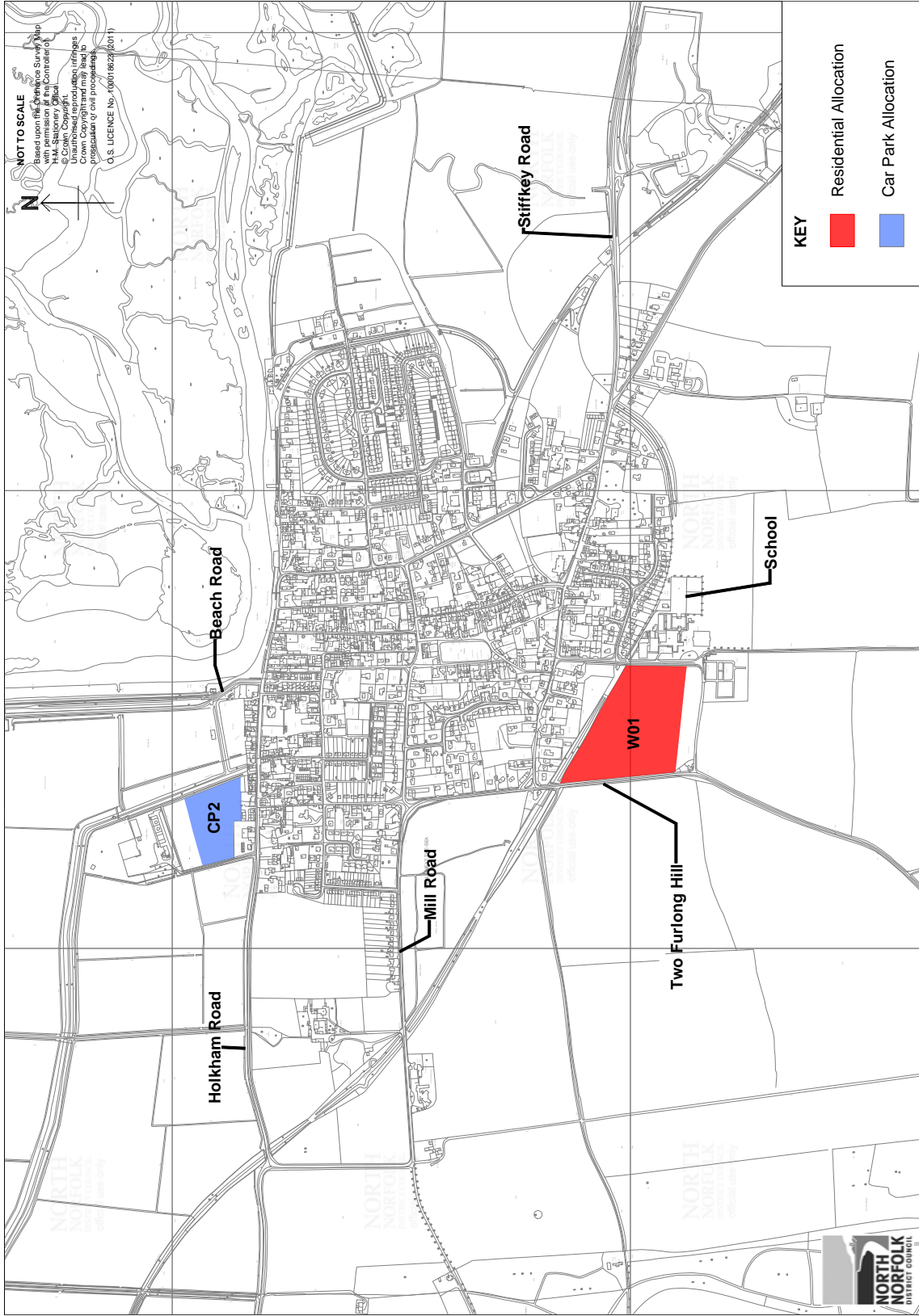


35 Wells-next-the-Sea Car Parking Study, October 2003, Technical Division, NCC

36 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009 and February 2010

# Allocations for Wells-next-the-Sea 11

## Allocations for Wells-next-the-Sea



Map 11.1 Allocations for Wells-next-the-Sea



# 11 Allocations for Wells-next-the-Sea

## 11.1 Residential: Land at Market Lane (W01)

### Description

- 11.1.1** This greenfield site at the southern edge of the town is within the Norfolk Coast AONB but is not particularly intrusive in the wider landscape. Whilst development would be visible from the Fakenham Road and beyond, the impact would be mitigated by retaining existing hedges around the site, incorporating significant internal open spaces and tree planting within the site, and introducing a landscaped buffer to the southern and western boundaries. Such landscaping should aim to break up key views of the new development. The site is large enough to accommodate the proposed number of dwellings and to achieve substantial amounts of landscaping and open space.
- 11.1.2** The site is opposite the High School and is within easy walking distance of the town centre and other facilities such as the primary school and doctor's surgery. Opportunities exist to access these facilities by means other than the car and appropriate pedestrian links should be created. The site is well located for vehicle access to the Fakenham Road.
- 11.1.3** The Open Space and Recreation study found that this area is lacking in public open space. The nearest area is The Buttlands which does not provide any recreation facilities. The allocation site is a suitable location to provide a new public park along with children's play provision and other types of open space which will benefit new and existing residents.
- 11.1.4** Market Lane is unsuitable for vehicular access for more than 100 dwellings. There are already a number of dwellings served from the road, which when coupled with the poor visibility at the Market Lane / A149 junction and the number of pedestrians accessing the school, mean that Market Lane is not considered suitable to provide a vehicle access to the site. Vehicle access will therefore need to be derived from Two Furlong Hill with new footway links provided alongside the carriageway. Pedestrian access should also be provided to link onto Market Lane and to the school.

### Constraints

- 11.1.5** The site is beyond the flood risk area but is identified in the Strategic Flood Risk Assessment as having potentially 'poor' drainage and therefore appropriate Sustainable Drainage Systems (SUDS) components will need to be used.
- 11.1.6** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation. Sewers cross the site and diversion would be at the developers expense.

### Deliverability

- 11.1.7** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.
- 11.1.8** Adjacent land could come forward as an affordable housing 'exceptions' site and site layout should be carefully considered so as to integrate with this.

## Policy W01

### Land at Market Lane

Land amounting to 4.6 hectares is allocated for residential development of approximately 120 dwellings and at least 1hectare of open space. Development will be subject to compliance with



## Allocations for Wells-next-the-Sea 11

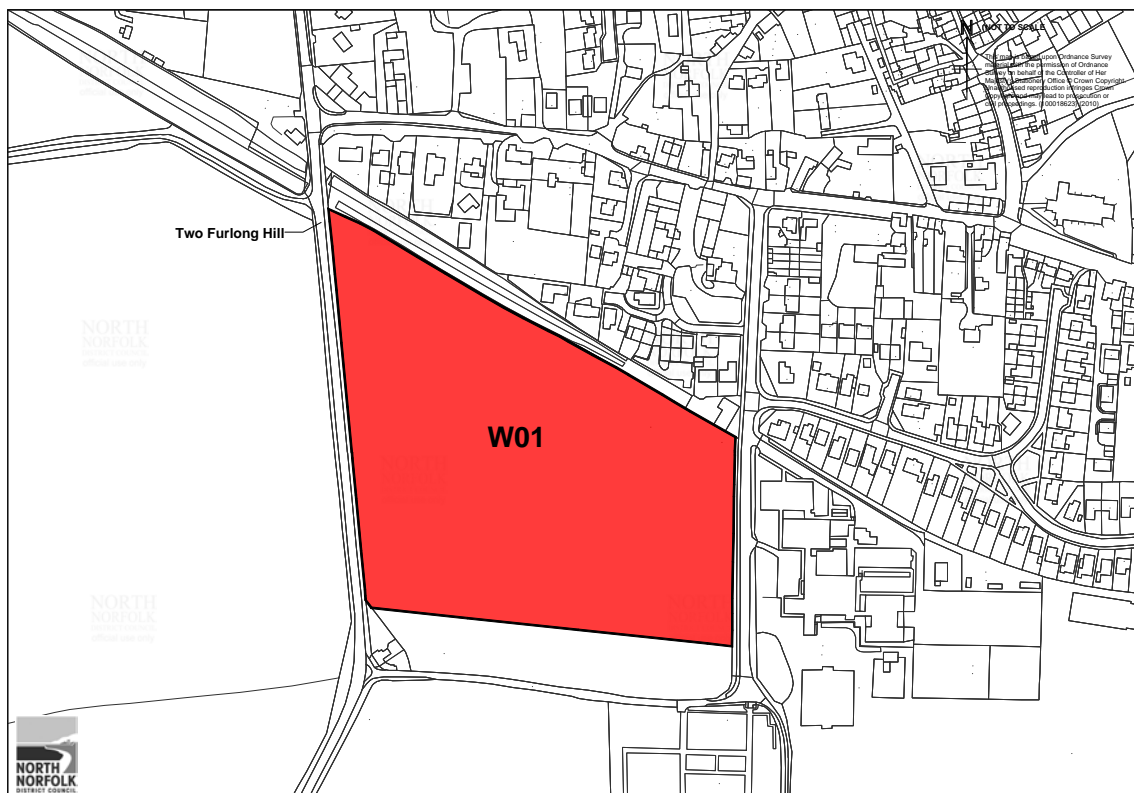
adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

- a. Provision of safe vehicular access via Two Furlong Hill with new footway links alongside the carriageway and provision of pedestrian links to Market Lane and the high school;
- b. provision of significant internal open spaces, retention of boundary hedges (access permitting), and tree planting within and adjacent to the site including a landscaped buffer to the southern and western boundaries of the field;
- c. provision of a public park incorporating children's play provision on an accessible part of the site and other types of public open space in accordance with Core Strategy policy;
- d. site layout that could enable the land to the south to come forward as an affordable housing 'exceptions' scheme;
- e. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures; and,
- f. demonstration that there is adequate capacity in the foul sewerage network and that proposals have regard to water quality standards.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

### Site Map

The following map shows the area of land that is allocated for development.



Map 11.2 Land at Market Lane (W01)

# 11 Allocations for Wells-next-the-Sea

## 11.2 Car Park: Land North of Freeman Street (CP2)

### Description

- 11.2.1** This site to the north of Wells is adjacent to the existing built up area and is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). It is within easy walking distance of the town centre and provision of a car park in this location should support the tourism and retail function of Wells town centre by providing additional parking for visitors. While the site occupies an important location on the northern edge of the built form, the topography of the land, and the presence of nearby development, means that a car park could be assimilated into the landscape, although careful attention will need to be paid to details such as surfacing and landscaping to minimise the visual impact. A comprehensive layout, landscaping and surfacing scheme that respects the setting and location should therefore be agreed with the Council.
- 11.2.2** It is proposed to provide for approximately 300 car parking spaces, along with substantial landscaping. This will enable a reduction in on-street parking in Wells, compensate for the possible future loss of approximately 80 spaces on the Quayside and would provide additional spaces to meet demand for car parking. The location seeks to minimise congestion within the town and allows convenient pedestrian access to the town centre. As with most seaside towns, the peak demand for car parking is seasonal, therefore part of the site should be informal 'overflow' parking only used in peak periods. This area should retain a natural appearance that would not be laid out in a formal arrangement. The car park should be kept free from lampposts and other development in order to minimise the impact on the AONB and the setting of the Conservation Area, and also to prevent light pollution. A scheme for the prevention of contamination from parked vehicles should also be agreed with the Environment Agency.
- 11.2.3** The site is adjacent to residential properties and a comprehensive landscaping scheme should be provided to shield it from the residential properties to the south. An initial wildlife survey<sup>(37)</sup> has been carried out of the site and found that reptiles and other species may be present. A further survey should therefore be carried out to establish their presence and numbers and appropriate mitigation measures included in any proposal. Hedgerows around the site could be improved with additional planting and gap filling to improve their biodiversity value.
- 11.2.4** Vehicular access to the car park will be provided from Freeman Street and should aim to minimise impact on the surrounding landscape. A Traffic Impact Assessment is required to assess the impact on traffic circulation and a traffic management plan will be required to direct traffic to the site in a manner that minimises town centre congestion. The Core Strategy car parking standards, and the supporting text, should inform the proposal.

### Constraints

- 11.2.5** The site is within Flood Zone 3 and a Flood Risk Assessment will be required as part of a planning application to assess all forms of flooding to and from the development taking into account climate change.
- 11.2.6** The site is adjacent to the Holkham to Blakeney National Nature Reserve and is close to the North Norfolk Coast Special Protection Area and The Wash and North Norfolk Coast Special Area of Conservation. Any proposal should demonstrate no adverse impact on these designations. An Appropriate Assessment has been carried out and recommended a programme of monitoring to assess any adverse effects as a result of increased visitor pressure. It noted that the impacts of car park development are unclear - whilst increased

## Allocations for Wells-next-the-Sea 11

car parking can increase visitation, appropriate signage and visitor management can limit the impacts - and a monitoring regime for the North Norfolk Coast sites should have regard to this.

- 11.2.7** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

### Deliverability

- 11.2.8** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation.
- 11.2.9** Development will be subject to a satisfactory Traffic Impact Assessment and a comprehensive traffic management scheme that seeks to direct vehicles to the site in a manner that minimises town centre congestion. This should also cover improvements to signage, provision of parking information and other measures.

### Policy CP2

#### Land North of Freeman Street

Land amounting to 1.6 hectares is allocated for development of a new public car park of approximately 300 spaces and substantial landscaping. Development will be subject to compliance with adopted Core Strategy policies and car parking standards and:

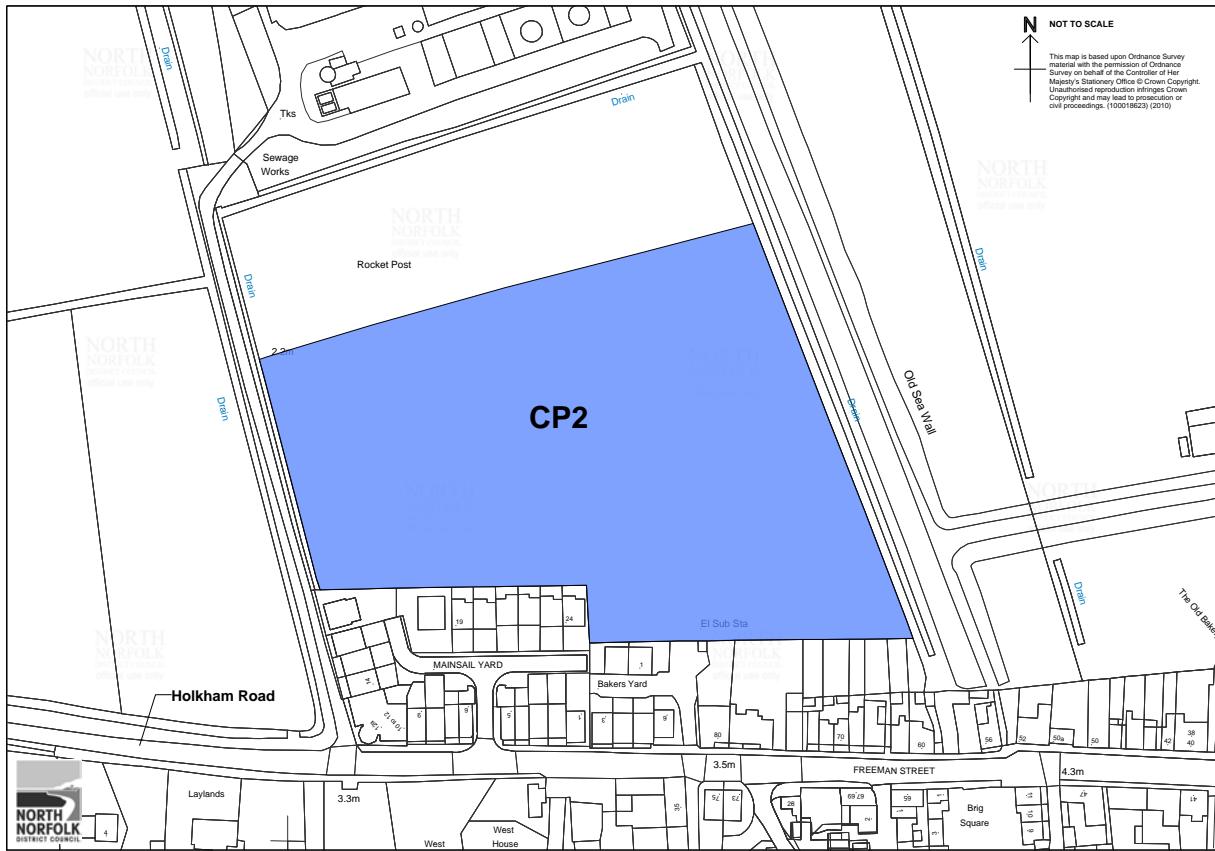
- a. Provision of safe vehicle access to Freeman Street;
- b. submission of an agreed layout, surfacing and landscaping scheme that respects the site setting and location and retains an undeveloped character when not in use;
- c. reservation of part of the site for occasional overflow use only;
- d. provision of a landscaped buffer to the southern and western parts of the site;
- e. layout and measures to minimise impact on residential amenity;
- f. wildlife mitigation and improvement measures;
- g. footway access to Beach Road and possible links to Freeman Street;
- h. prior completion of a Traffic Impact Assessment and a traffic management scheme and completion of any highway improvements identified by the Assessment;
- i. careful consideration of lighting in order to prevent light pollution;
- j. provision of bicycle parking;
- k. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures; and
- l. satisfactory arrangements for surface water drainage.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected site. Proposals should also be informed by Core Strategy Policies EN1 and EN2.

# 11 Allocations for Wells-next-the-Sea

## Site Map

The following map shows the area of land that is allocated for development.



Map 11.3 Land North of Freeman Street (CP2)

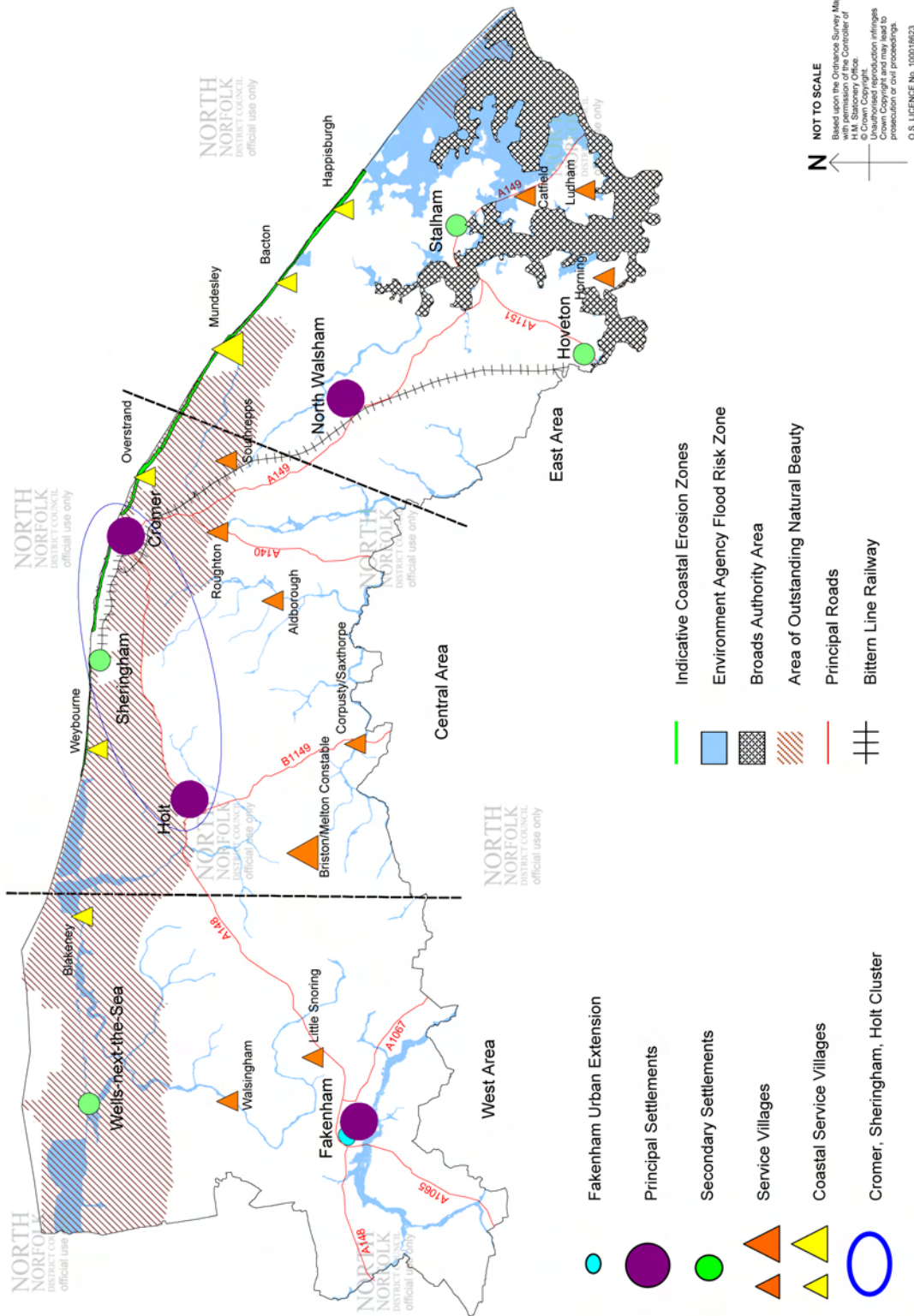
# Allocations in Service Villages 12

## 12 Allocations in Service Villages

- 12.0.1** The Core Strategy classifies a number of villages in the District as 'Service Villages' (shown on the following map). These villages are those which include some key community services and facilities and to varying degrees meet the needs of residents in each village and/or fulfil a wider service role.
- 12.0.2** The strategy identifies these settlements as appropriate locations for modest amounts of new housing development. Each of the identified villages has differing degrees of capacity to accommodate new development influenced by the range of facilities available, its character, and the availability of suitable sites. Most of the proposed allocations are for less than 26 dwellings other than at Bacton, Briston, Mundesley, Roughton and Overstrand where the Council considers that slightly greater numbers are justified.
- 12.0.3** In each of the villages it is proposed to allocate either a single, or a small number of sites, suitable for residential development. On each of these sites it is proposed that 50% of any dwellings built would comprise of affordable housing.
- 12.0.4** The Education Authority has indicated that the number of pupils expected from the proposed levels of housing in the Service Villages could be accommodated within existing school provision. As a minimum requirement to be identified as a Service Village each of the settlements should have a community or similar school within the settlement or within a convenient walking distance of it.
- 12.0.5** Anglian Water has indicated that the levels of development in the Service Villages should not cause concern in relation to water supply or foul water disposal except for at Corpusty, Blakeney, Roughton and Walsingham where limited capacity means that development should be delayed until improvements to the local Sewage Treatment Works are made. The Environment Agency and Anglian Water should be contacted for more detailed, specific information on the capacity of local Waste Water Treatment Works and the objective for the local water environment.



# Allocations in Service Villages 12



Core Strategy Key Diagram

## 12 Allocations in Service Villages

### 12.1 Allocations for Aldborough

**12.1.1** Aldborough is one of the 'Service Villages' identified in the Core Strategy, which states that small-scale housing allocations for a total of approximately 26 dwellings should be considered. The main part of the settlement is grouped around a large green which acts as a central feature and contains a mix of commercial and residential properties,



many of which are Listed Buildings. The opportunities for allocations in Aldborough are limited as there are few sites within the existing development boundary, and expansion of the village beyond its existing boundaries raises concerns in relation to landscape impact within the countryside setting of the village. The village and the surrounding countryside are designated as Conservation Area and it is important that new development respects the attractive environment. Additionally the roads surrounding the village are mainly poor quality, and often single track roads which are unsuitable for additional vehicular traffic.

**12.1.2** Despite these concerns it is considered important to take the opportunity to allocate a new site in order to increase the supply of affordable housing, which would otherwise be limited to rural exception schemes. The Aldborough Conservation Area Appraisal suggests that any new development should reflect the great diversity of building styles that is characteristic of Aldborough, such as clusters of buildings of varying types and sizes and use of locally distinctive materials. This should be reflected in any proposal.

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### Mixed Use: Garage Site / Pipit's Meadow (ALD01)

#### Description

- 12.1.3** This is a mixed brownfield / greenfield site to the south of the village green. The frontage is currently in use as a vehicle repair garage and the rear is part of a larger field. The site is within the Conservation Area and development of the site offers an opportunity to improve the character of the immediate area.
- 12.1.4** Part of the site was previously designated for Employment purposes on the adopted Proposals Map. The site is allocated for a mixed use scheme comprising residential and re-provision of new employment premises that are more suited to modern needs.
- 12.1.5** Site layout should pay careful attention to the amenity of existing properties on Pipit's Meadow and the new dwellings provided on site.
- 12.1.6** An initial wildlife survey<sup>(38)</sup> has been carried out which found that the site provides some habitat for wildlife, including a barn owl which hunts in the area. Any proposal should be

## Allocations in Service Villages 12

sensitive to, and make provision for, wildlife needs. Mitigation and improvement measures, including further hedgerow and tree planting will be required. A further survey may be required to assess the presence of other particular species such as farmland birds.

- 12.1.7** The existing junction of Pipit's Meadow and Thurgarton Road has restricted visibility, and land within the existing garage site should be used to enable junction improvements to be made which can then provide safe access to the whole site. The Highways Authority advise that a maximum of 8 dwellings can be served from a private drive, although the most appropriate means of access needs to be determined through a planning application.

### Constraints

- 12.1.8** This is a partly brownfield site, therefore in line with PPS23 a study will be required identifying previous site uses and potential contaminants that might be expected given those uses in order to fully assess any risks posed to future residents/employees. If a study identifies that contamination may be a problem then a full site investigation should be completed and an appropriate remediation scheme developed.
- 12.1.9** The site is adjacent to a series of cropmarks of unknown date and a programme of archaeological work may be required.
- 12.1.10** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense. Details of surface water drainage should be provided and development should ensure no adverse impact on the nearby watercourse.

### Deliverability

- 12.1.11** The site is in multiple ownership and all landowners have indicated support for the allocation including re-provision of a modern commercial premises.

### Policy ALD 01/07

#### Garage Site / Pipit's Meadow

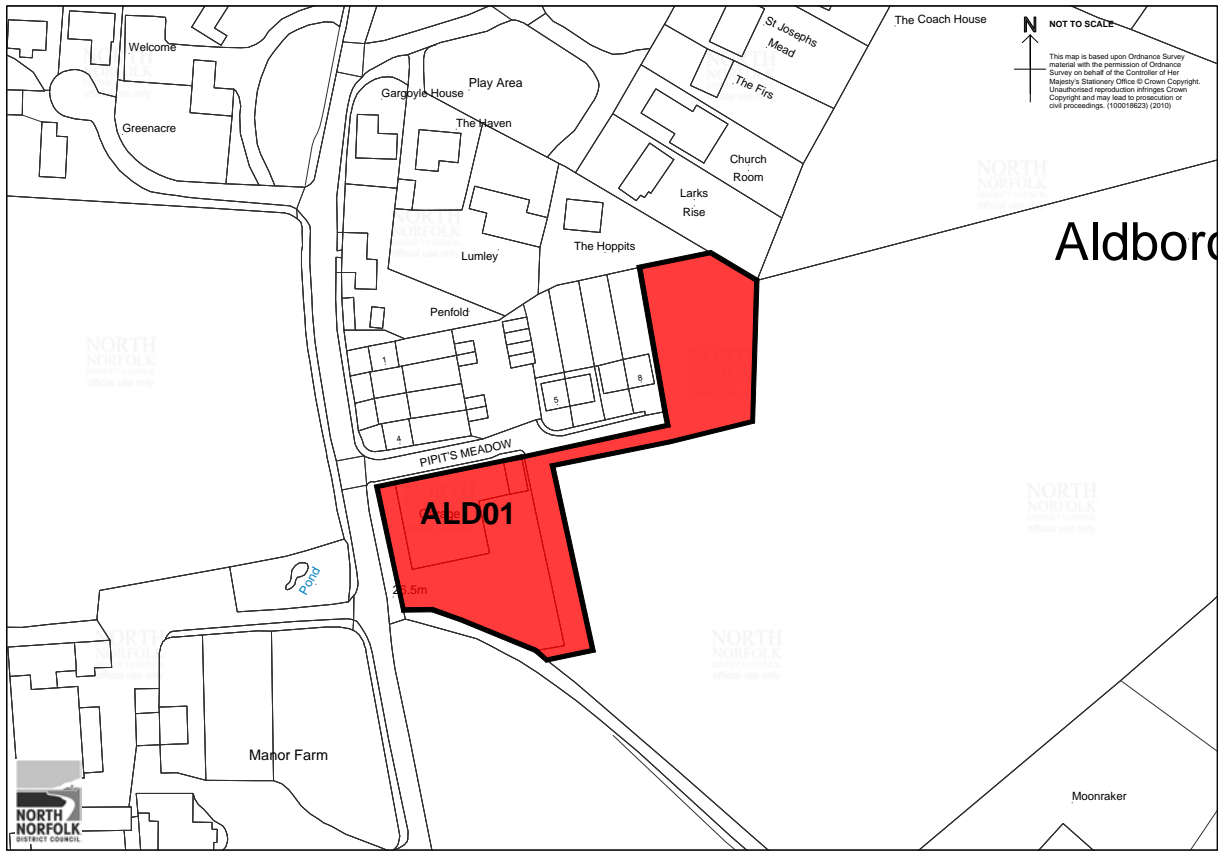
Land amounting to 0.27 hectares is allocated for a mixed use development of approximately 6-8 dwellings and provision of serviced commercial premises. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. Provision of safe vehicle access to Thurgarton Road;
- b. high quality development that reflects local distinctiveness and respects the location within the Conservation Area;
- c. careful attention to site layout and provision of appropriate landscaping to soften views from the south and protect the amenity of the existing dwellings;
- d. wildlife mitigation and improvement measures;
- e. investigation and remediation of any land contamination;
- f. measures to prevent the input of hazardous substances to groundwater; and,
- g. archaeological investigation if required.

# 12 Allocations in Service Villages

## Site Map

12.1.12 The following map shows the area of land that is allocated for development.



Map 12.1 Garage Site / Pipit's Meadow (ALD01)



# Allocations in Service Villages 12

## 12.2 Allocations for Bacton

**12.2.1** Bacton is identified as a 'Coastal Service Village' in the Core Strategy which provides for the possibility of one or more allocations to deliver approximately 26 dwellings.

**12.2.2** The village is concentrated along Beach Road / Coast Road and includes a number of properties and a small selection of local shops. As well as catering for permanent residents a significant amount of holiday accommodation exists including several caravan parks. The Bacton Gas Terminal, a large local employer, is located approximately 2 kilometres to the north-west of the village centre.



**12.2.3** Bacton is a low lying village, but is within Flood Zone 1 (low risk), and land levels are above current and future flood risk predictions. A number of properties are, however, within the Coastal Erosion Constraint Area<sup>(39)</sup>, as identified on the adopted Proposals Map.

**12.2.4** Bacton has many attractive and historically important buildings including the church and St Andrews Priory, and the area around Abbey Street which is designated as a Conservation Area. New development should be sympathetic to these features. It is also considered desirable to ensure that any allocation is centrally located around existing facilities, so as to consolidate the village and minimise the impact of development on the surrounding landscape. Two allocations totalling approximately 34 dwellings are made, one of which includes improved public open space. The North Norfolk Open Space and Recreation Strategy<sup>(40)</sup> identified that particular attention should be paid to the potential for upgrading and improving children's play provision at Bacton playing field, and Lottery money has recently been secured by the District Council to help achieve this. Developments of more than 10 dwellings will be required to contribute towards public open space.

### Residential and Public Open Space: Land Adjacent to Beach Road (BACT03)

#### Description

**12.2.5** This site is part of a large field currently used for agriculture which surrounds the village hall and post office in the centre of the village. The site is within the village centre, so has no views to open countryside surrounding the village, although does contribute to the sense of openness in this part of the village. The provision of Public Open Space to the east of the village hall will help retain this. Careful attention to site layout and design, including dwellings facing onto Beach Road, will be important to respect the historic rural character of the village.

**12.2.6** Development offers the potential for provision of new public open space in a central location,

39 An area of development restraint identified in the adopted Core Strategy where policy EN11 is applied

40 North Norfolk Open Space and Recreation Study, Atkins, 2006.

## 12 Allocations in Service Villages

that could be used in association with village hall activities. It would also enable the desire to extend the village hall car park to be realised and some additional spaces could be included in any detailed proposals.

- 12.2.7** The site fronts onto Beach Road and the Highway Authority has advised that acceptable vehicle access can be achieved. The site is within reasonable walking distance of all village facilities and a footpath along the site frontage already exists, although this would need to be widened to Disability Discrimination Act compliance to encourage full use. Pedestrian access to the school may also be required to be improved by provision of a suitable crossing point on the Coast Road adjacent to the school.

### Constraints

- 12.2.8** While there has been historical flooding on land to the north of the site, the allocation site is significantly higher and site levels are above that which the Environment Agency believe may be subject to flooding, now and taking account of future predictions of rising sea levels. There have been issues of localised surface water flooding in the area and any development must also consider the impacts of surface water run off. A site specific flood risk assessment will be required at the time of application to consider all forms of flooding to and from the site.
- 12.2.9** There are no surface water sewers in the vicinity of the site. Water mains and sewers cross the site and diversion would be at the developers' expense.
- 12.2.10** The site is a locally important archaeological site and development of the site will require a programme of archaeological work.

### Deliverability

- 12.2.11** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development of the site cannot be achieved within the plan period.

### Policy BACT03

#### Land Adjacent to Beach Road

Land amounting to 1.3 hectares is allocated for residential development of approximately 20 dwellings and 0.6 hectares of public open space. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

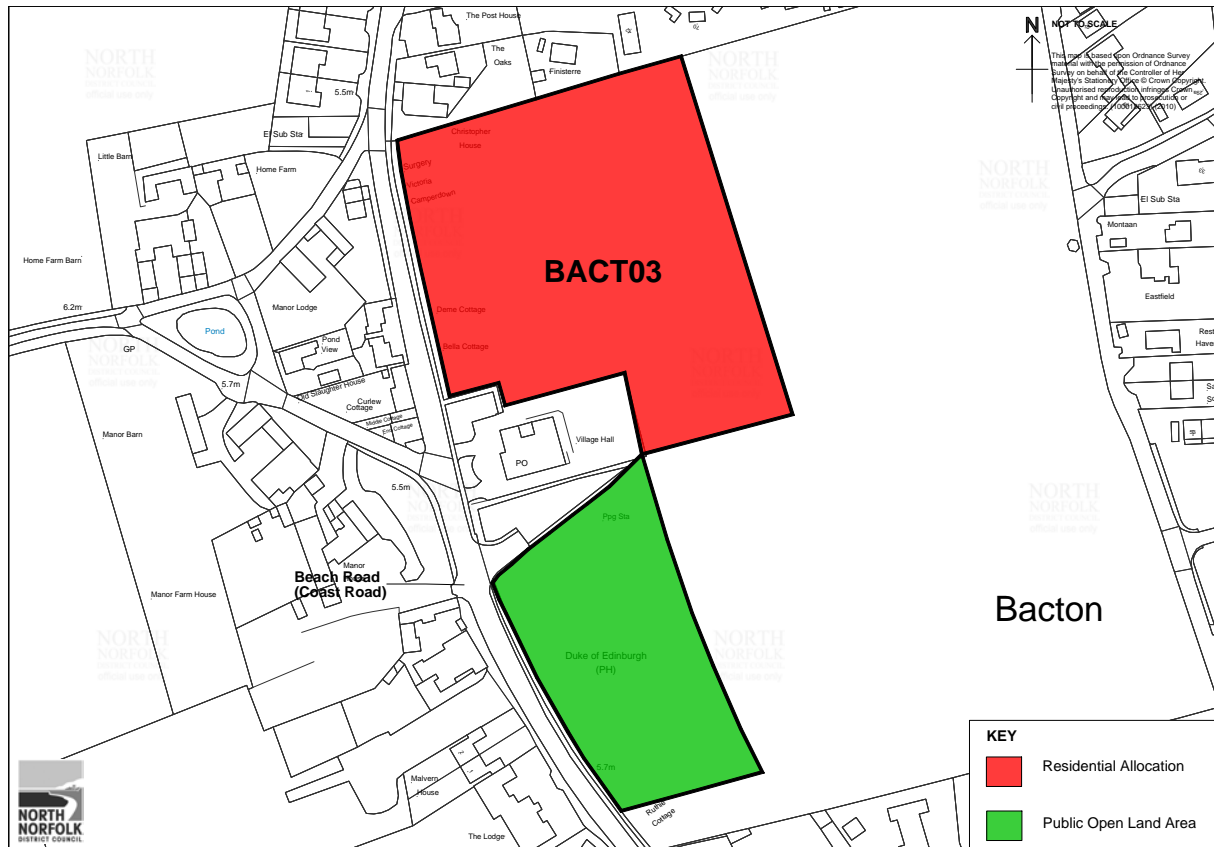
- a. An acceptable site layout, including dwellings facing onto the Beach Road frontage;
- b. completion of a legal agreement to secure the provision of public open space to the east of the village hall in perpetuity;
- c. provision of safe vehicle access onto Beach Road;
- d. improvements to local pedestrian facilities;
- e. appropriate landscaping including boundary treatment to the agricultural land to the rear;
- f. prior approval of a scheme to manage surface water drainage from the site; and,
- g. archaeological investigation if required.



# Allocations in Service Villages 12

## Site Map

**12.2.12** The following map shows the area of land that is allocated for residential development (red) and the area allocated as public open space (green).



Map 12.2 Land Adjacent to Beach Road (BACT03)

## Residential: Land to Rear of Duke of Edinburgh Public House (BACT05)

### Description

**12.2.13** This site comprises a field to the rear of 'The Duke' Public House in the centre of the village which is currently used for occasional touring caravans, and the access road to it. There are footpaths to most village facilities in place and the site is well related to the rest of the village.

**12.2.14** While development for housing will result in a loss of touring caravan site provision, this is considered acceptable as the site only makes a modest contribution to tourist accommodation in the area and the benefits associated with the provision of affordable housing are considered to outweigh the seasonal benefits of a limited number of pitches. The pub, however, should be retained for the economic and community benefits that it provides.

**12.2.15** The site is visually reasonably well contained in the landscape - there are only limited views into the rear of the site from Beach Road, and from the surrounding countryside it is seen against the backdrop of existing village development. Careful attention should, however, be paid to site layout and design to respect the historic rural character of the village and landscaping should be provided along the boundary with agricultural land to the rear.

## 12 Allocations in Service Villages

**12.2.16** The Highway Authority advise that the present visibility and access arrangements are unlikely to be acceptable for any further intensification of vehicular use and that improvement works will need to be made. These include cessation of the existing touring caravan site use and provision of new access arrangements that provide safe access to both the proposed development and the adjacent public house, including the necessary segregation of traffic movements and provision of adequate visibility splays. The land required for improvements is within the site owners control and the pub car park could be relocated to behind the pub / garden to enable a satisfactory layout. Pedestrian access to the school may also be required to be improved by provision of a suitable crossing point on the Coast Road adjacent to the school.

### Constraints

**12.2.17** There have been issues of localised surface water flooding in the area and any development must consider the impacts of surface water run off. A site specific flood risk assessment will be required at the time of application to consider all forms of flooding to and from the site.

**12.2.18** There are no surface water sewers in the vicinity of the site. Sewers cross the site and diversion would be at the developers' expense.

**12.2.19** This site is adjacent to the site of a Bronze Age barrow and other cropmarks. Development here will require a programme of archaeological work.

### Deliverability

**12.2.20** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy BACT05

#### Land to Rear of Duke of Edinburgh Public House

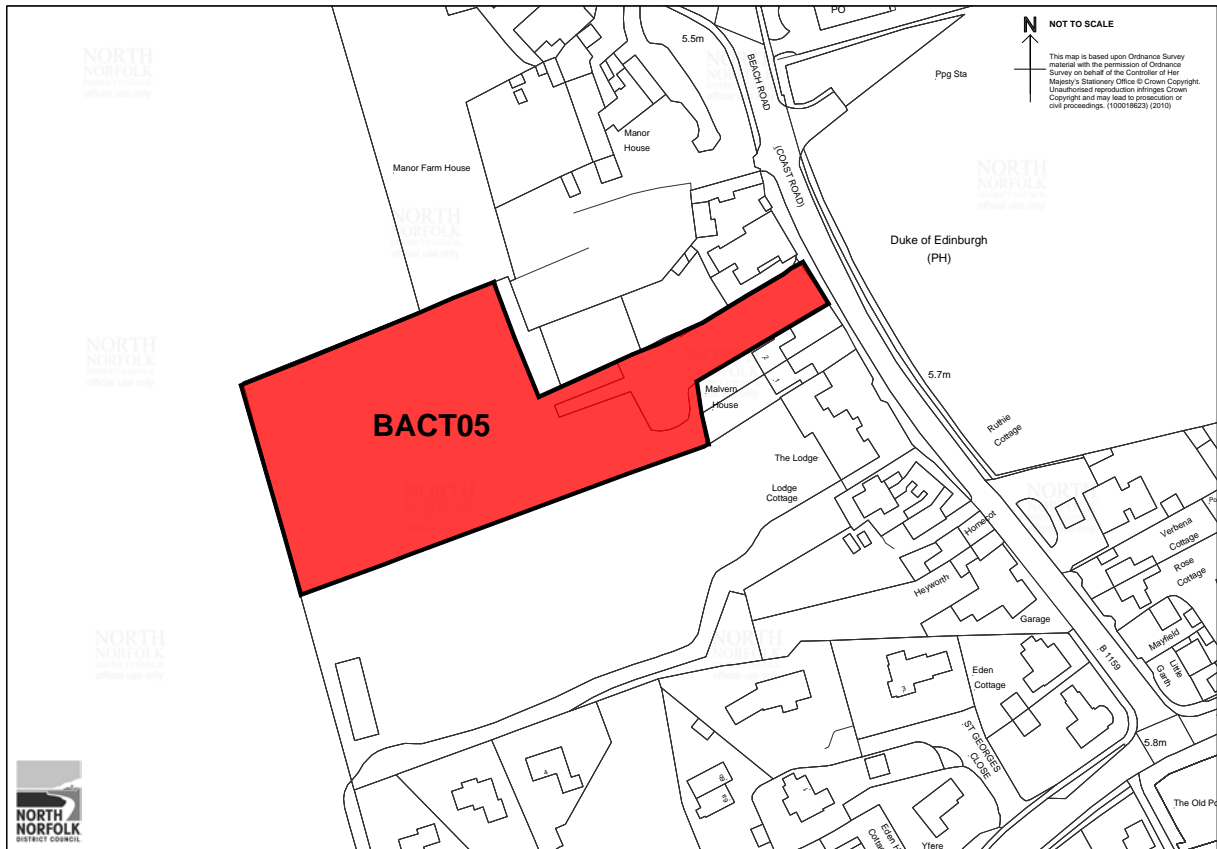
Land amounting to 0.8 hectares is allocated for residential development of approximately 14 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. The retention and re-alignment of the public house, car park and gardens;
- b. provision of safe access to Beach Road, including provision of an adoptable road with separate car parking for the public house;
- c. improvements to local pedestrian facilities;
- d. suitable landscaping along the western boundary;
- e. appropriate measures for dealing with surface water runoff; and,
- f. archaeological investigation if required.

# Allocations in Service Villages 12

## Site Map

**12.2.21** The following map shows the area of land that is allocated for development.



Picture 12.1 Land to Rear of Duke of Edinburgh Public House (BACT05)

## 12 Allocations in Service Villages

### 12.3 Allocations for Blakeney

**12.3.1** Blakeney is identified as a 'Coastal Service Village' in the Core Strategy. The Strategy indicates that small scale housing allocations for a total of approximately 26 dwellings should be considered.

**12.3.2** The opportunities for allocations in Blakeney are limited as there are few sites within the existing development boundary, much of which is designated as a Conservation Area, and those sites that are undeveloped provide important green spaces and recreation areas which are an essential part of the character of the village. Expansion of the village beyond its existing boundaries raises concerns in relation to landscape impact within the Norfolk Coast Area of Outstanding Natural Beauty. Despite these concerns it is considered important to take the opportunity to allocate a new site in order to increase the supply of affordable housing, which would otherwise be limited to rural exception schemes.



**12.3.3** The Appropriate Assessment recommended a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast Special Protection Area.

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### Residential: Land West of Langham Road (BLA03)

#### Description

**12.3.4** This site is part of a large field currently used for agriculture which is located on the south western fringe of the village. It is within the Norfolk Coast Area of Outstanding Natural Beauty and the site, and surrounding area, are prominent in the local landscape particularly when viewed from the higher ground to the south. The area identified as suitable for development has been selected in order to minimise landscape impact. It is, however, important that new development pays careful attention to design and landscaping to integrate the development into the village and retain long views across to the coast.

**12.3.5** Acceptable vehicle access can be achieved, subject to the extension of the 30mph speed limit to include the complete site frontage. Footpaths to facilities along Langham Road will need extending and improvement. The Highway Authority have expressed concerns over the distance from the school and shops, however, shortcuts via footpath FP6 are possible via the playing field on Langham Road.

#### Constraints

**12.3.6** There are no surface water sewers in the vicinity of the site.

**12.3.7** There are no other known constraints facing this site.

#### Deliverability

**12.3.8** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

# Allocations in Service Villages 12

## Policy BLA03

### Land West of Langham Road

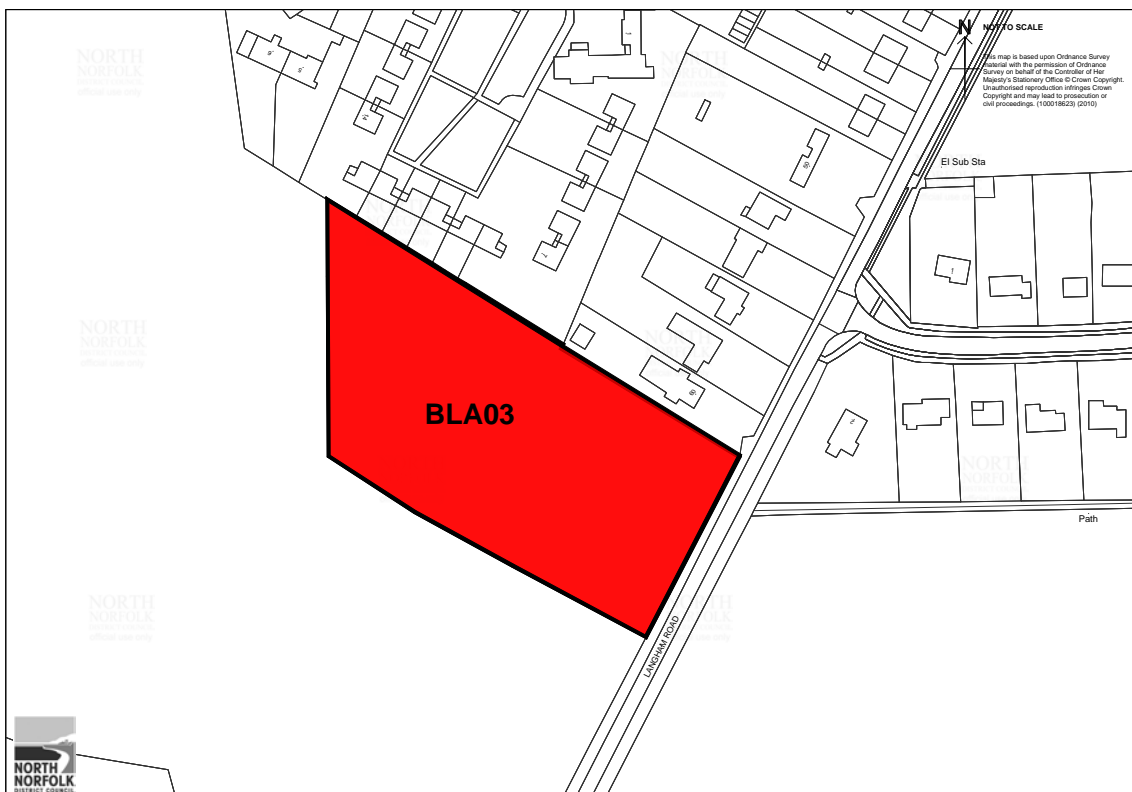
Land amounting to approximately 1 hectare is allocated for residential development of approximately 26 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
- provision of safe vehicle access to Langham Road;
- the existing footpaths on the Langham Road being improved and extended into the site;
- the 30mph speed limit being extended to include the entire site frontage;
- provision of landscaping along the boundary with agricultural land to the south & west; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA/SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

### Site Map

**12.3.9** The following map shows the area of land that is allocated for development.



Map 12.3 Land West of Langham Road (BLA03)

## 12 Allocations in Service Villages

### 12.4 Allocations for Briston

**12.4.1** Together Briston & Melton Constable are categorised as a 'Service Village' in the Core Strategy. These two separate villages are closely related in terms of their close proximity to each other and residents use the combined facilities which are available. For example, the doctors surgery is in Melton Constable whilst the Primary School is in Briston. The Strategy indicates that small scale housing allocations for a total of approximately 50 dwellings should be considered. All of the allocations are located within the Briston Parish.



**12.4.2** The North Norfolk Open Space and Recreation Study found that particular attention should be paid to the potential for upgrading and improving the children's play area at Briston Sports & Social Club on Ridlands Avenue. The Core Strategy provides for the possibility of contributions to improve public open space provision where appropriate. Where it is not appropriate to provide open space within the proposed developments, contributions towards improving existing areas of open space may be required.

**12.4.3** The Appropriate Assessment recommends a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast Special Protection Area (SPA) and Special Area of Conservation (SAC) arising from the possibility of increased visitors to the designated area following completion of the developments. A scheme of monitoring will need to be agreed before development can commence.

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### Residential: Land West of Astley School, Briston (BRI02)

#### Description

**12.4.4** The site comprises part of a large agricultural field located to the west of Astley Primary School. It is well located in the village with good pedestrian access to key village facilities including the primary school, village shops, doctors surgery and recreational facilities.

**12.4.5** It is likely that vehicular access to the site would be from Fakenham Road which borders the northern boundary. This road is a busy route and it is congested at times, particularly at school pick up and drop off times when parked vehicles in the road restrict through traffic. Development of this site should address this issue by providing an off carriageway parking area suitable for school parking. A large site is identified in order to accommodate this. Alternative proposals for addressing the on-street parking issue will be considered.

**12.4.6** The area of housing to the west fronting the Fakenham Road is relatively low density and it is possible that this may be redeveloped during the plan period. Proposals for this allocation should investigate the possibility of comprehensive development including this adjacent area of housing. In any event the layout of development on the site should not prejudice the possible future development of land to the south and west of the site.

#### Constraints

**12.4.7** This is a large site which if developed entirely for housing is capable of accommodating more than the thirty dwellings which are proposed. Parts of the site may however be required for off-road car parking and the layout of development will need to take account of the



## Allocations in Service Villages 12

possible development potential of adjacent land. Vehicular access to Fakenham Road should be restricted to a single access point and alternative access arrangements via the adjacent estate roads should be explored. Pedestrian / cycleway connections across the site to the Primary School are desirable.

### Deliverability

- 12.4.8** The site is suitable and available for development. It is in single ownership and the land owner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy BRI02

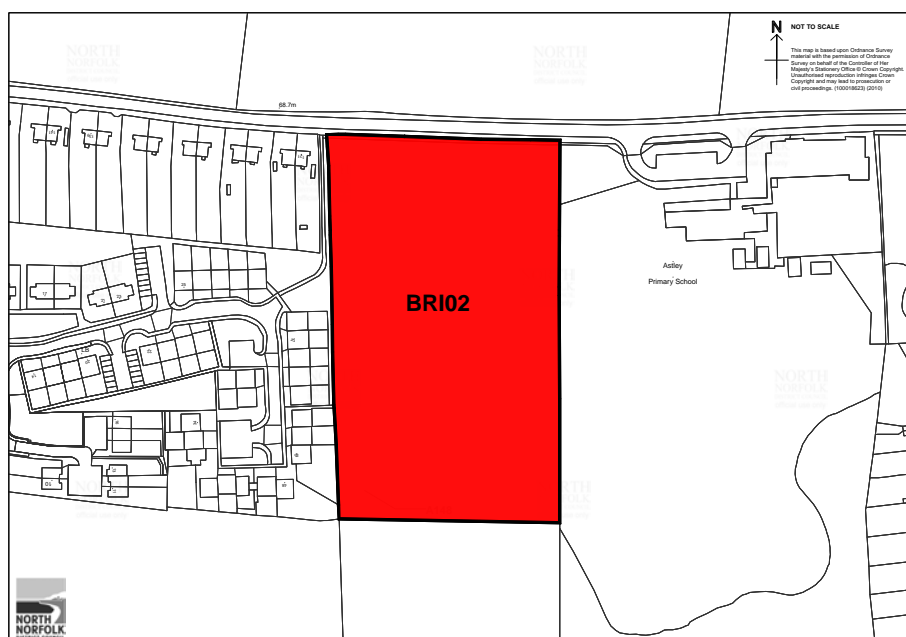
#### Land West of Astley Primary School (BRI02)

Land amounting to 1.95 hectares is allocated for residential development of approximately 30 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- Prior approval of a scheme to remove parked vehicles from the carriageway outside of Astley Primary School;
- development layout that does not prejudice the potential development/redevelopment of land to the south and east;
- provision of landscaping and green wildlife links through the site; and,
- prior approval of a scheme to monitor and, if necessary mitigate, possible impacts on North Norfolk Coast SAC / SPA as a result of increased visitor pressures.

### Site Map

- 12.4.9** The following map shows the area of land that is allocated for development.



Map 12.4 Land West of Astley Primary School (BRI02)

# 12 Allocations in Service Villages

## Residential: Land at Rear of Holly House (BRI24)

### Description

**12.4.10** This site comprises the rear garden and amenity land associated with Holly House. The site is well located in the village, having good access to village facilities, particularly the primary school and local shops. The site adjoins an existing residential estate road (Orchard Close) from where vehicular access would be derived.

### Constraints

**12.4.11** There are no surface water sewers in the vicinity of the site.

### Deliverability

**12.4.12** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

## Policy BRI24

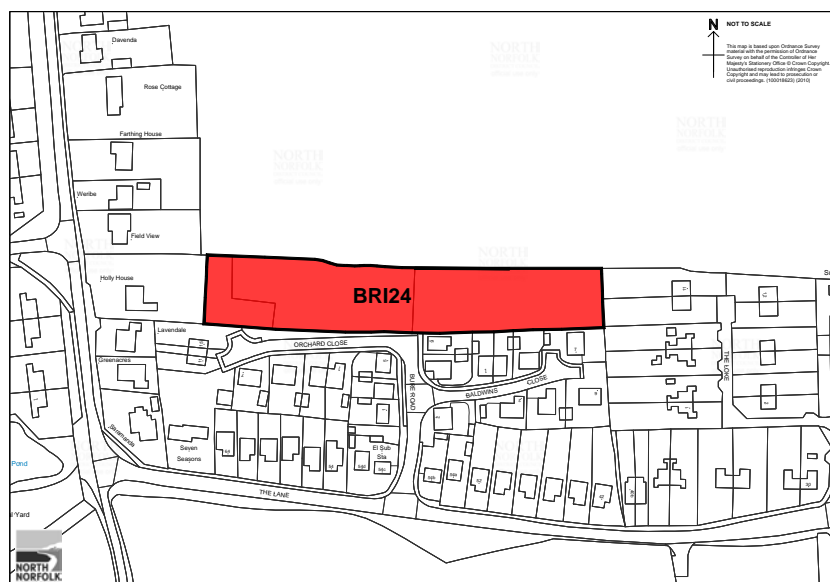
### Land at Rear of Holly House

Land amounting to 0.5 hectares is allocated for residential development of approximately 10 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

a. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA arising as a result of increased visitor pressure, and on-going monitoring of such measures.

### Site Map

**12.4.13** The following map shows the area of land that is allocated for development.



Map 12.5 Land at Rear of Holly House (BRI24)

# Allocations in Service Villages 12

## Residential: Land at Church Street (BRI27)

### Description

**12.4.14** This site comprises part of an agricultural field fronting on to Church Street just north of the village store. The site is level and lacks any particular features which are worthy of retention. It is centrally located and occupants of new dwellings would have convenient pedestrian access to shops, school and other village facilities. Vehicular access to the site would be via Church Street.

### Constraints

**12.4.15** There are no surface water sewers in the vicinity of this site.

**12.4.16** Existing development to the south of the site comprises small single storey dwellings. The layout and design of any new development should aim to minimise the impact on the residential amenities of existing residents.

**12.4.17** There are few other constraints that would affect development of this site.

### Deliverability

**12.4.18** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

## Policy BRI27

### Land at Church Street

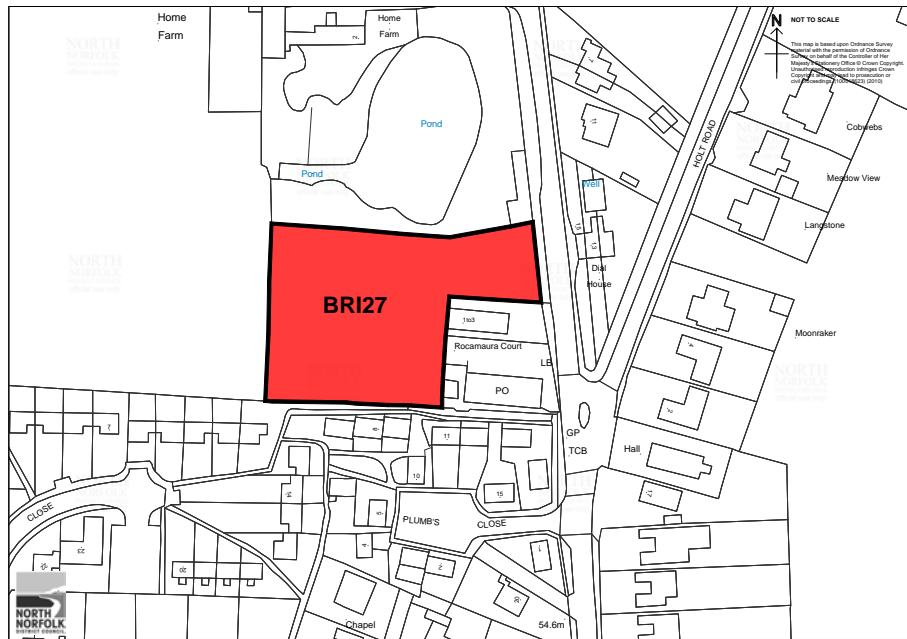
Land amounting to 0.7 hectares is allocated for residential development of approximately 10 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. There being no adverse impact upon the setting of the adjacent Listed Building to the north of the site;
- b. careful attention to site layout and design to minimise the impact on the residential amenities and occupiers of existing dwellings to the south of the site; and,
- c. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA arising as a result of increased visitor pressure, and on-going monitoring of such measures.

# 12 Allocations in Service Villages

## Site Map

**12.4.19** The following map shows the area of land that is allocated for development.



Map 12.6 Land at Church Street (BRI27)

# Allocations in Service Villages 12

## 12.5 Allocations for Catfield

**12.5.1** Catfield is categorised as a 'Service Village' in the Core Strategy. The Strategy indicates that small scale housing allocations for a total of approximately 26 dwellings should be considered.

**12.5.2** The opportunities for allocations in Catfield are relatively limited. Development beyond the existing village into the surrounding countryside raises concerns in relation to landscape impact, particularly to the south and west of the village where the flat landscape could result in highly prominent development. Despite these concerns it is considered important to take the opportunity to allocate a new site, or sites, in order to increase the supply of affordable housing, which would otherwise be limited to rural exception schemes.

**12.5.3** The Appropriate Assessment recommends a programme of monitoring be initiated to assess impacts of development on the Broads SAC / Broadland SPA and Ramsar site and Great Yarmouth North Denes SPA from visitor disturbance. The Appropriate Assessment also recommends that further assessment of water quality issues may be required to ensure continued compliance with appropriate discharge standards. A monitoring programme will need to be in place before any development can occur.



### Residential: Land off Lea Road (CAT01)

#### Description

**12.5.4** This small field is enclosed on three sides by existing residential development and on the fourth by an existing hedgerow. It is proposed that the site be developed for approximately 15 dwellings. Vehicular access would be via Lea Road. Further hedgerow planting would have biodiversity benefits and should be included in any proposal. An initial wildlife survey <sup>(41)</sup> has been carried out and a further survey may be required to assess the presence of particular species.

#### Constraints

**12.5.5** The site is beyond the flood risk area but is identified in the Strategic Flood Risk Assessment as having potentially 'poor' drainage and therefore appropriate Sustainable Drainage Systems (SUDS) components will need to be used to ensure no increase in local surface water flooding.

**12.5.6** There are no surface water sewers in the vicinity of the site.

#### Deliverability

**12.5.7** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

# 12 Allocations in Service Villages

## Policy CAT01

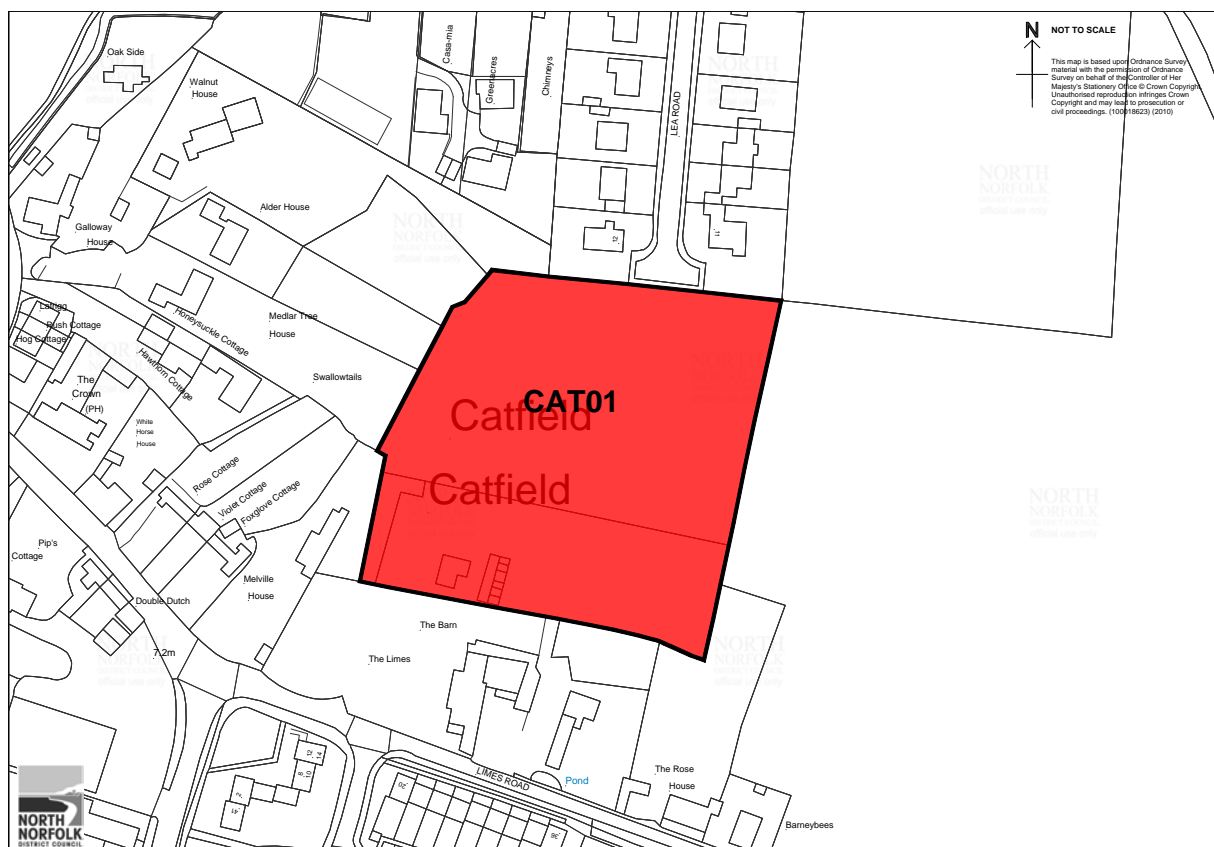
### Land off Lea Road

Land amounting to 1 hectare is allocated for residential development of approximately 15 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. Provision of safe vehicle access to Lea Road;
- b. there being no adverse impact upon the setting of the adjacent Conservation Area;
- c. further hedgerow planting;
- d. wildlife mitigation and improvement measures;
- e. prior approval of a scheme of mitigation to minimise potential impacts on the relevant SPA/SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures;
- f. demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on European Wildlife Sites; and,
- g. incorporation of a Sustainable Urban Drainage scheme.

### Site Map

**12.5.8** The following map shows the area of land that is allocated for development.



Map 12.7 Land off Lea Road (CAT01)



## Allocations in Service Villages 12

### 12.6 Allocations for Corpusty

**12.6.1** Corpusty is categorised as a 'Service Village' in the Core Strategy. The Strategy indicates that small scale housing allocations for a total of approximately 26 dwellings should be considered.

**12.6.2** The village is one of the smaller Selected Settlements but for its size it has a good range of facilities including a shop, primary school, public house and village hall. As with many of the small villages in North Norfolk, Corpusty derives much of its character from the beauty of the surrounding landscape. The B1149 is a busy through route and it is considered that new residential development should have convenient pedestrian access to facilities without the need to cross this busy road. Suitable sites are difficult to identify as sites which would enjoy good access to village facilities tend to be in prominent locations on the edge of the settlement where development would result in unacceptable landscape impact.



**12.6.3** The Open Space study<sup>(42)</sup> found that particular attention should be paid to the potential for upgrading and improving the children's play area at Corpusty Green, and the Core Strategy provides for off-site contributions to public open space to be made where appropriate.

**12.6.4** Anglian Water has indicated that there is no spare capacity in the sewage treatment works serving Corpusty and therefore development may need to be delayed until improvement works have been made.

**12.6.5** The Appropriate Assessment<sup>(43)</sup> recommends a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast SAC / SPA and Ramsar site from visitor disturbance. This monitoring will need to be agreed prior to development taking place.

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### Residential: Land Between Norwich Road & Adams Lane (COR01)

#### Description

**12.6.6** This site comprises a small paddock/orchard lying partly to the rear of dwellings which front on to Norwich Road. It is in a central location close to the village shop, primary school and

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42 North Norfolk Open Space and Recreation Study, Atkins 2006

43 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009 and February 2010

## 12 Allocations in Service Villages

public house, all of which are within easy walking distance. Parts of the site are visually unobtrusive and development would have little impact on the character of the village and the surrounding landscape.

- 12.6.7** The site currently has some biodiversity benefits and mitigation measures will be required to minimise the impact of development. As many orchard trees as possible should be retained within any proposal and additional fruit trees could be planted around the site or as replacement for those lost. Elements of rough grassland should also be retained within the development. In addition hedgerows should be maintained and could be further enhanced with additional native planting. An initial wildlife survey<sup>(44)</sup> has been carried out and a further survey may be required to assess the presence of particular species.

### Constraints

- 12.6.8** The site is beyond the flood risk area but is identified in the Strategic Flood Risk Assessment as possibly having potentially 'poor' drainage, therefore appropriate Sustainable Drainage Systems (SUDS) components will need to be used to ensure no increase in local surface water flooding.
- 12.6.9** There are no surface water sewers in the vicinity of the site. There are existing sewers crossing the site and diversion would be at the developers' expense.

### Deliverability

- 12.6.10** The site is suitable and available for development. The site is in a number of separate ownerships and the landowners have indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

## Policy COR01

### Land Between Norwich Road & Adams Lane

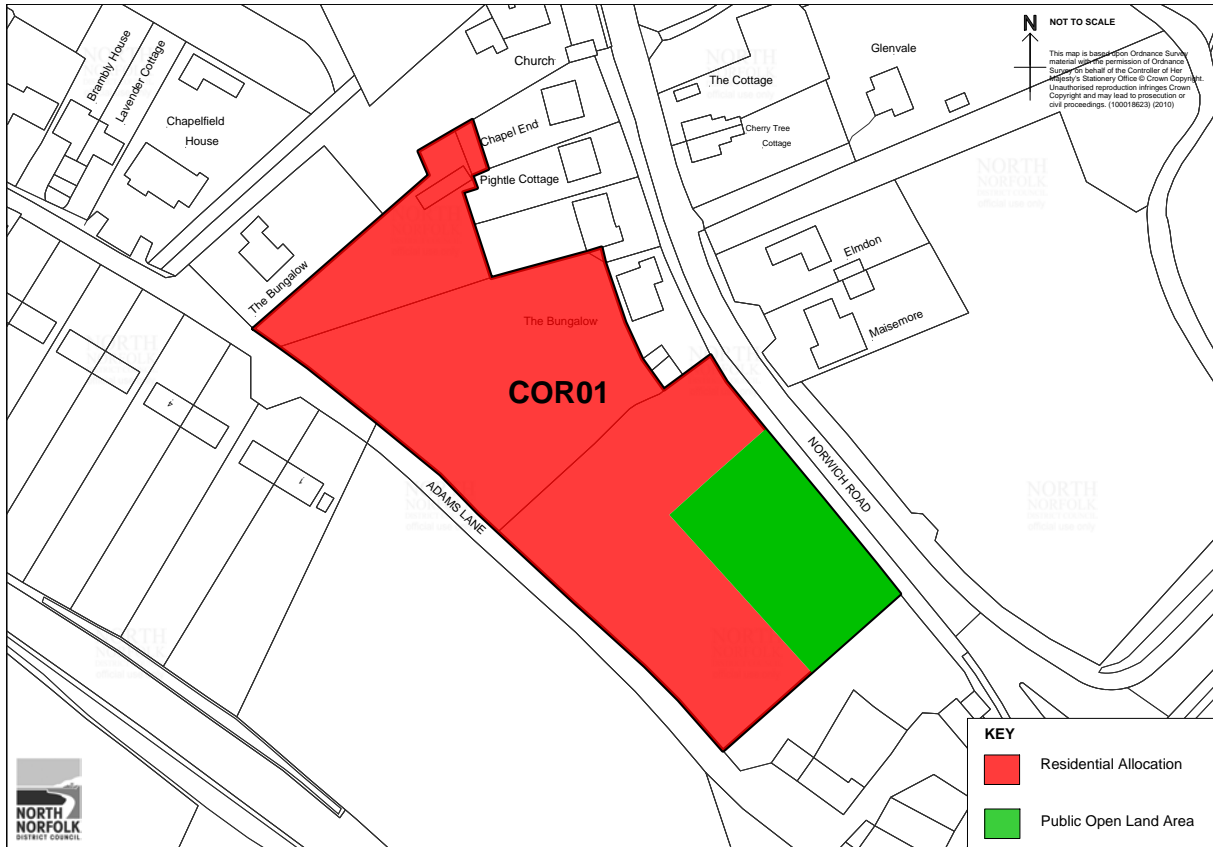
Land amounting to approximately 0.85 hectares is allocated for residential development of approximately 18 dwellings together with public open space. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services, and other community needs as required and:

- a. Provision of safe vehicular access solely to Norwich Road;
- b. provision of a minimum of 0.15 hectares public open space to be made available in perpetuity;
- c. wildlife mitigation and improvement measures;
- d. prior approval of a scheme of mitigation to minimise potential impacts on the relevant SPA/SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures;
- e. demonstration that there is adequate capacity in sewage treatment works; and,
- f. incorporation of Sustainable Urban Drainage scheme.

# Allocations in Service Villages 12

## Site Map

**12.6.11** The following map shows the area of land that is allocated for residential development (red) and the area allocated as public open space (green).



Map 12.8 Land Between Norwich Road & Adams Lane (COR01)

## 12 Allocations in Service Villages

### 12.7 Allocations for Happisburgh

**12.7.1** Happisburgh is a small village, identified as a 'Coastal Service Village' in the Core Strategy, with a basic level of services, a number of holiday homes and a caravan park. The village consists of 'ribbon development' to either side of Whimpwell Street, down to Whimpwell Green and Happisburgh Common, and partly along North Walsham Road. It is considered that development should be located within the main area of Happisburgh, so that village facilities can be accessed on foot.



**12.7.2** The centre of the village is designated as a Conservation Area, and is set within attractive countryside. The 14th century flint and stone church of St. Mary's with its 110 ft (33.5 m) high tower and the red and white candy striped lighthouse provide landmarks visible from the surrounding area. The design and siting of new development should respect the village environment and the setting of these key landmarks. The farmland in and around the village is classified as Grade 1 agricultural land and allocations should also seek to minimise the impact on this.

**12.7.3** Parts of the village lie within the Coastal Erosion Constraint Area<sup>(45)</sup> shown on the Proposals Map, however the school, shop and village hall are all beyond this area.

**12.7.4** Additional development, particularly affordable housing, will provide for continued investment which is important to the future of the village and its facilities. Development could also bring forward community benefits such as improved children's play provision. Developments of more than 10 dwellings will be required to make public open space provision, and this could be a mix of on-site provision and off-site improvements to other existing facilities. For example, the North Norfolk Open Space and Recreation Strategy<sup>(46)</sup> identified that landscaping at Happisburgh playing fields could be improved.

**12.7.5** Anglian Water have commented that the sewerage system in the village is small and therefore the number of dwellings allocated should be kept fairly low.

**12.7.6** The Appropriate Assessment<sup>(47)</sup> recommends a programme of monitoring be initiated to assess impacts of development on the Broads SAC / Broadland SPA and Ramsar site from visitor disturbance. The Appropriate Assessment also recommends that further assessment of water quality issues may be required to ensure continued compliance with appropriate discharge levels.

### Residential: Land West of Whimpwell Street (HAP07)

#### Description

**12.7.7** This site is one of the agricultural fields within the existing built up area of Happisburgh and is within walking distance of all village facilities. Pedestrian access to village facilities is possible via footways which are split between the eastern and western sides of Whimpwell Street.

45 An area of development restraint identified in the adopted Core Strategy where policy EN11 is applied

46 North Norfolk Open Space and Recreation Study, Atkins, 2006

47 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009 and February 2010



## Allocations in Service Villages 12

- 12.7.8** The site provides long views across surrounding fields and any development should retain these views where possible. Development could therefore be contained to the southern edge of the site frontage, with the access road and some open space on the northern edge in order to retain some long views. The surrounding properties are generally low density and treatment of the site frontage should have regard to its setting within the village, with landscaping and some well designed dwellings fronting onto Whimpwell Street. Site layout and density across the whole site should also reflect the character of the surrounding area, and retain views of the lighthouse which are available from Grub Street. Site access should be provided to Whimpwell Street away from the southern corner of the site, so as not to create a crossroads with the entrance to Lighthouse Close. The bus stop on the site frontage may need re-siting to allow adequate vehicle access, but this should be in the immediate vicinity of the site.

### Constraints

- 12.7.9** The site is a locally important archaeological site and therefore archaeological work may be necessary prior to any development taking place.
- 12.7.10** The site consists of Grade 1 agricultural land, however, its allocation would have a minimal impact on the overall supply in the village. High voltage power cables cross the site and site layout should ensure safe clearance is maintained.
- 12.7.11** There are no surface water sewers in vicinity of site.

### Deliverability

- 12.7.12** The site is in multiple ownership and all parties are in support of the allocation. Part of the site is subject to a long term agricultural tenancy and notice will be required.

## Policy HAP07

### Land West of Whimpwell Street

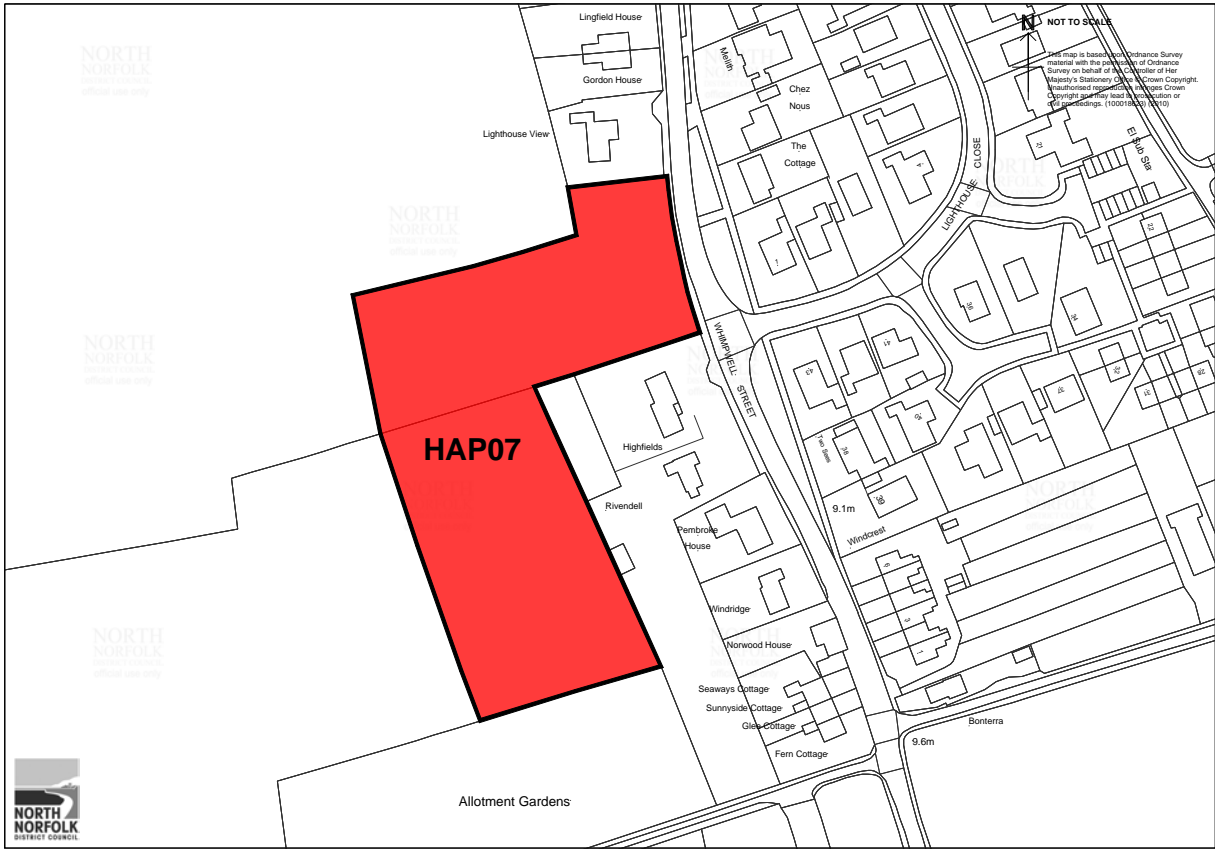
Land amounting to 0.9 hectares is allocated for residential development of approximately 14 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. An acceptable scheme that pays careful attention to site layout and building height, retaining the open views from the east across the site and minimising the impact on views of the lighthouse from Grub Street;
- b. provision of safe access to Whimpwell Street;
- c. footway provision along the site frontage to the crossing point to footpaths along the east side of Whimpwell Street;
- d. provision of landscaping along the boundary with existing properties and the boundary with agricultural land to the west;
- e. re-siting of the bus stop on the site frontage if required;
- f. archaeological investigation if required;
- g. prior approval of a scheme of mitigation to minimise potential impacts on the relevant SPA/SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures; and,
- h. demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on European Wildlife Sites.

# 12 Allocations in Service Villages

## Site Map

12.7.13 The following map shows the area of land that is allocated for development.



Map 12.9 Land West of Whipwell Street (HAP07)



# Allocations in Service Villages 12

## 12.8 Allocations for Horning

**12.8.1** The Core Strategy identifies Horning as a 'Service Village' and provides for the possibility of one or more small housing allocations to deliver a total of approximately 26 dwellings.



**12.8.2** Horning is set in attractive countryside on the banks of the River Bure and is a popular visitor destination within the Broads. The village contains several

shops and boatyards and the area between Lower Street and the river contains several thatch properties and is designated as a Conservation Area. The village is contained between the Norwich Road to the north and Lower Street and river to the south. Shops and other facilities are located around Lower Street and the school is some distance away on the eastern edge of the village. Horning has limited pedestrian facilities throughout the village, partly due to the narrow roads, and there are concerns about access and traffic congestion on Lower Street, particularly in busy periods. It is important that allocations seek to minimise impact on the narrow road network through the village and also provide pedestrian access to village facilities. The river and the western side of Lower Street are within the Broads Authority area and much of this land is at risk from flooding.

**12.8.3** The Open Space and Recreation Study<sup>(48)</sup> identified that Horning Recreation Ground had potential for improvement by the introduction of other open space uses. These improvements could be made via contributions in line with the Core Strategy open space standards if appropriate.

**12.8.4** The Appropriate Assessment<sup>(49)</sup> recommends a programme of monitoring be initiated to assess impacts of development on the Broads SAC / Broadland SPA and Ramsar site from visitor disturbance. The assessment also recommends that further assessment of water quality issues may be required to ensure continued compliance with appropriate discharge levels.

### Residential: Land East of Abbot Road (HOR06)

#### Description

**12.8.5** The site comprises part of an agricultural field lying to the east of existing houses on Abbot Road and is adjacent to the established built up part of Horning.

**12.8.6** The site is to the south of the A1062 Norwich Road and vehicle access should be provided to the Norwich Road by means of an appropriate junction. At present the site is within the 60mph speed zone and the 40mph speed limit should be extended to include the site entrance. Junction improvements may require removal of some of the existing vegetation

48 North Norfolk Open Space and Recreation Study, Atkins, 2006

49 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009 and February 2010

## 12 Allocations in Service Villages

along Norwich Road, and re-provision of suitable landscaping will be required to provide an attractive approach to the village in this rural location. A high quality design that is appropriate to the village entrance location will be important. Landscaping around the site should also be provided to soften the impact when viewed from the east and to provide a buffer to the existing properties.

- 12.8.7** There are limited footpaths along this stretch of Norwich Road and therefore pedestrian and cycle access should be provided to Abbot Road which links to the village centre. Abbot Road is not considered suitable to provide vehicle access to the site.

### Constraints

- 12.8.8** The site is adjacent to medieval and post medieval cropmarks and therefore archaeological work may be necessary prior to any development taking place.
- 12.8.9** There are no surface water sewers in the vicinity of the site. There have been localised issues of surface water flooding in the area and development should consider the impacts of surface water run off.

### Deliverability

- 12.8.10** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

## Policy HOR06

### Land East of Abbot Road

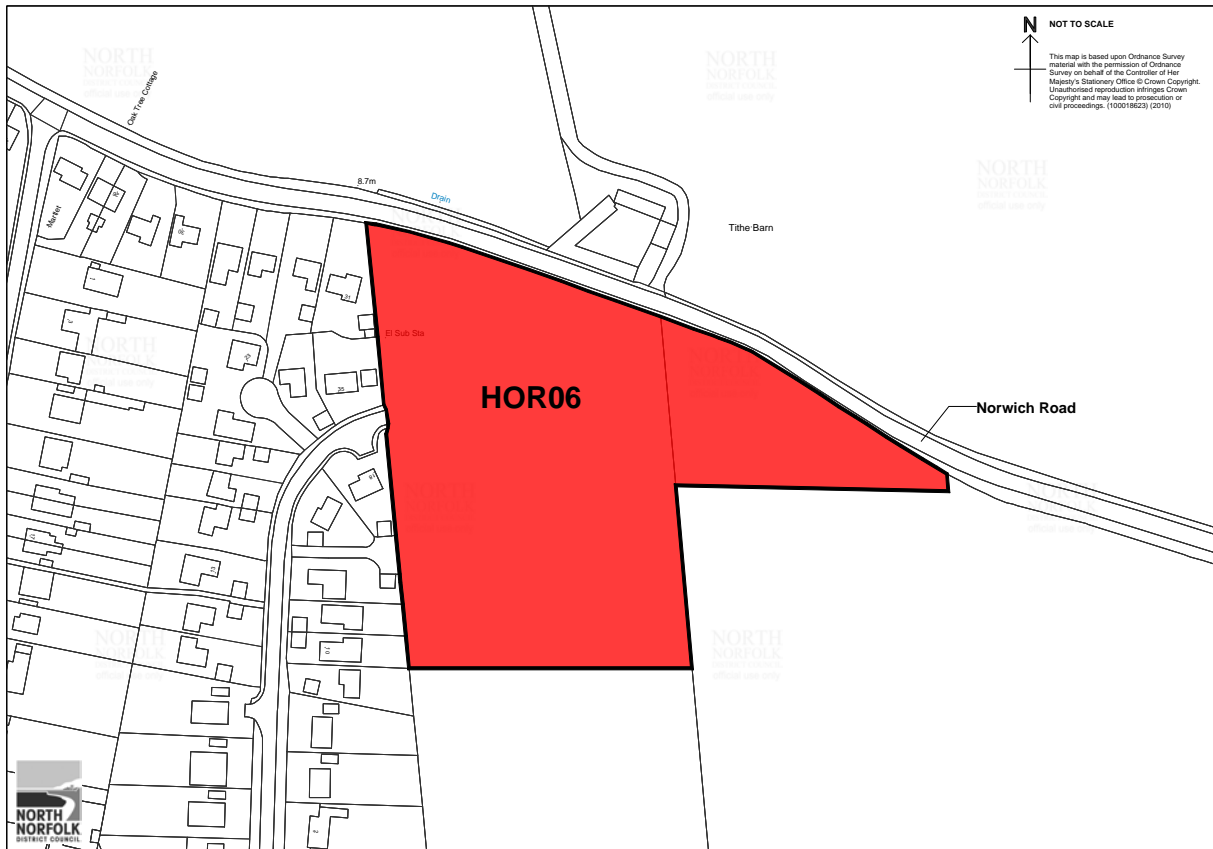
Land amounting to 1.7 hectares is allocated for residential development of approximately 26 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. Extension of the 40mph zone and provision of safe vehicle access to Norwich Road;
- b. provision of pedestrian and cycle links to Abbot road and provision of footway along the site boundary with Norwich Road;
- c. provision of suitable landscaping along the Norwich Road frontage and around site boundaries;
- d. archaeological investigation if required;
- e. prior approval of a scheme of mitigation to minimise potential impacts on the relevant SPA/SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures; and,
- f. demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on European Wildlife Sites.

## Allocations in Service Villages 12

## Site Map

12.8.11 The following map shows the area of land that is allocated for development.



Map 12.10 Land East of Abbot Road (HOR06)

## 12 Allocations in Service Villages

### 12.9 Allocations for Little Snoring

**12.9.1** Little Snoring is categorised as a 'Service Village' in the Core Strategy. It has a Primary School, small convenience store and public house. The Strategy indicates that small scale housing allocations for a total of approximately 26 dwellings should be considered.



**12.9.2** The village comprises two main clusters of housing of mixed ages and character set in a flat arable agricultural landscape. The A148 passes through the southern fringe of the village and provides convenient access to Fakenham to the west. As with other rural communities in the District house prices have risen rapidly in recent years and additional housing will help to address housing needs.

As with other rural communities in the District house prices have risen rapidly in recent years and additional housing will help to address housing needs.

**12.9.3** There is limited capacity in the wastewater treatment works serving Little Snoring and that they are scheduled for major expenditure in the next couple of years. Development may therefore need to be delayed until after these improvements are made.

**12.9.4** The Appropriate Assessment recommends a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast SAC / SPA from visitor disturbance.

### Residential: Land at Junction of Holt Road & Kettlestone Road (SN01)

#### Description

**12.9.5** The site comprises an area of undeveloped and overgrown land located reasonably centrally within Little Snoring. Development of the site would have limited impact on the overall character of the village. It is a well contained site, being bordered on three of four sides by existing housing developments. Development here would avoid any encroachment into the open countryside that surrounds the village. There are mature hedgerows and oak trees on the boundary which should be retained and enhanced where possible. Areas of grassland should also be retained within the site and additional tree planting would be beneficial. An initial wildlife survey<sup>(50)</sup> has been carried out and a further study should be undertaken to assess the presence of particular species.

#### Constraints

**12.9.6** There are few constraints that would affect development of this site. The Highway Authority has indicated that some improvements to the junction of Holt Road and Kettlestone Road are desirable. These are achievable within the boundaries of the site. A continuous footway along the site frontage will be required.

**12.9.7** There are no surface water sewers in the vicinity of the site. There are sewers crossing the site and diversion would be at the developers' expense.

# Allocations in Service Villages 12

## Deliverability

- 12.9.8** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy SN01

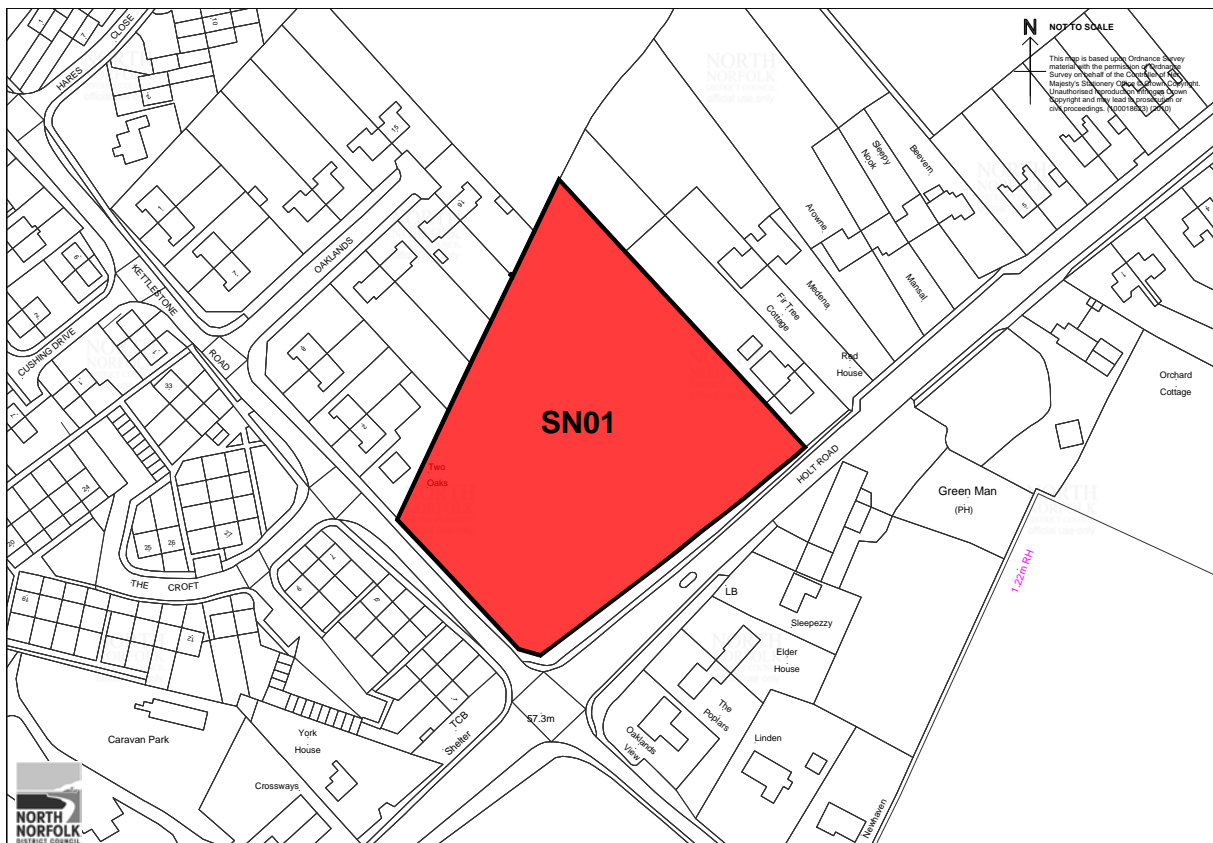
#### Land at Junction of Holt Road & Kettlestone Road

Land amounting to 0.9 hectares is allocated for residential development of approximately 15-20 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- Land is retained to allow for the future improvement of the Kettlestone Road/A148 junction;
- retention and enhancement of mature hedgerows and trees around the site and other wildlife mitigation and improvement measures as required; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC / SPA arising as a result of increased visitor pressure, and on-going monitoring of such measures.

## Site Map

- 12.9.9** The following map shows the area of land that is allocated for development.



Map 12.11 Land at Junction of Holt Road & Kettlestone Road (SN01)



## 12 Allocations in Service Villages

### Residential: Land Adjacent to Little Snoring Primary School, Kettlestone Road (SN05)

#### Description

**12.9.10** The site comprises an area of agricultural land, centrally located within Little Snoring adjacent to the village primary school. Development of the site would have limited impact on the overall character of the village and could assist in linking the two halves of the settlement together, an expressed wish of the Parish Council. The site is well contained, being bordered to the west by the primary school and to the east by residential properties. There are mature hedgerows containing a number of trees on the site boundary which should be retained and reinforced where possible. An open land area should also be retained adjacent to the school site to act as an amenity area and a green corridor linking the countryside to the north and south of the village.

#### Constraints

**12.9.11** There are few constraints that would affect development of this site. The Highway Authority has indicated that highway works are likely to be necessary to Kettlestone Road to allow for improved visibility. Anglian Water have advised that a foul water sewer crosses the site and any diversion would be at the developers' expense.

#### Deliverability

**12.9.12** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy SN05

#### Land Adjacent to Little Snoring Primary School, Kettlestone Road (SN05)

Land amounting to 0.6 hectares is allocated for residential development of approximately 8-10 dwellings and 0.15 hectares of public open space. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

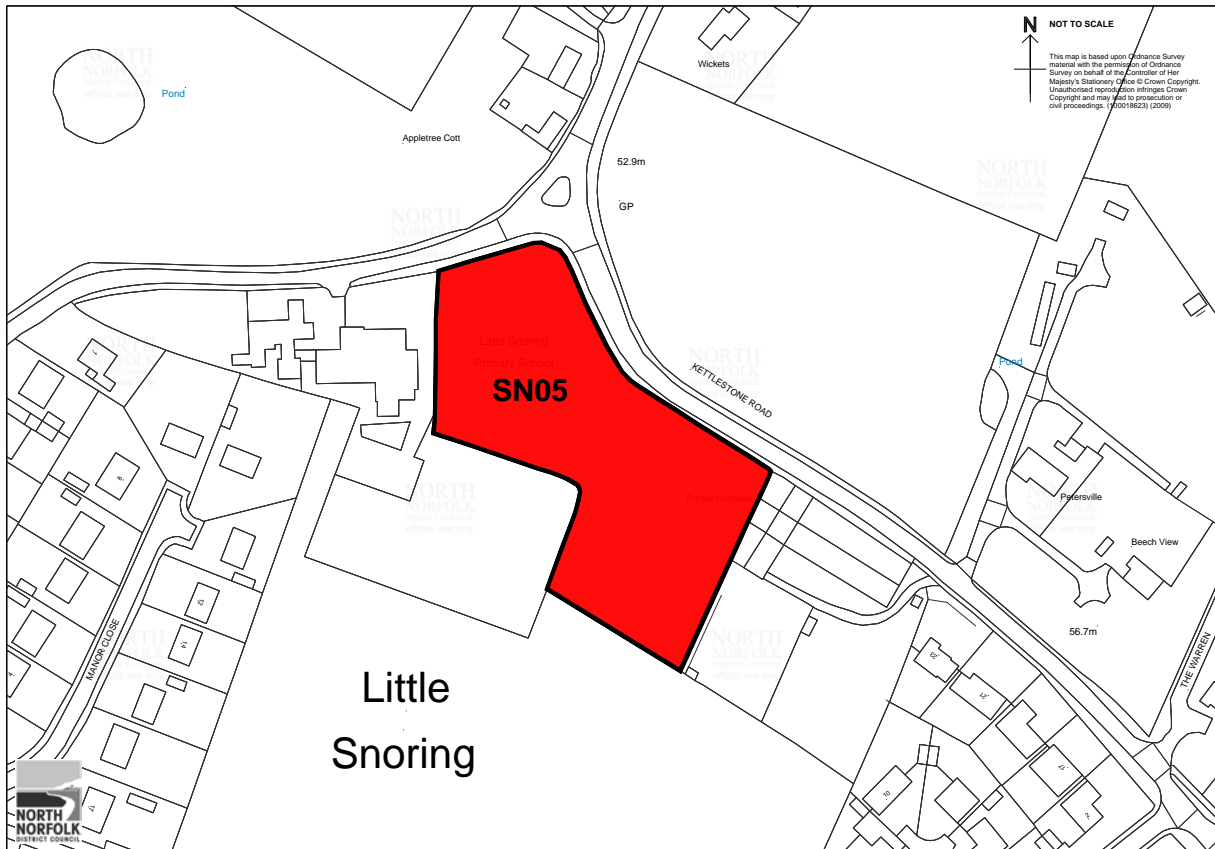
- a. Retention and enhancement of mature hedgerows and trees around the site;
- b. provision of open space adjacent to the school site to act as an amenity area and a green corridor linking the countryside to the north and south of the village;
- c. demonstration that there is adequate capacity in sewage treatment works; and,
- d. prior approval of a scheme to monitor and, if necessary, mitigate possible impacts on the North Norfolk Coast SAC/SPA as a result of increased visitor pressure.



# Allocations in Service Villages 12

## Site Map

**12.9.13** The following map shows the area of land that is allocated for development.



Map 12.12 Land Adjacent to Little Snoring Primary School, Kettlestone Road (SN05)

## 12 Allocations in Service Villages

### 12.10 Allocations for Ludham

**12.10.1** Ludham is categorised as a 'Service Village' in the Core Strategy. The Strategy indicates that small scale housing allocations for a total of approximately 26 dwellings should be considered.

**12.10.2** Ludham is a medium sized village and has a good range of community facilities including a village store and post office, doctors surgery and primary school. Most of the housing development, together with the shop and school, are located to the north of the Yarmouth to Norwich Road. Areas to the south of the road have a less 'built up' character. Womack Water provides access to the Broads waterways and is a popular visitor destination, particularly for those arriving by boat. The village plays an important role in meeting the needs of residents, those of adjacent villages, and a seasonal influx of tourists.



**12.10.3** The Appropriate Assessment recommends a programme of monitoring be initiated to assess impacts of development on the Broads SAC / Broadland SPA and Ramsar site and Great Yarmouth North Denes from visitor disturbance. The Appropriate Assessment also recommends that further assessment of water quality issues may be required to ensure continued compliance with appropriate discharge levels.

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### Residential: Land South of School Road (LUD01)

#### Description

**12.10.4** This site currently comprises a large, flat agricultural field with no landscape features. It lies adjacent to established residential developments to the south and east. Convenient pedestrian links are available to the primary school, recreation ground and general store. It is considered that, subject to appropriate landscaping, development of the site would not have any significant impact on the wider landscape or overall character of the village.

**12.10.5** The site is comparatively large and if the entire site was developed for housing it could probably accommodate in excess of 40 dwellings. This scale of growth is not proposed in Ludham and any development on the identified site needs to reflect its edge of village location and the prominence of the site in the local landscape. A large site has been identified to allow for the provision of significant areas of open space and landscaping within the scheme. The number of dwellings proposed will therefore be limited to 15.

#### Constraints

**12.10.6** A small part of the site lies within a flood risk zone. Layout should ensure that any part of the site which is demonstrated to be at risk of flooding during the lifetime of the development remains undeveloped. Drainage problems are known in the locality. A flood risk assessment will be required as part of a planning application to assess all forms of flooding to and from the development and inform the inclusion of suitable control measures. Development of the site may require a programme of archaeological work to be carried out.

**12.10.7** There are no surface water sewers in the vicinity of the site.

#### Deliverability

**12.10.8** The site is suitable and available for development. It is in single ownership and the landowner

# Allocations in Service Villages 12

has indicated support for the allocation. Agents have submitted Access and Drainage Strategies in relation to possible development of the site. There are no known reasons why development on the site cannot be achieved within the plan period.

## Policy LUD01

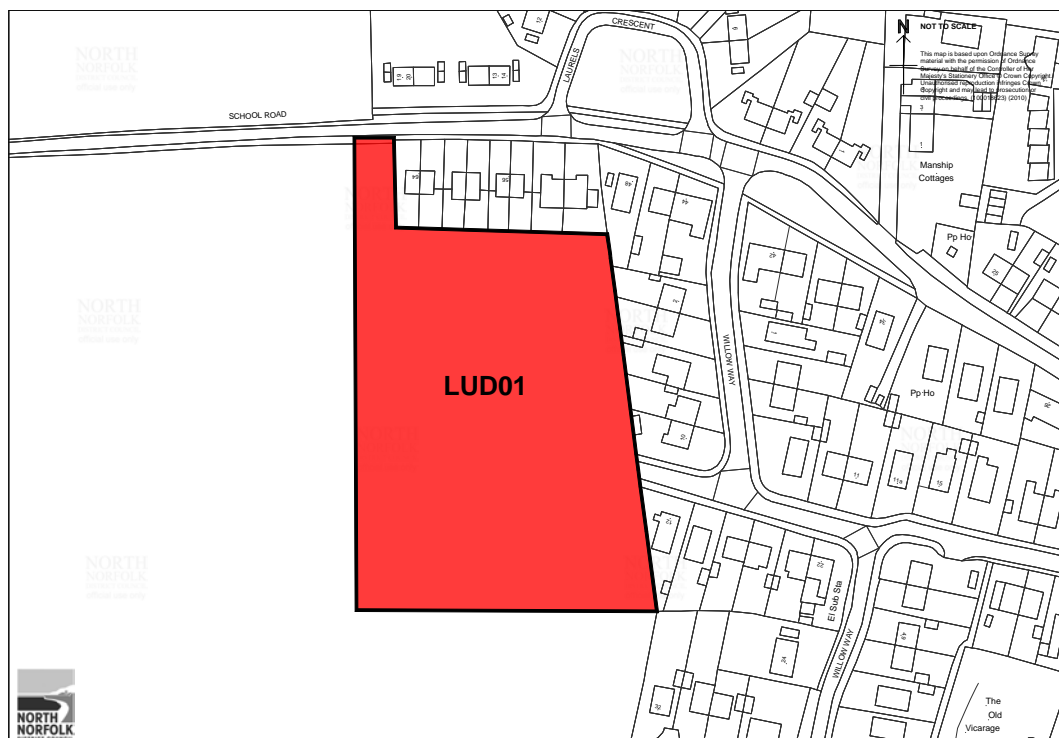
### Land South of School Road

Land amounting to 1.2 hectares is allocated for residential development. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- Development comprising of not more than 15 dwellings;
- provision of areas of open space within the development;
- incorporation of a high quality landscaping scheme particularly along the western boundary;
- careful attention to form and site layout in order to allow for views from School Road to the Grade 1 Listed church;
- prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC / Broadland SPA and Ramsar site and Great Yarmouth North Denes arising as a result of increased visitor pressure, and on-going monitoring of such measures;
- demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on European Wildlife Sites; and,
- submission of a satisfactory flood risk assessment and, if appropriate, suitable mitigation measures.

## Site Map

**12.10.9** The following map shows the area of land that is allocated for development.



Map 12.13 Land South of School Road (LUD01)

## 12 Allocations in Service Villages

### Residential: Land at Eastern End of Grange Close (LUD06)

#### Description

**12.10.10** The site comprises part of an enclosed agricultural field at the eastern end of Grange Close. Although on the edge of the village, residents would have good pedestrian access to village facilities, particularly the primary school and village shop which are a short distance away. The Malthouse Lane boundary is delineated by an existing hedgerow and this should be retained and reinforced with further native planting in order to retain the rural character of the lane.

#### Constraints

**12.10.11** Vehicular access must be provided from the end of Grange Close.

**12.10.12** There are no surface water sewers in the vicinity of the site. Sewers cross the site and diversion would be at the developers' expense.

**12.10.13** The western boundary of the site is adjacent to a belt of oak trees covered by a group Tree Preservation Order. The extension of the Grange Close roadway to serve the site should have full regard to the need to retain and safeguard these trees.

#### Deliverability

**12.10.14** The site is in joint family ownership and the owners have indicated support for the allocation, but the site is unlikely to be made available for development until towards the end of the plan period.

### Policy LUD06

#### Land at Eastern End of Grange Close

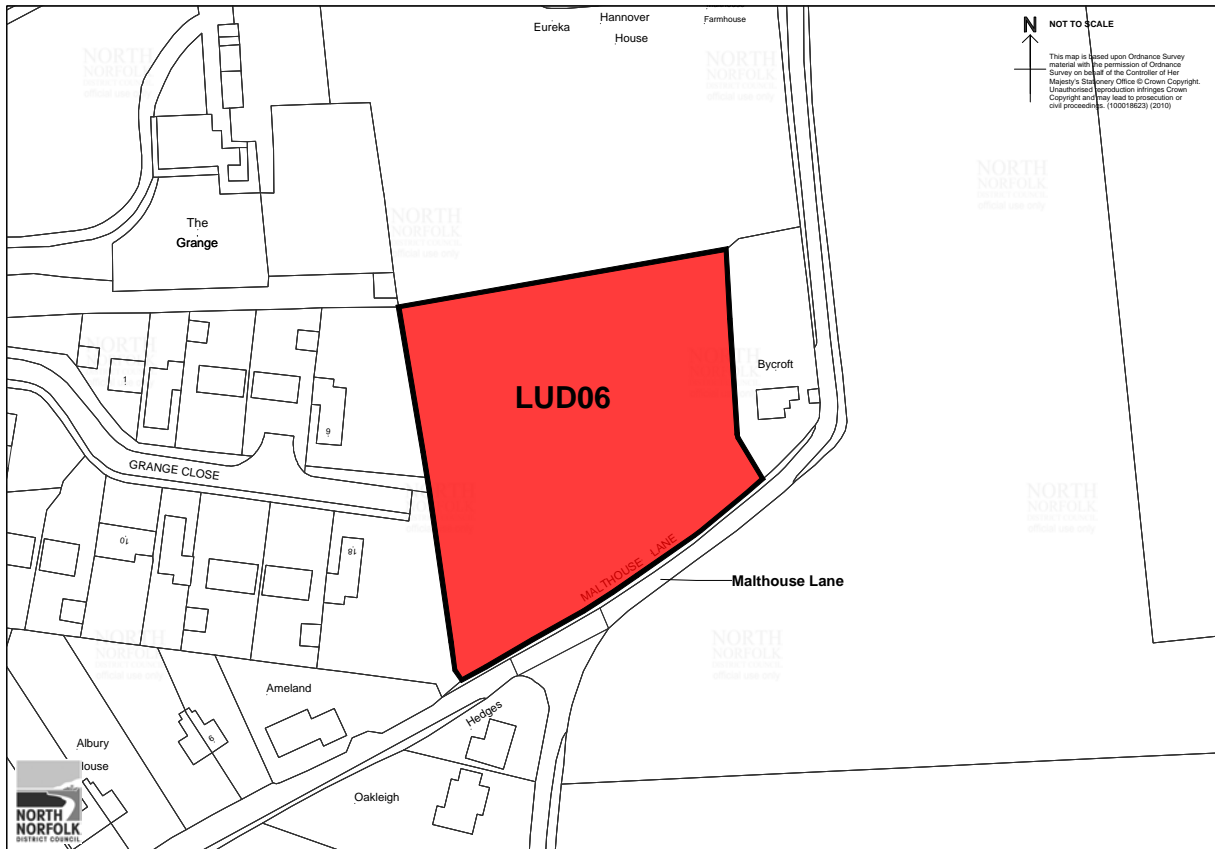
Land amounting to 0.6 hectares is allocated for residential development of approximately 10 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. Vehicular access from Grange Close;
- b. prior approval of a scheme of mitigation to minimise potential impacts on the Broads SAC / Broadland SPA and Ramsar site and Great Yarmouth North Denes arising as a result of increased visitor pressure, and on-going monitoring of such measures; and,
- c. demonstration that there is adequate capacity in sewage treatment works and no adverse effect from water quality impacts on European Wildlife Sites.

# Allocations in Service Villages 12

## Site Map

**12.10.15** The following map shows the area of land that is allocated for development.



Map 12.14 Land at Eastern End of Grange Close (LUD06)

## 12 Allocations in Service Villages

### 12.11 Allocations for Mundesley

**12.11.1** Mundesley is a large village with a good range of services and facilities including a doctor's surgery and library. The village has grown over recent years with several new housing developments. The Core Strategy identifies Mundesley as a 'Coastal Service Village' being suitable for one or more residential allocations of up to 50 dwellings.



**12.11.2** The church, village hall, library, and a number of other properties are within the Coastal Erosion Constraint Area<sup>(51)</sup> as shown on the Proposals Map. However, most of the village facilities, including the shops, post office and doctor's surgery are centrally located, well away from the constraint area, and the school is further away on the southern edge of the village.

**12.11.3** Mundesley is situated on high cliffs over a wide sandy beach, and the beach and seafront are major assets for the economy and local environment. Parts of the village are on high ground and are visible from the wider surrounding countryside. The centre of the village is designated as a Conservation Area and land to the south is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The quality of the built and natural environment are important features and new development should be sympathetic to the character of the area and respect the setting of the village. Much housing in recent years has been some distance from the village centre and it is considered desirable to ensure that new allocations are well related to village facilities.

**12.11.4** Developments of more than 10 dwellings will be required to contribute towards public open space, and this could be a mix of on-site provision and off-site improvements to other existing provision. For example, the North Norfolk Open Space and Recreation Study<sup>(52)</sup> identified that play pitch provision and facilities at Gold Park could be improved.

### Residential and Public Open Space: Land at Grange Cottage / Water Lane (MUN06)

#### Description

**12.11.5** This is an arable field between High Street and Water Lane which is accessed via a track that runs between existing residential properties. The lower part of the site, around Mundesley Beck, is within the flood zone<sup>(53)</sup> and therefore unsuitable for residential development. This part of the site is allocated for public open space and should be made available for a variety of open space uses. The northern part of the site is allocated for residential development of approximately 40 dwellings. The site is placed mid-way between the village centre and the primary school and offers convenient pedestrian access to both.

51 An area of development constraint identified on the adopted Proposals Map

52 North Norfolk Open Space and Recreation Study, Atkins, 2006

53 See Environment Agency flood zone maps and North Norfolk Strategic Flood Risk Assessment, 2008



## Allocations in Service Villages 12

- 12.11.6** The site is adjacent to the Mundesley Conservation Area and provides an attractive setting to the buildings on High Street as well as those to the west on Water Lane which are within the Conservation Area. It is therefore important that any development is very carefully designed to reflect its location and minimise impact on the Conservation Area. The Mundesley Conservation Area Appraisal<sup>(54)</sup> identifies the view between the existing dwellings across the site towards Stow Windmill as important. Site layout should therefore be carefully designed to retain this view and development density may need to be reduced slightly to allow for this.
- 12.11.7** The Highways Authority has stated that vehicle and pedestrian access to Water Lane is not suitable and that access should be provided to High Street. The existing access is too narrow to provide appropriate shared access and will need to be widened to serve the proposed development by removal of the wall on the northern side of the site entrance.

### Constraints

- 12.11.8** The site is a locally important archaeological site and therefore archaeological work may be necessary prior to any development taking place.
- 12.11.9** The southern part of the site is within the flood risk zone and therefore unsuitable for residential development. Development will be subject to a satisfactory flood risk assessment demonstrating how flood risk from all sources of flooding to the development itself and from the site to the surrounding area will be managed.
- 12.11.10** There are no surface water sewers in the vicinity of the site. Water mains and sewers cross the site and diversion would be at the developers' expense.

### Deliverability

- 12.11.11** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.
- 12.11.12** Land required for provision of access to High Street is within the site owner's ownership.

### Policy MUN06

#### Land at Grange Cottage / Water Lane

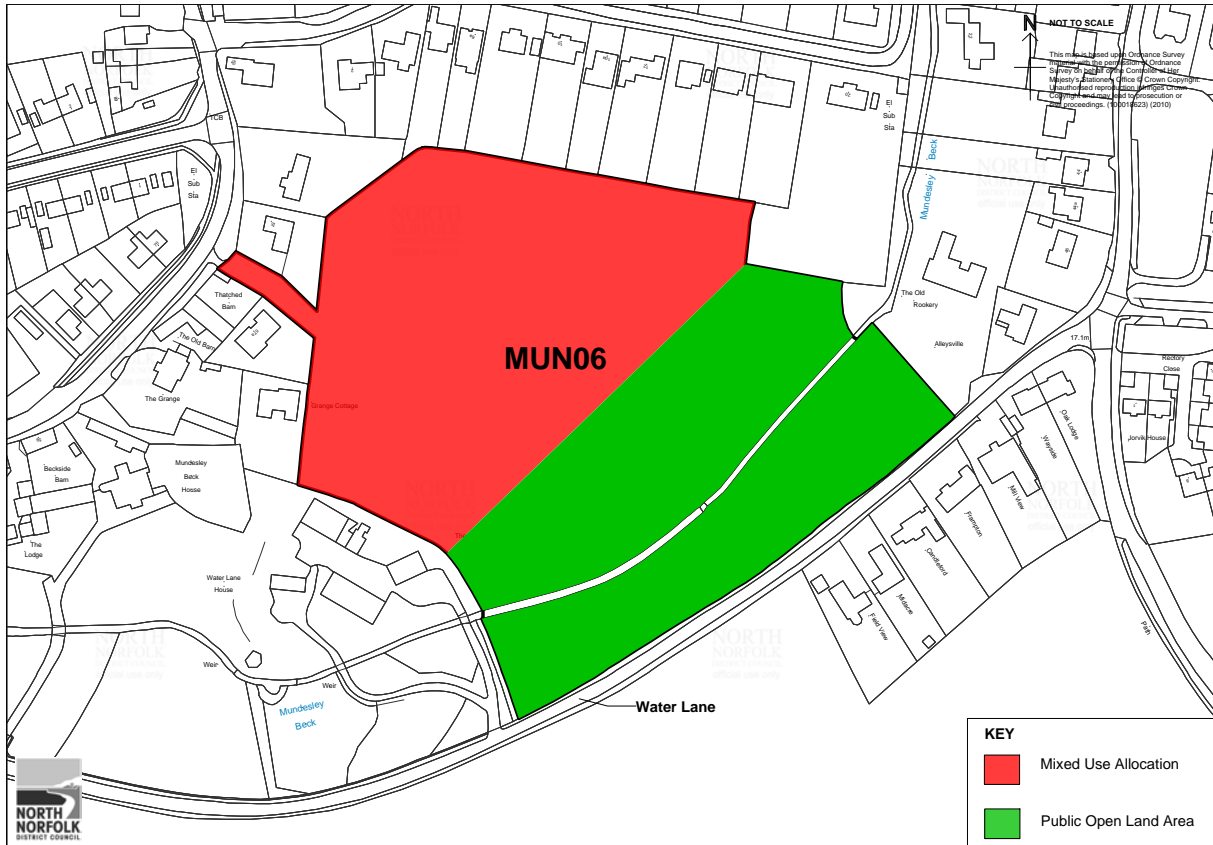
Land amounting to 3.8 hectares to be allocated for residential development of approximately 40 dwellings and 1.8 hectares of public open space. Development will be subject to compliance with adopted Core Strategy policy including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. A well designed scheme that pays careful attention to the site location and the setting of the Conservation Area and retains key views across the site to Stow Windmill;
- b. provision of safe vehicle and pedestrian access to High Street;
- c. provision of 1.8 hectares publicly accessible open space as shown on the site map;
- d. no development shall be located in areas of flood risk, as demonstrated by a site-specific Flood Risk Assessment; and,
- e. archaeological investigation if required.

# 12 Allocations in Service Villages

## Site Map

**12.11.13** The following map shows the area of land that is allocated for residential development (red) and the area allocated as public open space (green).



Map 12.15 Land at Grange Cottage / Water Lane (MUN06)

## Residential & School Traffic Management Scheme: Land South of Trunch Road (MUN07)

### Description

**12.11.14** This arable field is on the southern edge of Mundesley and is opposite the Primary school. It is some distance from central village facilities although these are well linked by footways and can be easily accessed on foot or by cycle.

**12.11.15** The site is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and is visible from the south and the immediate surrounding area. It is, however, viewed within the built up area of Mundesley and is on relatively low ground which minimises its impact on the landscape. It is therefore considered that a small well designed scheme could be more acceptable in the landscape than on other more prominent sites that are not in the AONB. Landscaping should be provided along site boundaries, including to the agricultural land to the south to soften the landscape impact.

**12.11.16** As occurs outside many schools across the District, the road outside the school suffers from traffic obstruction at school dropping-off and collection times due to vehicles parking in the road. Measures should be taken as part of the development to address on-street car parking outside the school. This might include a number of measures including encouraging

## Allocations in Service Villages 12

walking and cycling to school but should facilitate the removal of parked cars within the carriageway on Trunch Road. The developer should engage with the School Travel Plan advisors at the school to come up with the most appropriate solution for the area.

- 12.11.17** Safe vehicle and pedestrian access should be provided onto Trunch Road as well as provision of a satisfactory footway along the site frontage and a crossing point to the school. Provision of adequate visibility splays will require removal of some of the frontage hedgerow although most of this, and the mature trees, should be retained where possible.

### Constraints

- 12.11.18** This site is a regionally important historic environment record site of unknown archaeological potential and therefore archaeological work may be necessary prior to any development taking place. A Public Right of Way runs through the site and should be retained or diverted and suitable landscaping provided along its boundary with the allocation site.
- 12.11.19** The site is within a water Source Protection Zone 1 and only clean, uncontaminated surface water (such as roof-water) should be discharged to any soakaway or watercourse. Run-off from impermeable areas such as car parks and roads should drain into mains sewer rather than the ground.
- 12.11.20** There are no surface water sewers in the vicinity of the site. There are water mains crossing the site and diversion would be at the developers' expense.

### Deliverability

- 12.11.21** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

## Policy MUN07

### Land South of Trunch Road

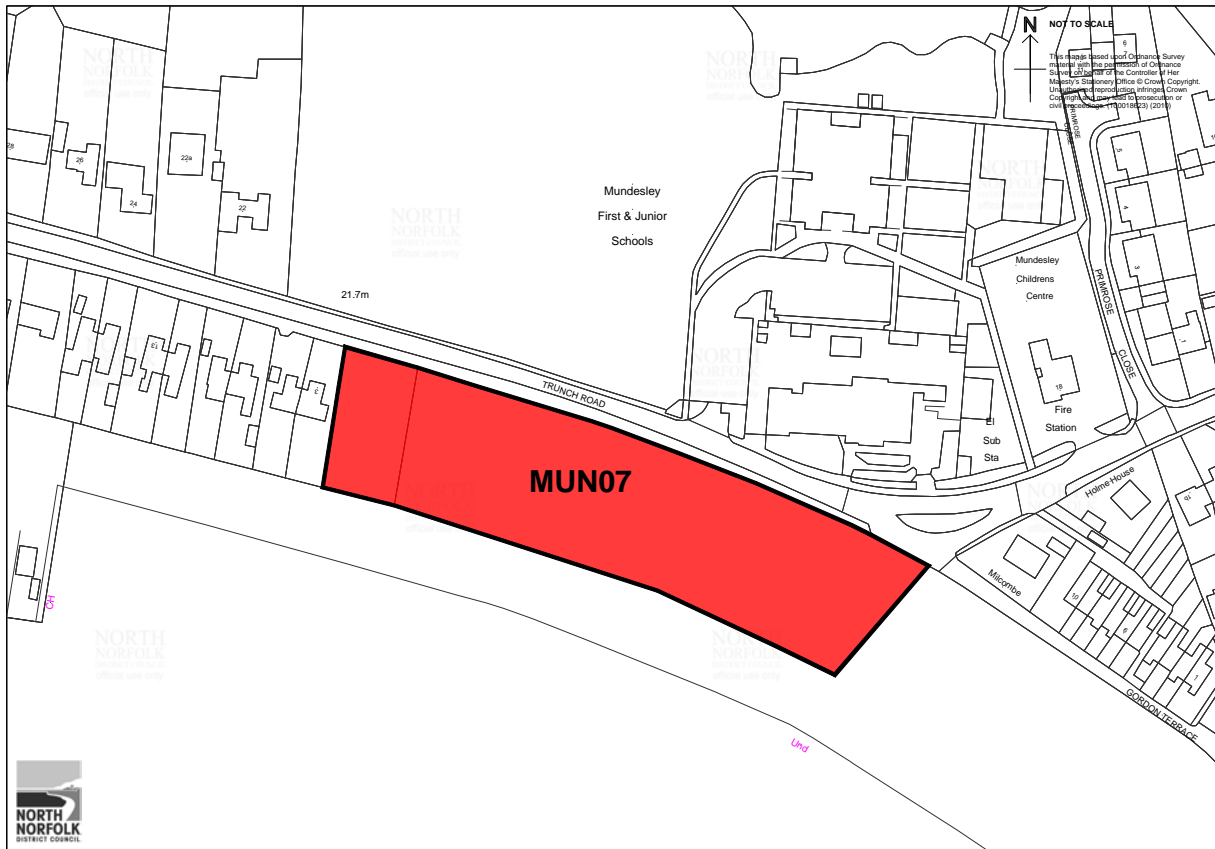
Land amounting to 0.68 hectares to be allocated for residential development of approximately 10 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. A well designed development which has regard to the setting of the site in the Norfolk Coast AONB and the setting of Mundesley when viewed from the south;
- b. provision of safe vehicle and pedestrian access to Trunch Road;
- c. provision of pedestrian crossing facilities to the existing footway on the northern side of Trunch Road;
- d. submission of an acceptable scheme to address on-street parking associated with school traffic;
- e. retention of mature trees and hedgerow to Trunch Road where possible;
- f. provision of landscaping along boundaries with adjoining field;
- g. measures to prevent the input of hazardous substances to groundwater;
- h. archaeological investigation if required; and,
- i. retention or diversion of the Public Right of Way which runs through the site and provision of suitable landscaping along its boundary with the allocation site.

# 12 Allocations in Service Villages

## Site Map

The following map shows the area of land that is allocated for development.

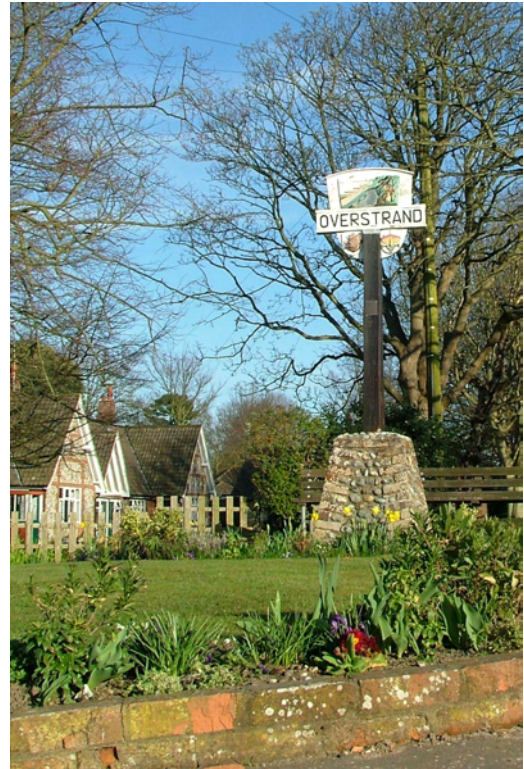


Map 12.16 Land South of Trunch Road (MUN07)

# Allocations in Service Villages 12

## 12.12 Allocations for Overstrand

- 12.12.1** Overstrand retains the character of a select seaside holiday village and has been identified as a 'Coastal Service Village' in the Core Strategy. Two large houses by Sir Edwin Lutyens, their landscaped grounds, the presence of many mature trees within larger than average gardens, and the central cricket ground with thatched roof pavilion gives the centre of the village the character of a leafy suburb. Much of the centre of the village is designated as a Conservation Area.
- 12.12.2** The village has a reasonable range of community facilities including a primary school, shop, post office, public house, large hotel and a number of businesses.
- 12.12.3** In the longer term significant parts of the village may be affected by coastal erosion and these are designated as a Coastal Erosion Constraint Area in the Core Strategy. No allocations are proposed in this area.



### Residential: Land at Rear of 36 Bracken Avenue (OVS03)

#### Description

- 12.12.4** This area of garden land associated with 36 Bracken Avenue is enclosed by existing developments. It is visible from the immediate surroundings but is not seen as part of the wider landscape. Consequently, a small scale residential development would be compatible with the prevailing character of the area. Vehicular access is only likely to be possible from Bracken Avenue and to achieve this the existing bungalow would need to be demolished. As it would appear that any vehicular access would be narrow and the Highway Authority has indicated that the site is not suitable for more than 6-8 dwellings. Development should be limited to single storey buildings only.

#### Constraints

- 12.12.5** There should be no development of this site until satisfactory foul drainage can be provided. Upgrades to the pumping station at Cromer may be required.
- 12.12.6** There are no surface water sewers in the vicinity of the site. Sewers cross the site and diversion would be at the developers' expense.

#### Deliverability

- 12.12.7** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.



# 12 Allocations in Service Villages

## Policy OVS03

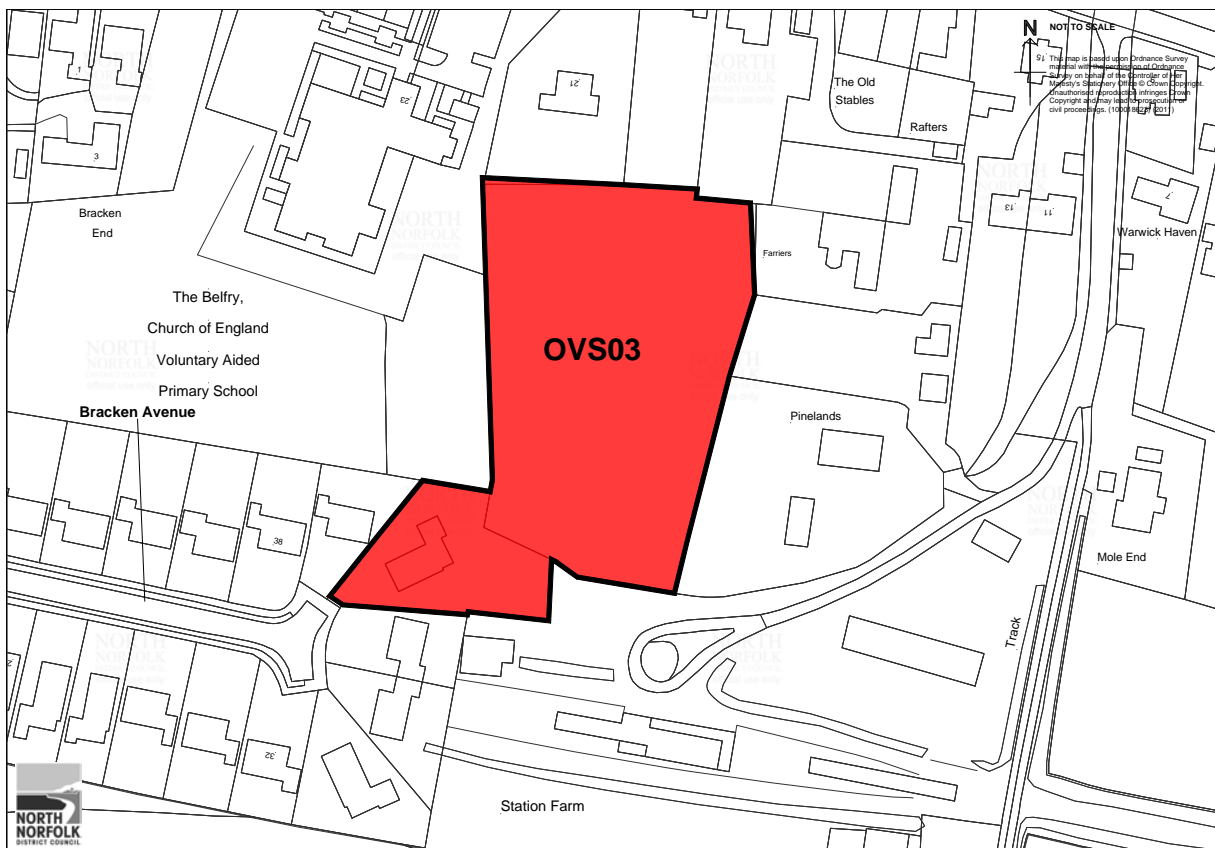
### Land at Rear of 36 Bracken Avenue (OVS03)

Land amounting to 0.7 hectares to be allocated for residential development of approximately 6 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services, and other community needs as required and:

- a. Erection of single storey dwellings only; and,
- b. the existing bungalow to be demolished in order to provide acceptable vehicular access.

## Site Map

**12.12.8** The following map shows the area of land that is allocated for development.



Map 12.17 Land at Rear of 36 Bracken Avenue (OVS03)



# Allocations in Service Villages 12

## Residential: Land South of Mundesley Road (OVS04)

### Description

- 12.12.9** This relatively large site is located close to the centre of the village and convenient access is available to most village amenities. It is within the Conservation Area and development should therefore have regard to its surroundings. A new vehicular access would need to be provided to Mundesley Road and some footpath improvements, particular to the primary school would be required. The site comprises dense scrub, some of which should be retained - particularly that to the south and west of the site - to provide wildlife habitat. The site also contains a significant number of trees some of which are good quality and should be retained, and further planting of native trees encouraged. An initial wildlife survey <sup>(55)</sup> has been carried out and a further study may be required to assess the presence of particular species.
- 12.12.10** It is considered that residential development, of an appropriate design, would have little overall impact on the character of the village or its landscape setting.

### Constraints

- 12.12.11** There should be no development of this site until satisfactory foul drainage can be provided. Upgrades to the pumping station at Cromer may be required.
- 12.12.12** There are no surface water sewers in the vicinity of the site. Water mains cross the site and diversion would be at the developers' expense.
- 12.12.13** Retention of better quality trees on the site.

### Deliverability

- 12.12.14** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

## Policy OVS04

### Land South of Mundesley Road

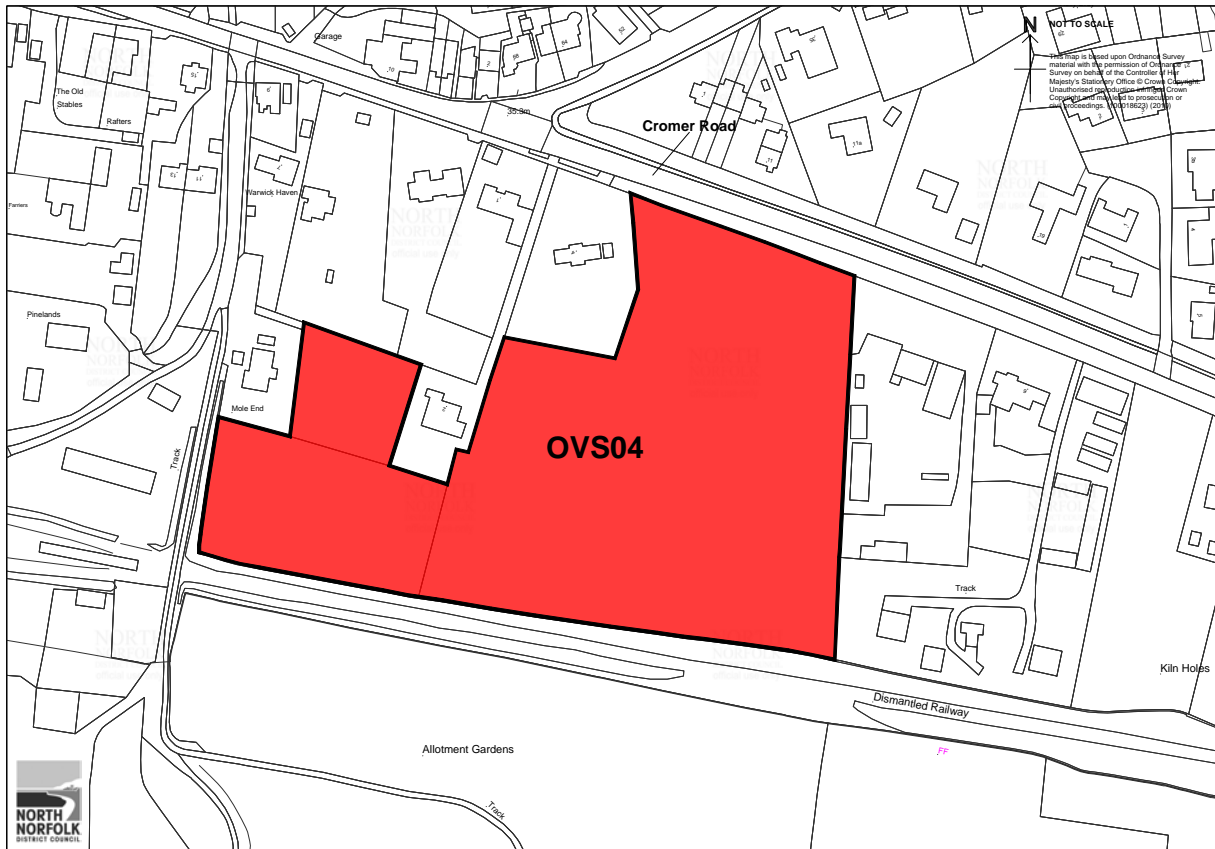
Land amounting to 2.3 hectares to be allocated for residential development of approximately 35 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services, and other community needs as required and:

- a. High quality development that reflects local distinctiveness and respects the location within the Conservation Area;
- b. provision of a continuous footway on the southern side of Mundesley Road to the Primary School;
- c. wildlife mitigation and improvement measures; and,
- d. protection and retention of mature trees.

# 12 Allocations in Service Villages

## Site Map

**12.12.15** The following map shows the area of land that is allocated for development.



Map 12.18 Land South of Mundesley Road (OVS04)

## Allocations in Service Villages 12

### 12.13 Allocations for Roughton

**12.13.1** Roughton is a small village set in attractive countryside, part of which is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The southern part of the village, while not in the AONB, provides attractive views to the surrounding countryside. Areas of the village adjacent to Hagon Beck are at risk of flooding.

**12.13.2** Development, and local facilities, are concentrated around two main roads which connect the village to Cromer, Sheringham and Norwich. The busy junctions of these roads have recently been improved by the provision of mini roundabouts and pedestrian crossing facilities. Other roads in the village have few footpaths available which affects pedestrian accessibility between facilities.

**12.13.3** While the convenience store, petrol station and school are fairly centrally located in Roughton, other facilities such as the village hall are located on the edge of the village. The allocation offers an opportunity to relocate the village hall and secure provision of public open space in a central location.



### Residential & Public Open Space: Land at Back Lane (ROU03/10)

#### Description

**12.13.4** This greenfield site between Back Lane and Chapel Road is occasionally used for grazing and comprises rough grassland to the south and slopes down towards an area of wet grassland and a ditch to the north. Hagon Beck runs along the northern boundary and parts of the site are at risk of flooding. The southern boundary of the site borders Back Lane which is a narrow road, generally rural in nature except at each end where it serves residential properties.

**12.13.5** There are concerns about the impact of additional traffic generated from the development on Back Lane which is narrow and without footpaths in places. Development will therefore be subject to agreement on measures to minimise the impact of any additional traffic.

**12.13.6** There is a pedestrian link to Old Turnpike Road via Orchard Close and an additional link should be provided directly from the site to minimise the need for pedestrians to use Back Lane. This will provide direct access to village facilities and bus stops. Old Turnpike Road does not have footpaths but generally has little through traffic and is well used by pedestrians.

**12.13.7** The proposal is for approximately 30 dwellings and provision of community facilities and public open space. The provision of such facilities will provide a central 'hub' for the village in an accessible location serving new and existing residents. Site layout should be carefully considered to provide these facilities, and the proposed dwellings, in a manner that provides maximum benefit to residents. The site borders existing residential properties and site layout should be arranged so as to minimise impact on residential amenity.

**12.13.8** The site is bounded on some sides by mature hedgerow and these should be retained and

## 12 Allocations in Service Villages

extended where possible. In particular, additional hedgerow should be provided to the north to provide screening for wildlife using the river corridor. An initial wildlife survey<sup>(56)</sup> has been carried out which found that there may be bird and mammal species present on site such as otters, water vole and bats. The survey suggests measures to enhance the biodiversity value of the site including clearing the Beck and ditch of scrub to improve the river corridor, preservation of a wetland area to the north and further hedgerow planting to the east and to the north to separate the wetland area from the proposed development. Additional surveys should be carried out prior to any clearance work around the Beck.

### Constraints

- 12.13.9** The site borders Hagon Beck to the north and a drainage ditch runs through the site. Approximately one-third of the site is within the flood risk zone<sup>(57)</sup> and therefore unsuitable for residential development, although other non-residential uses are likely to be acceptable. Development will be subject to a satisfactory flood risk assessment demonstrating how flood risk from all sources of flooding to the development itself and from the site to the surrounding area will be managed. All works affecting Hagon Beck and elements of this development related to drainage will require written consent from the Norfolk Rivers Internal Drainage Board and all imposed consent conditions will need to be complied with.
- 12.13.10** There are local concerns about drainage of the site. An initial drainage study<sup>(58)</sup> found that land to the south of the drain is likely to be well drained, whereas land to the north of the drain is peaty and wet. A scheme of drainage improvements should be carried out and site layout should be carefully considered to ensure that particular parts of the site are suitable for their proposed use, and also to avoid possible future problems of costly maintenance.
- 12.13.11** There are no surface water sewers in the vicinity of the site.

### Deliverability

- 12.13.12** The site is in two ownerships and both owners support the allocation and provision of community facilities and public open space. The major landowner has secured agreement on land acquisition to provide a pedestrian link from the site to Old Turnpike Road. Additional documents<sup>(59)</sup> have been submitted to support the allocation.
- 12.13.13** The provision of the community facilities and public open space listed below should be secured by legal agreement prior to development.

### Policy ROU03/10

#### Residential & Public Open Space: Land at Back Lane (ROU03/10)

Land amounting to 3 hectares is allocated for residential development of approximately 30 dwellings and at least 1.7 hectares of public open space and community facilities. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. Provision of vehicle access to Back Lane;
- b. submission of a satisfactory highway scheme to mitigate the effect of additional traffic on Back Lane;

56 Norfolk Wildlife Services, April 2009 and January 2010

57 See Environment Agency flood risk maps and North Norfolk Strategic Flood Risk Assessment, 2008

58 Bingham Hall Associates, July 2008

59 Accessibility Report, Millard Consulting, March 2009, and suggested site layout plan

# Allocations in Service Villages 12

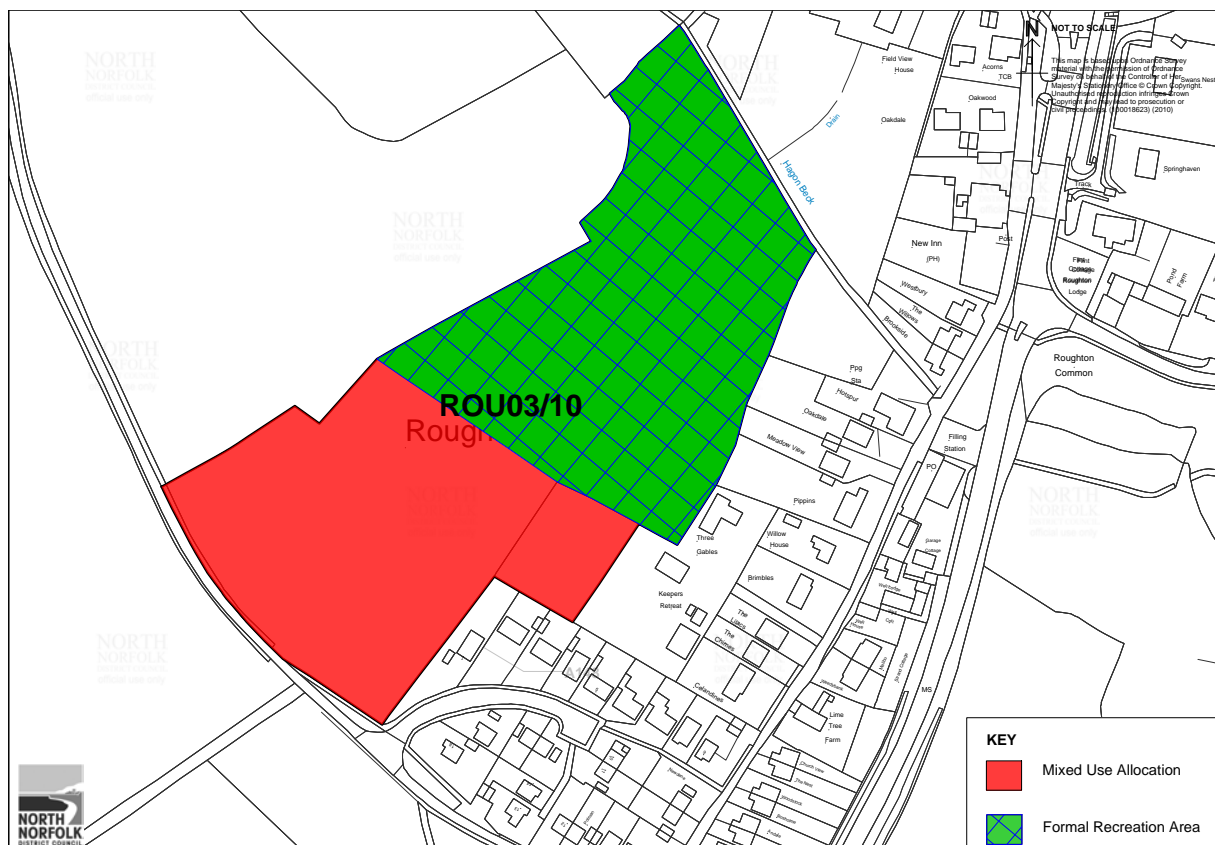
- c. completion of a legal agreement to secure the provision of community facilities and public open space\* in perpetuity;
- d. provision of pedestrian routes through the site to link to village facilities;
- e. provision of a footway along the site frontage linking to Orchard Close;
- f. retention and enhancement of hedgerows;
- g. wildlife mitigation and improvement measures;
- h. no residential development shall be located in areas of flood risk as demonstrated by a site-specific Flood Risk Assessment; and,
- i. a scheme of improvements to land drainage.

\* required provision of community facilities and public open space:

- Financing and building a football pitch;
- financing regeneration of the wetland habitat to the north of the site;
- financing and constructing parking facilities for a village hall / sports pavilion;
- co-financing the re-location of the village hall so it will sit alongside the proposed sports pitch; and,
- the donation of 1.7 hectares of land within the site for public use.

## Site Map

**12.13.14** The following map shows the area of land that is allocated for residential development (red) and the area allocated as public open space (green).



Map 12.19 Land at Back Lane (ROU03/10)



## 12 Allocations in Service Villages

### 12.14 Allocations for Southrepps

**12.14.1** The Core Strategy identifies Southrepps as one of the 'Service Villages' and provides for the possibility of one or more housing allocations to deliver a total of approximately 26 dwellings.

**12.14.2** Southrepps is an attractive village which is wholly within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), and the eastern part of the village is a Conservation Area. It is important that new development respects the setting of the village and its attractive environment. While the majority of village facilities are located in Southrepps village, the primary school is located in Lower Street, approximately 1 mile to the south.



**12.14.3** There is some public open space provision in the village around the village hall and improvements to this could be secured via off-site contributions in line with Core Strategy open space standards.

**12.14.4** The Appropriate Assessment recommends that further assessment of water quality issues may be required to ensure continued compliance with appropriate discharge levels.

### Residential: Land West of Long Lane (SOU02)

#### Description

**12.14.5** This is part of an agricultural field to the west of the village that would be accessed via an existing residential road (Long Lane estate). The site is fairly well located for the village shop, village hall and pub on High Street. Development would be viewed against the backdrop of existing development, although it is important to provide landscaping along the southern and western boundaries to soften the visual impact of development. Site layout should minimise impact on neighbouring properties.

**12.14.6** The existing road through Long Lane estate is considered suitable for additional development and Highways comment that the increased vehicular use of the junction with Long Lane would also be acceptable. The Highways Authority is, however, concerned about the lack of continuous footway to High Street, although there is only a short distance without a footpath. The footpath from Long Lane to the recreation ground provides alternative means of accessing the village hall which can provide an alternative route.

#### Constraints

**12.14.7** There are local concerns about flooding to the north of the site as the properties to the north are 3 to 4 feet (approx 0.75 metres) lower than the site and there is a drainage ditch along the boundary. A site specific flood risk assessment should be prepared at the planning application stage demonstrating how flood risk from all sources of flooding to the development itself and flood risk to others will be managed, and showing appropriate arrangements for dealing with surface water run off.

**12.14.8** This is a site of possible Iron Age and Roman field systems and therefore archaeological work may be necessary prior to any development taking place.



# Allocations in Service Villages 12

## Deliverability

- 12.14.9** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy SOU02

#### Land West of Long Lane

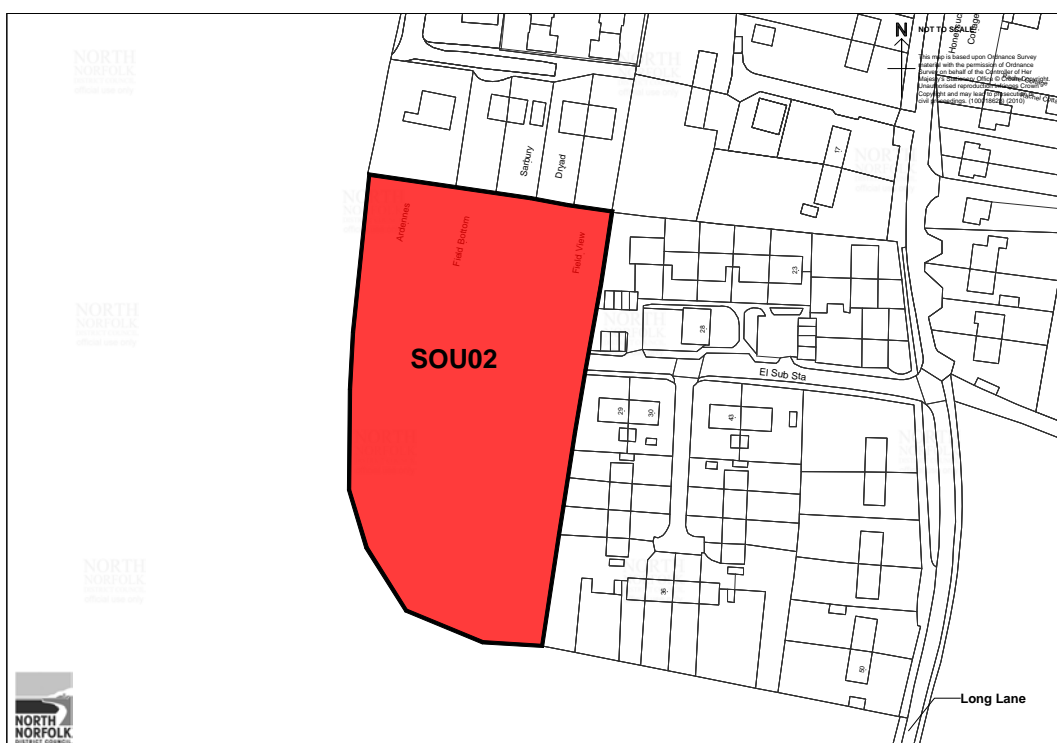
Land amounting to 0.6 hectares is allocated for residential development of approximately 10 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- Provision of safe vehicle access to Long Lane;
- provision of appropriate landscaping including boundary treatment to the agricultural land to the rear;
- submission of a satisfactory scheme of improvements to local surface water drainage to address localised surface water flooding concerns;
- measures to prevent the input of hazardous substances to groundwater; and,
- archaeological investigation if required.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

## Site Map

- 12.14.10** The following map shows the area of land that is allocated for development.



Map 12.20 Land West of Long Lane (SOU02)

## 12 Allocations in Service Villages

### Residential: Land North of Thorpe Road (SOU07)

#### Description

- 12.14.11** This site on the west of the village was previously designated as Employment Land on the Proposals Map and comprises large agricultural storage buildings and surrounding land. The employment generated from this area is minimal and it is considered unlikely that the site will be attractive for new investors.
- 12.14.12** The site is located at the village entrance and a high quality development will be important to enhance the setting of the village. A comprehensive landscaping scheme should also be included to provide an attractive development, and also to provide a buffer to the agricultural land to the rear.
- 12.14.13** A new footpath should be provided along the site frontage to link to the footpath on the northern side of Thorpe Road, therefore enabling safe access to the village shop, hall and pub, and the Highways Authority have commented that improvements to a crossing point to south side of Thorpe Road may also be required. Provision of the footpath may require removal of some of the roadside hedgerow, which would also improve visibility at the access, however replacement landscaping should be provided along the frontage to retain a green approach.

#### Constraints

- 12.14.14** There is an existing right of way which crosses the site to buildings at the rear of 'Uplands' which should be maintained, and there may be potential to incorporate these buildings in a comprehensive scheme for the two sites.
- 12.14.15** This is a brownfield site and therefore, in line with PPS23, a study will be required identifying previous sites uses and potential contaminants that might be expected given those uses in order to fully assess any risks posed. If the desktop study identifies that contamination may be a problem then a full site investigation should be completed and an appropriate remediation scheme developed.
- 12.14.16** There are no surface water sewers in the vicinity of the site.

#### Deliverability

- 12.14.17** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

### Policy SOU07

#### Land North of Thorpe Road

Land amounting to 0.6 hectares is allocated for residential development of approximately 12 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- a. Provision of safe vehicle access to Thorpe Road;
- b. high quality development to enhance the approach to the village;
- c. provision of appropriate landscaping including boundary treatment to the agricultural land to the rear;

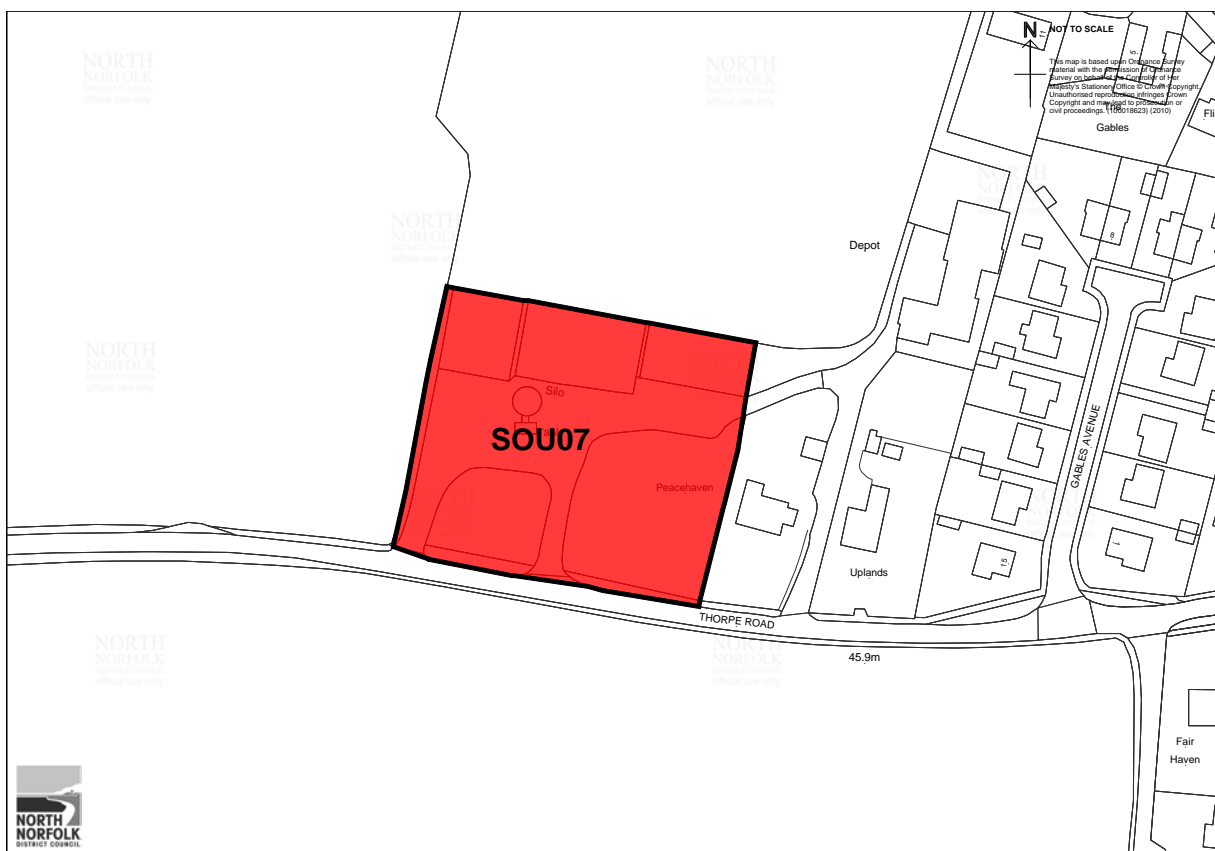
# Allocations in Service Villages 12

- d. investigation and remediation of any land contamination; and,
- e. measures to prevent the input of hazardous substances to groundwater.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected site. Proposals should also be informed by Development Control Policies EN1 and EN2.

## Site Map

**12.14.18** The following map shows the area of land that is allocated for development.



Map 12.21 Land North of Thorpe Road (SOU07)

## 12 Allocations in Service Villages

### 12.15 Allocations for Walsingham

**12.15.1** Walsingham is a medium sized village between Fakenham and Wells in the west of the District and is identified as a 'Service Village' with potential for allocations of up to 26 dwellings. It has a good range of local facilities including a post office, convenience shopping, doctors surgery, pub and several other shops and is considered suitable for the full allocation.



**12.15.2** The High Street contains many attractive timber framed buildings and much of the village is a Conservation Area. Walsingham contains a well-renowned Christian shrine which, along with the Priory and Abbey, attracts many visitors to the village. This provides local job opportunities as well as helping to support the range of shops and services. The presence of the Wells to Walsingham Light Railway also attracts visitors to the village. The village is set in attractive countryside, and it is important that any new development respects the historic character of the village as well as the attractive landscape setting.

**12.15.3** Walsingham has had new housing over the years which has helped support local facilities such as the school, and additional dwellings will help provide additional affordable housing as well as continuing to support services and bring forward other community benefits. The Open Space and Recreation Study identified that Walsingham Recreation Ground could be improved, such as with the introduction of other open space uses, and the allocation should contribute towards improved provision in this area.

**12.15.4** The Appropriate Assessment recommends a programme of monitoring to assess impacts of development on the North Norfolk Coast SAP / SAC from visitor disturbance.

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### Residential: Land East of Wells Road (WAL01)

#### Description

**12.15.5** The site is within an agricultural field to the north of Walsingham and is close to the primary school, recreation ground and village hall. It is also within convenient walking distance of the village centre and other facilities.

**12.15.6** The site is outside the historic village centre and is not within the Conservation Area, although St Peters Church is located to the north east of the site and any development should respect the setting of this Grade 1 Listed Building. The site is bordered by existing housing to the south and west and development would not encroach into the wider landscaped setting of the village. Development should be set back from the existing dwellings so as to minimise impact.

#### Constraints

**12.15.7** St Peters Road is not suitable for additional traffic, therefore vehicle access should be provided to Wells Road. Provision of adequate visibility splays will require removal of some of the frontage hedgerow, however this should be minimised and replacement landscaping provided within the site to soften the impact of development.

**12.15.8** There are no surface water sewers in the vicinity of the site.

# Allocations in Service Villages 12

## Deliverability

- 12.15.9** Anglian Water has indicated that there are no expected restrictions in terms of water supply or disposal and there are no constraints to electricity supply. There are therefore no restrictions relating to phasing of development.
- 12.15.10** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.

## Policy WAL01

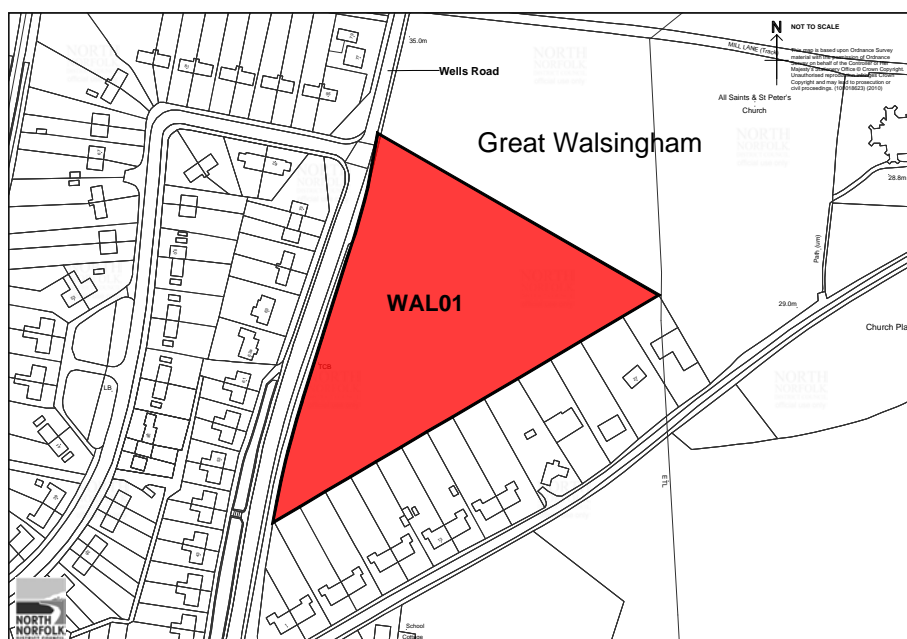
### Land East of Wells Road

Land amounting to 1.35 hectares is allocated for residential development of approximately 24 dwellings. Development will be subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services and other community needs as required and:

- Provision of safe vehicle access to Wells Road;
- retention, or re-provision, of hedgerows and trees around the site;
- appropriate landscaping including boundary treatment to the agricultural land and a landscaped buffer to the existing properties on St Peters Road;
- site layout that respects the setting of the Church of All Saints & St Peters and does not significantly impinge upon views of this Grade I Listed Building;
- measures to prevent the input of hazardous substances to groundwater; and,
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures.

## Site Map

- 12.15.11** The following map shows the area of land that is allocated for development.



Map 12.22 Land East of Wells Road (WAL01)

## 12 Allocations in Service Villages

### 12.16 Allocations for Weybourne

**12.16.1** Weybourne is a compact settlement set in very attractive countryside which is designated as part of the Norfolk Coast Area of Outstanding Natural Beauty. Much of the village is also a designated Conservation Area. The existing division between the built up part of the village and the surrounding countryside is clearly defined and views into and out of the village to the countryside and the sea are one of Weybourne's defining features. The church, Priory remains, windmill and many older flint cottages, farm buildings and boundary walls all make a substantial contribution to the attractiveness of the village. Being set back from the coast, Weybourne is not within the Coastal Erosion Constraint Area<sup>(60)</sup>. The central area around Abbey Farm lies within a flood risk zone and is therefore unsuitable for new housing development.



- 12.16.2** Weybourne is not regarded as a suitable settlement for estate scale development of 20-25 dwellings in a single location. The Council considers that large scale development of this type has the potential to have a damaging impact on the character of the village. The attractiveness of the surrounding countryside is a significant constraint and there are no 'obvious' large sites within or adjacent to the village.
- 12.16.3** The Appropriate Assessment recommends a programme of monitoring be initiated to assess impacts of development on the North Norfolk SAC / SPA from visitor disturbance. This will need to be in place prior to development taking place.

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### Residential: Land at the Street, Opposite the Maltings Hotel (WEY03)

#### Description

**12.16.4** This is a small site located close to the centre of the village which is currently used as a seasonal touring caravan site. The site has the advantage of being well related to other built development and is close to the shop, pub, and village hall. It is considered that the erection of a small number of carefully designed dwellings would have negligible landscape impact, and subject to a high quality design could protect the character of Weybourne Conservation Area. An area at the front of the site, which is occasionally used for car parking, is not proposed as part of the 'allocated' development area. This area (front of site) could nevertheless be developed as 'windfall' development if it is demonstrated that such development would comply with adopted policies.

#### Constraints

- 12.16.5** There are a number of mature trees on the boundaries of the site and any development should ensure that these are protected and retained.
- 12.16.6** Anglian Water has indicated that foul drainage is treated at Cromer Sewage Treatment works which is in need of upgrades. Development may need to be delayed until this work is completed. There are no surface water drains in the village so the proposal will need to incorporate an appropriate SUDs scheme. There are no surface water sewers in the vicinity of the site.



# Allocations in Service Villages 12

## Deliverability

- 12.16.7** The site is in multiple ownership and the landowners have all indicated support for the allocation. Subject to the grant of planning permission there are no constraints which would affect the delivery of development.

### Policy WEY03

#### Land at the Street, Opposite the Maltings Hotel

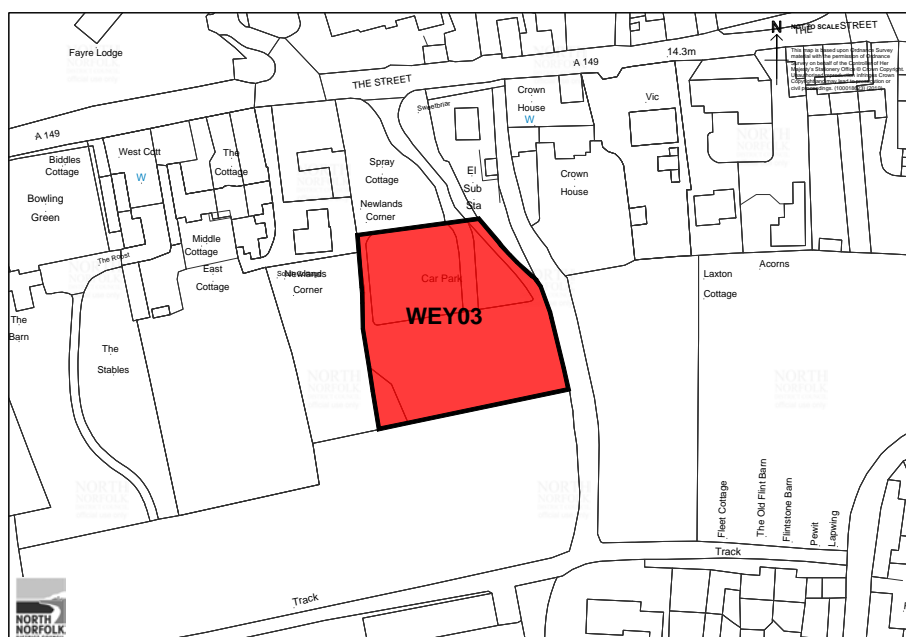
Land amounting to 0.3 hectares is allocated for residential development of approximately 4 dwellings. Development will be permitted subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services, and other community needs as required and:

- High quality design to ensure development preserves or enhances the character of the Conservation Area;
- protection and retention of mature trees on the boundaries of the site;
- incorporation of a SUDs scheme; and
- prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk SAC / SPA arising as a result of increased visitor pressure, and on-going monitoring of such measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

## Site Map

- 12.16.8** The following map shows the area of land that is allocated for development.



Map 12.23 Land at The Street, Opposite The Maltings Hotel (WEY03)

## 12 Allocations in Service Villages

### Residential: Land South of Beck Close (WEY09)

#### Description

- 12.16.9** This edge of settlement location is quite prominent in the landscape, particularly when viewed from the south along Station Road, and west when viewed from Holt Road. However small scale development fronting onto Station Road would mirror that on the opposite side of the road which could 'round off' the development in this area.
- 12.16.10** It is important to ensure that any development minimises the visual impact of new buildings and development will therefore be restricted to a single row of dwellings fronting onto Station Road. Ridge heights should not exceed those of the properties on the opposite side of Station Road. The site is within the defined setting of Sheringham Park as shown on the adopted Proposals Map and development should have regard to the impact on long views available from the Park.

#### Constraints

- 12.16.11** Anglian Water has indicated that foul drainage is treated at Cromer Sewage Treatment works which is in need of upgrades. Development may need to be delayed until this work is completed. There are no surface water drains in the village so the proposal will need to incorporate an appropriate SUDs scheme.
- 12.16.12** There are no surface water sewers in the vicinity of the site. Sewers cross the site and diversion would be at the developers' expense.

#### Deliverability

- 12.16.13** The site is in single ownership and the owner has indicated support for the allocation. There are no known reasons why the site cannot be developed during the plan period.

### Policy WEY09

#### Land South of Beck Close

Land amounting to 0.2 hectares to be allocated for residential development of not more than 4 dwellings. Development will be permitted subject to compliance with adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 50%) and contributions towards infrastructure, services, and other community needs as required and:

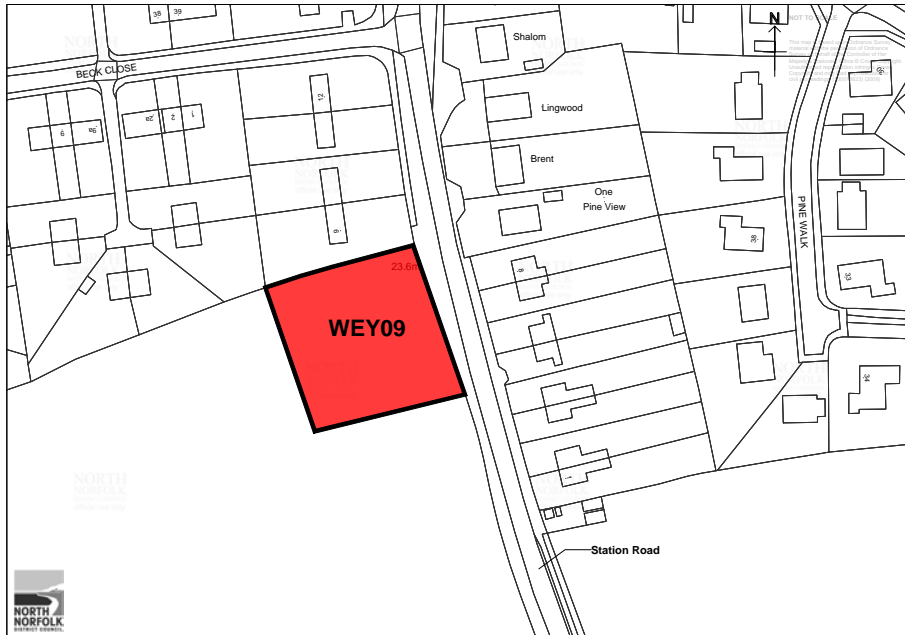
- a. Incorporation of a high quality landscaping scheme to the south and west boundaries to minimise the impact of the development;
- b. finished ridge heights not to exceed those on the opposite side of Station Road;
- c. incorporation of a SUDs scheme; and,
- d. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk SAC / SPA arising as a result of increased visitor pressure, and on-going monitoring of such measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

## Allocations in Service Villages 12

## Site Map

12.16.14 The following map shows the area of land that is allocated for development.



Map 12.24 Land South of Beck Close (WEY09)

# 12 Allocations in Service Villages

# Allocations in Other Areas 13

## 13 Allocations in Other Areas

### 13.1 Tattersett Business Park

#### Employment: Land at Tattersett Business Park

##### Description



**13.1.1** Core Strategy Policy SS3 – Economy, states that 'one or more employment allocations will be identified for employment uses that cannot be accommodated on other employment land owing to environmental or operational reasons'. The intention of this policy is to recognise that most of the industrial estates in the District are closely related to existing residential areas and/or may have access constraints, and that there are some specific types of use, for example those which require very large sites, which may be difficult to accommodate on small industrial estates in towns.

**13.1.2** Tattersett Business Park is identified for such uses on the basis that such an allocation:

- would be well related to existing employment uses already established on the site;
- would enjoy good access to the strategic highway network; and
- additional development could provide the basis for securing environmental improvements on the site such as improved landscaping.

**13.1.3** This site is considered suitable for a range of possible employment uses that may otherwise be difficult to accommodate elsewhere. These need not, and should not, result in unneighbourly impacts and each planning application would continue to be determined on its merits.

##### Constraints

**13.1.4** The site is understood to have poor quality infrastructure (roads, drainage and electricity) and substantial upgrades may be required prior to any further development taking place. The Council regards further development on the site to be a mechanism for securing substantial improvements in the sites appearance and these enhancements will need to be agreed before any development will be permitted.

**13.1.5** The site lies in water quality source protection zone 1/2 as identified by the Environment Agency and only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. There are no surface water sewers in the vicinity of the site.

##### Deliverability

**13.1.6** The site has recently been acquired by a new owner who is promoting development. The precise nature and mix of any new development will need to be agreed by the planning authority in consultation with the local community and other specialist consultees. An overall Master Plan for the development of the site must be agreed before any development occurs.



# Allocations in Other Areas 13

## Policy E7

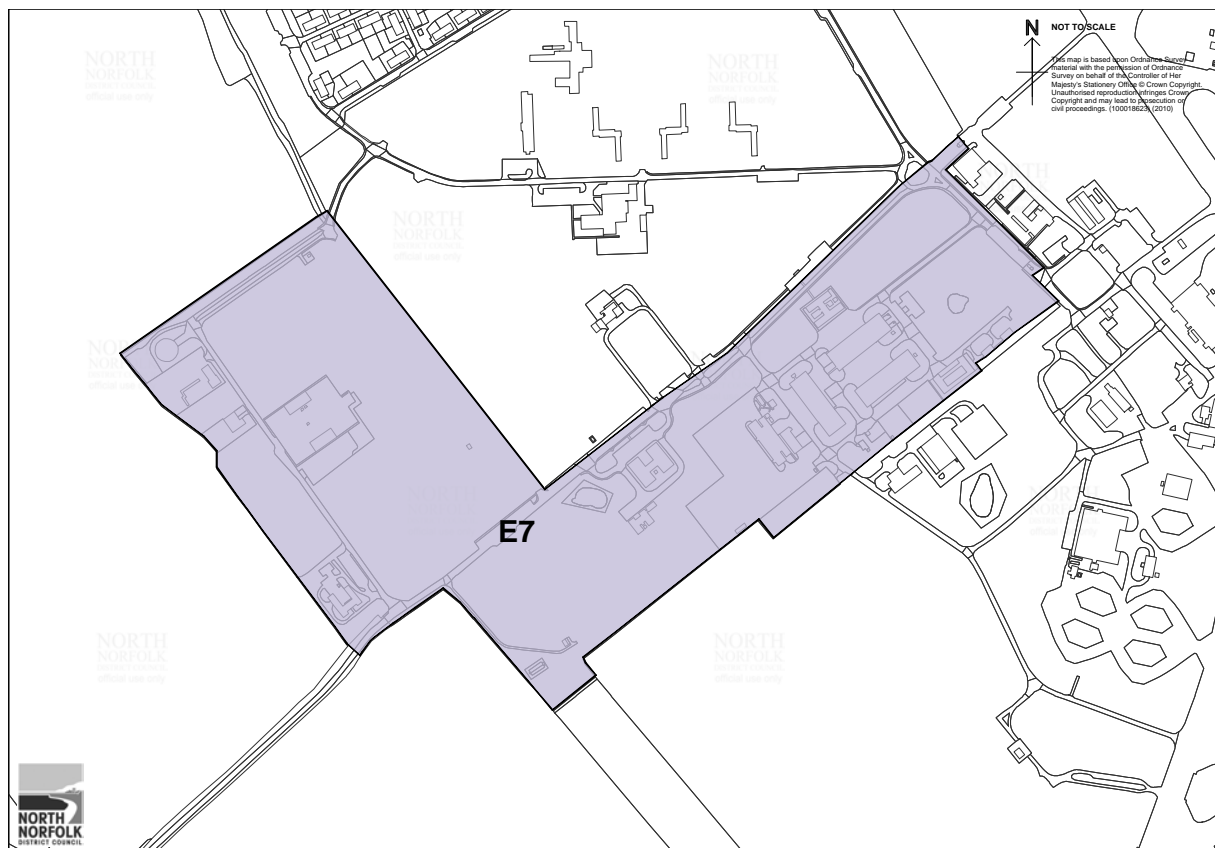
### Land at Tattersett Business Park

Land amounting to 28.5 hectares is allocated for general employment development. Development will be subject to compliance with adopted Core Strategy policies and:

- a. Prior approval of a Master Plan providing for landscaping of the whole of the designated area, phasing of development, access arrangements, and removal of stored tyres from the site;
- b. each new build proposal resulting in the removal of an equivalent amount of floor space contained within the now derelict former barrack blocks on the adjacent site;
- c. development being restricted to employment generating proposals in the B1, B2, B8 and sui generis classes of the Town and Country Planning Use Classes Order where it can be demonstrated that the proposal is incapable of being accommodated on other designated employment land in the District for either environmental or operational reasons; and,
- d. there should be no development unless there has been clear demonstration that proposals will result in no adverse impacts on protected wildlife.

## Site Map

**13.1.7** The following map shows the area of land that is allocated for employment uses.



Map 13.1 Land at Tattersett Business Park (E7)

## 13 Allocations in Other Areas

# Monitoring & Implementation 14

## 14 Monitoring & Implementation

- 14.0.1** The successful implementation of the allocations made in this document is dependant upon the timely delivery of the infrastructure required to support it. In North Norfolk, key infrastructure constraints include poor public transport, ageing sewage disposal networks and limited treatment works capacity, energy supply, education and health provision. Local surface water drainage issues arise in a number of locations across the district.
- 14.0.2** The issues raised by infrastructure providers were taken into account in the development of the Core Strategy and were influential in determining an appropriate scale of growth in each place and when this growth may occur. Additional information has since been received, notably following the findings of the water quality Review of Consents process and the Water Framework Directive. In developing the allocations made in this Plan, the Council has identified infrastructure constraints, and the policies attached to each of the allocations identify where these will need to be addressed before development can occur.
- 14.0.3** This section summarises the current position regarding key infrastructure. Table 14.1 'Monitoring of Site Allocations' identifies the targets to be monitored on each of the allocations.

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### Water Supply

- 14.0.4** Anglian Water has a statutory obligation to meet the growth for North Norfolk and is working on a 25 year plan to improve water supply in Norfolk. With the exception of a small area to the south east of the district which is served by the Broads, North Norfolk's water resources are entirely dependent on the North Norfolk Coast Cromer Ridge chalk aquifer. Currently bore hole levels are about 70% full which is adequate.
- 14.0.5** To serve new development, developers make a formal request to Anglian Water for water supply to be provided to new properties and then pay the difference between the cost of the scheme and the income that Anglian Water expect to receive from water rates over a 12 year period. Anglian Water has indicated that the water supply networks have capacity available, and therefore no constraints are anticipated.
- 14.0.6** A large part of the district is in an area identified in the Environment Agency North Norfolk Catchment Abstraction Management Strategy as having no water available for further water abstraction licencing. All allocations made in this document are therefore subject to a standard requirement (Core Strategy Policy EN6) to minimise water consumption.

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### Foul Sewerage Networks

- 14.0.7** Anglian Water has indicated that there is either limited, or no, spare capacity in the foul sewerage networks for all of the main settlements. Therefore this constraint will need to be overcome before development can proceed. Typically developers will be expected to contribute to funding upgrades to the existing network or provide new network connections to Sewage Treatment Works (STWs) to adoptable standards.

## Monitoring & Implementation 14

### Sewage Treatment Works (STWs)

- 14.0.8** While infrastructure associated with water supply and sewers can be provided and funded by developers, upgrades to STWs can only currently be provided by Anglian Water, and this work is dependent on a five-year funding cycle.
- 14.0.9** The Water Infrastructure Statement has identified several settlements where there is either limited or no capacity at existing STWs. Whilst brownfield sites may be brought forward in these areas, if the proposed flow rate is no greater than the current / previous flow rate, greenfield allocations will need to be phased so that development does not occur ahead of improvements to the STWs. Anglian Water's funding is fully committed in this Asset Management Plan, and therefore 2015 is the earliest that any improvements can be made in the area.
- 14.0.10** Development in particular locations will therefore need to be phased until the sewage treatment works are upgraded. Anglian Water has indicated that the low levels of development in the Service Villages would not cause concern except for at Blakeney, Corpusty, Roughton and Walsingham.
- 14.0.11** Anglian Water has indicated the timescale at which they would be able to do the necessary upgrading works and these are an important constraint to development in the early years of the plan period. The improvement works are dependent on sufficient funding and Anglian Water's priority listing of works in the Anglian region.
- 14.0.12** There could be severe consequences for nature conservation sites downstream of development if sufficient infrastructure is not in place, and there is particular concern about development proposed in areas that ultimately discharge their treated foul water into the Wensum / Broads system. The consent limits are set to ensure the required water quality standards can be achieved. In particular the Water Framework Directive will impose certain standards of water quality which may mean that improvements are needed to existing STWs consents even if no extra flows from development growth are received. Anglian Water will need to include these works in their funding programme as necessary.

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### Drainage

- 14.0.13** Some areas of North Norfolk suffer from poor drainage, however this is generally on a small scale. There is opportunity to address this through provision of Sustainable Urban Drainage Systems (SUDS) in new development, however these are not appropriate in all geological conditions. Run-off of surface water is a particular problem in relation to the soft cliffs along the North Norfolk coast which can add to coastal erosion problems, therefore development must demonstrate that changes in surface water drainage created by development does not exacerbate erosion.
- 14.0.14** Where the Council is aware of specific localised surfaced water flooding, this is referred to in the policies relating to that particular site.

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### Energy Provision

- 14.0.15** Many areas of North Norfolk are without mains gas which leads to reliance on oil and electricity, creating issues of fuel poverty in some parts of the district. This is despite Bacton Gas Terminal, which imports a significant proportion of the UK's gas, being located in the district. Existing and proposed off-shore wind farms in Norfolk will not necessarily feed

## 14 Monitoring & Implementation

directly into local energy supply. EDF Energy is the electricity supplier for North Norfolk and the area is fed from three distinct parts of the EDF distribution network which have particular issues as follows:

- 14.0.16** The west of the district is supplied from a major grid substation at Hempton, near Fakenham, which is approaching maximum capacity. However, there is sufficient capacity at the primary substation at Fakenham to meet predicted residential expansion in Fakenham and the immediate area. Any significant development of the former Sculthorpe Airbase, e.g. Tattersett Business Park, will require the replacement of the transformers at the Coxford Primary Substation. Development in Wells-next-the-Sea will require works to the Primary Substation at Egmere.
- 14.0.17** The central area of the district is supplied from a major grid substation near Cawston (in the Broadland District Council area). There are no issues regarding the capacity available, however works will be required to the Cromer Primary Substation before the existing capacity can be utilised to serve new development in Cromer.
- 14.0.18** The eastern part of the district is supplied from the Cawston substation and another at Thorpe in Norwich. At times of peak load these circuits are operating very close to their maximum capacity and major reinforcement works would be required to these stations, and also to the Scarborough Hill switching station near North Walsham, to meet any significant growth in the area which includes the main settlements of Hoveton, North Walsham, Stalham, and Service Villages of Ludham, Catfield and Horning. This project would involve a multi-million pound investment and would take at least three to four years to implement. In addition, before any significant increase in electricity demand in North Walsham itself can be met, further works at the North Walsham primary substation are also required.
- 14.0.19** The electricity capacity which was released by the closure of HL Foods in North Walsham has recently been utilised by the expansion of other businesses in the town and is no longer available to be used at this site.
- 14.0.20** The relatively low levels of growth proposed in the villages can be accommodated within existing capacity unless there is a significant cumulative effect. However, capacity problems need to be addressed before growth can occur in Cromer, Stalham, Wells-next-the-Sea and, in particular, North Walsham. EDF Energy have indicated that the works required at Cromer and Wells-next-the-Sea would take about 12 to 18 months from instruction, however the works required at North Walsham will take approximately three to four years. EDF Energy do not carry out the upgrades required until they are certain that development will occur, therefore in all events developers should contact EDF Energy directly at the earliest possible opportunity to determine the capacity available and the lead in time for any works required.
- 14.0.21** While electricity demands from residential development are relatively easy to assess, this is not the case with employment areas as electricity demand can vary widely depending on the nature of the businesses which may choose to locate there. Therefore EDF Energy cannot give assurance that there will be sufficient power available for employment areas without having specific details of the nature and size of the businesses and sufficient lead in time. Therefore businesses interested in occupying employment land should also contact EDF Energy directly at the earliest possible opportunity to determine the capacity available and the lead in time for any works required.
- 14.0.22** In light of these constraints, and in light of Government targets for zero carbon development, on-site renewable sources of energy are encouraged for all developments, especially those in areas with substation capacity issues (see Core Strategy Policy EN6 'Sustainable construction and energy efficiency').



## Monitoring & Implementation 14

### Education

- 14.0.23** Norfolk County Council is the local education authority and is currently reviewing education provision in the district, based on revised pupil forecasts. High Schools serving the area are in Aylsham, Cromer, Fakenham (including sixth form centre), Hoveton, North Walsham (including separate post 16 college), Reepham, Sheringham (including sixth form centre), Stalham and Wells-next-the-Sea. The number of primary school aged children in the area has been steadily declining and this fall in pupil numbers is now beginning to impact on local secondary schools. However, the decline in primary pupil numbers now appears to be stabilising. The Education Authority has indicated that the pupils emerging from the levels of housing proposed in the Service Villages could be accommodated within existing provision, however in some of the towns there may be problems with lack of capacity. Particular problems identified by the Education Authority are listed below, however, pupil number forecasts change over time and do not extend beyond 2012 - as such the combined impact of new housing and declining pupil numbers cannot be accurately quantified and will need to be kept under regular review.
- 14.0.24 Cromer:** All three schools are located on the same campus and expansion would be extremely difficult as the site and playing fields fall below DfES recommended size standards. High school pupil numbers are predicted to steadily decline which could create additional surplus spaces, however the number of primary aged pupils is predicted to increase. Given the restricted nature of the sites, there is a risk that the additional pupils emerging from new housing may not be able to be accommodated through an expansion of the existing schools, and an additional site might need to be identified to ensure there is long term flexibility to deliver additional local school places if required (see proposed allocation ED2).
- 14.0.25 Fakenham:** A housing allocation of 800-900 dwellings would generate sufficient pupils to support a new 210 space primary school and a site for this should be identified, however a review of school provision in Fakenham would be required in order to establish whether a new school is needed. High school pupil numbers are forecast to decline which may create spare capacity, and small scale expansion at the high school should also be achievable (see proposed allocation F01).
- 14.0.26 Holt:** Holt is served by Sheringham High School and new development in Holt would lead to additional places being required at Sheringham High School. This is currently at capacity and operates from a restricted site and the playing fields already fall below DfES guidelines, meaning that there may be significant difficulties in accommodating additional pupils. High school pupil numbers are predicted to decline slightly which could create some additional capacity, however the combined effect of housing at Holt and Sheringham will place the high school under pressure and expansion of the school playing fields may be necessary. There is spare capacity at Holt Primary School and some limited capacity for further expansion in situ.
- 14.0.27 Hoveton:** Allocations in the Greater Norwich / Broadland District Council LDF will also be within the Broadland High School catchment area, however pupil numbers in this area are declining and there is some scope for expansion of the existing sites, so it should be achievable to accommodate pupils generated from the proposed levels of housing.
- 14.0.28 North Walsham:** The high school site is restricted and landlocked which would make future expansion in situ difficult, however there is some spare capacity at the high school and pupil numbers are forecast to decline. There is some scope to expand Millfield Primary School in situ to accommodate the additional pupils, however pupil numbers will need to be closely monitored and an additional school site identified to ensure additional school places can be delivered if required (see proposed allocations NW01, NW04-07 and NW30).
- 14.0.29 Sheringham:** Sheringham High School, Woodfields Special School and Sheringham Primary

## 14 Monitoring & Implementation

School share a site which is restricted and expansion in situ would be very difficult. Primary and high school numbers are predicted to decline slightly up to 2012 which could create additional capacity, however the combined effects of housing in Holt and Sheringham will place the high school under pressure. Declining pupil numbers may provide sufficient flexibility to meet this need, however the impact beyond 2012 is not known. Pupil numbers at the primary and high school will need to be closely monitored and if high numbers do emerge from new housing, expansion of the school playing fields may be necessary.

- 14.0.30 Stalham:** It is anticipated that pupils from the housing proposed could be accommodated within existing provision, however limited expansion and adaptations could be required at the high school and infants school.
- 14.0.31 Wells-next-the-Sea:** There is spare capacity at the high school and primary school and pupils generated from the housing proposed could be easily accommodated within existing school provision.

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### NHS Norfolk

- 14.0.32 NHS Norfolk** is responsible for the commissioning of health services in North Norfolk and has recently approved its 5 year strategic plan for the provision of health services throughout Norfolk. There are some 15 GP practices in North Norfolk as well as 14 NHS dental practices. Intermediate care facilities are located in North Walsham and Fakenham. A review of dental capacity throughout Norfolk is currently underway and additional capacity is being commissioned in Cromer, Holt / Burnham Market/Wells-next-the-Sea, Fakenham and Hoveton / Wroxham. The commissioning currently being undertaken is based on existing population requirements and will need to be increased in future to cope with further development. The levels of housing proposed in the Service Villages could, in general, be accommodated within existing provision for these villages. However, there may be capacity problems in some of the principal and secondary settlements with the levels of housing proposed.
- 14.0.33 Cromer:** The existing GP facilities are already over capacity and would not be able to accommodate any additional patients NHS Norfolk is currently looking at options with the practice but additional capacity would have to be provided to cope with the proposed level of housing growth. There is currently some NHS dental capacity and NHS Norfolk is commissioning additional activity.
- 14.0.34 Fakenham:** The housing allocation proposed would exceed current GP capacity. However, plans are already in hand to provide new GP facilities in the town which would have sufficient capacity for the proposed growth. Fakenham acts as a hub for the local area as far as people seeking dental treatment is concerned so capacity is being commissioned here even though the provision per head is above the Norfolk average.
- 14.0.35 Holt:** The existing GP facilities are adequate for the proposed level of housing growth. However, there is currently no NHS dental provision in Holt. Activity is currently being commissioned in Holt / Burnham Market / Wells-next-the-Sea.
- 14.0.36 Hoveton:** The existing GP facilities are adequate for the proposed level of housing growth. However, it is recognised that there will also be growth in the area relating to the Greater Norwich Development Partnership area. NHS Norfolk is currently reviewing capacity in that area and planning for additional infrastructure that may be required in the neighbouring district. There is currently no NHS dental provision in Hoveton / Wroxham, although NHS

## Monitoring & Implementation 14

Norfolk is planning to commission activity in the locality later in 2009/10. Once again, this will not be sufficient for the new developments here and in the neighbouring areas and additional capacity will be required.

- 14.0.37 North Walsham:** NHS Norfolk is currently looking at the re-provision of the existing intermediate care facilities and this will take account of the proposed growth. However, the physical capacity of GP facilities to accommodate expansion is very limited and some additional capacity will be necessary. North Walsham has 4 NHS dental practices and a reasonable provision for the current population. One newly commissioned practice only opened in March 2009. Additional service capacity will be required, although the physical capacity is likely to be sufficient.
- 14.0.38 Sheringham:** The existing primary care facilities have recently been upgraded and expanded and are sufficient to accommodate the planned, limited growth in and around the town. A dental suite is available in the health centre, but additional service capacity may be required. The NHS dentist practice in Sheringham has sufficient capacity for the existing population so, with limited growth planned, dental capacity should be satisfactory.
- 14.0.39 Stalham:** The existing GP facilities have some physical capacity to accommodate the proposed growth, but this would have to be reviews and some expansion of capacity might be necessary. The same applies to NHS dentistry capacity.
- 14.0.40 Wells:** Although the proposed growth is relatively limited, the existing GP facilities are already at their limit so some expansion of capacity will be necessary. There is some existing NHS dentistry available, but further activity is currently being commissioned in Holt / Burnham Market / Wells-next-the-Sea.

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### Monitoring

- 14.0.41** The monitoring and review of the effectiveness of Local Development Documents (LDDs) are key aspects of the new planning system, and should be undertaken on a continuous basis. By identifying appropriate indicators and targets, the effectiveness of policies and proposals can be monitored. The results of such monitoring will then identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect. The allocations in this document are intended to achieve the stated objectives of the Core Strategy. Many aspects of the Core Strategy therefore depend upon the successful implementation of these allocations. It is important, therefore, to monitor their implementation and evaluate their effectiveness.
- 14.0.42** An Annual Monitoring Report is produced in December each year and this is the main record of monitoring information. Progress on the implementation of the allocations will need to be reviewed in order for the Council (and where necessary its partners) to respond by either taking action to secure or encourage their implementation, or to revise Local Development Documents, as appropriate. The need to intervene, or otherwise, will be kept under regular review.
- 14.0.43** All of the allocations made in this Plan will first need to secure planning permission, a number will require the prior approval of development briefs, and some will be dependant upon the provision of additional facilities or infrastructure. These factors have been taken into account in setting the performance indicators for each site. Where dates specify that development may need to be delayed, the dates specified are the latest dates, and earlier delivery will be permitted where this is possible.
- 14.0.44** The Core Strategy includes a set of adopted monitoring targets, many of which are directly

## 14 Monitoring & Implementation

applicable to individual development sites. The following table (Table 14.1) shows a summary of the allocations made, monitoring criteria (indicators), delivery targets, source of the target, and responsibility for implementation.

**14.0.45** Additional areas that may require monitoring include:

- Capacity of infrastructure in settlements; and
- capacity of schools and their ability to accommodate children arising from the development proposed, particularly in Cromer where a site for future school expansion is allocated.

**14.0.46** In addition, the Appropriate Assessment<sup>(61)</sup> identified a number of mechanisms by which new development could impact on European Wildlife Sites and specified measures to ensure that any actual adverse effect is avoided. These include a monitoring programme to assess a baseline and therefore identify any change in visitation / disturbance impact on designated sites as a result of additional development. Whilst in most cases it is not considered that an adverse effect on the integrity of the site's interests is likely as a result of the allocations, the monitoring is recommended due to the uncertain behaviour of future residents. This should enable a quick response to any impacts that have the potential to lead to an adverse effect on the integrity of international sites. The Appropriate Assessment recommends that monitoring programmes should be developed for:

- The North Norfolk Coast sites;
- The Broads / Broadland sites;
- Great Yarmouth North Denes; and
- Winterton-Horsey.

**14.0.47** This is relevant for allocations in all selected settlements except for Aldborough, Bacton, Mundesley, Overstrand and Roughton.

**14.0.48** The Council is committed to working in partnership with Natural England and adjoining authorities whose growth will also increase recreational and visitor pressure on these areas. The Council will publish further work on this matter.

The Appropriate Assessment notes that early provision of open space associated with new developments, or improvements to existing provision, will have some effect on limiting additional pressure on designated sites (especially with regard to day-to-day use for dog walking and other activities) and should be sought in all cases. Core Strategy policy requires the provision of public open space in all schemes of 10 or more dwellings and this should be provided early in the development of a site to establish its use among residents and ensure that this limiting effect on designated sites is realised. It is therefore important to monitor provision to ensure that it is provided in a timely and appropriate manner.

**14.0.49** New development also has the potential to affect water quality through discharge of increased nutrient levels. The Appropriate Assessment identified that further consideration and possible assessment of water quality information arising from ongoing or commissioned studies will be required to fully assess possible impacts on water quality in the catchment of international sites. The Council has produced a Water Infrastructure Statement (March 2010) which identifies particular constraints and relevant site policies requiring prior demonstration of adequate capacity before development can proceed.

## Monitoring &amp; Implementation 14

## Monitoring of Site Allocations

**14.0.50** The table below sets out key requirements and targets to be monitored and achieved for each proposed allocation.

| Settlement / Site Details  | Key Requirements  | Performance Indicator and (Policy Source)   | Responsible Agency  |
|--|---|---|---|
| <b>STANDARD MONITORING ON ALL RESIDENTIAL SITES</b>  |   |   |   |
| All allocations incorporating residential development of sufficient size to trigger Core Strategy policy requirements. | To complete the specified number of dwellings for each site within 15 years of Plan adoption.                     | Number of dwellings completed each year and reasons for under provision assessed against latest housing trajectory. (Core Strategy SS3) | Private sector developers, Housing Associations, infrastructure providers and Planning Authority. |
|  | To complete 45% of dwellings as affordable in Principal and Secondary Settlements, 50% in Service Villages.       | Proportion of affordable dwellings built on each scheme and reason for any shortfall. (Core Strategy policy H02)                        |   |
|  | To complete 20% of dwellings to lifetime homes standard.  | Proportion of Lifetime Homes properties built and reasons for any shortfall. (Core Strategy policy H01)                                 |   |
|  | To ensure 40% of all dwellings built contain two bedroom or less.   | Proportion of one and two bedroom properties and reason for any shortfall. (Core Strategy H01)  |   |
|  | To ensure dwellings achieve a three star rating under the Code for Sustainable Homes rising to four star by 2013. | Number of dwellings not reaching required sustainable construction standards and reasons why. (Core Strategy policy EN6)                |   |
|  | Ensure that 10% of energy needs of development are generated on site.   | Number of sites not reaching required renewable energy targets and reasons why (Core Strategy EN7).                                     |   |
|  | Ensure that land is developed in an efficient way.  | Number of sites not achieving the require density targets and reasons why.  |   |
|  | Monitor capacity at WwTW and schedule of upgrades to sewage treatment works and foul sewerage network.            |   |   |
|  | Monitor the water quality status of watercourses.   |   |   |
| <b>SPECIFIC ADDITIONAL MONITORING ON SELECTED SITES</b>  |   |   |   |

# 14 Monitoring & Implementation

| Settlement / Site Details                            | Key Requirements   | Performance Indicator and (Policy Source)   | Responsible Agency  |
|--|--|---|---|
| <b>Cromer</b>  |  |   |   |
| All residential allocations – C01,C04,C07/08,C14,C17 | Compliance with standard Monitoring Targets for residential allocations. | Standard Performance Indicators.  | Private sector developers and Housing Associations.                   |
|  | To protect the condition of Natura 2000 sites.                           | Prior approval of a programme of monitoring to assess impacts of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined. | NNDC, adjacent Authorities, Natural England and site owners/managers. |
|  | Upgrades of Cromer Sewage Treatment Works.                               | Between 2011-16   | Anglian Water   |
| ROS3 – Retail opportunity site                       |  |   |   |
| ROS4 – Retail opportunity site                       |  |   |   |
| <b>Fakenham</b>                                      |  |   |   |
| All residential allocations – F01,F05/13             | Compliance with standard Monitoring Targets for residential allocations. | Standard Performance Indicators.  | Private sector developers and Housing Associations.                   |
|  | To protect the condition of Natura 2000 sites.                           | Prior approval of a programme of monitoring to assess impacts of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined. | NNDC, adjacent Authorities, Natural England and site owners/managers. |
|  | Upgrades of Fakenham Sewage Treatment Works.                             | Between 2011 -16. Likely to be required by 2016 depending on rates of development elsewhere in Fakenham.  | Anglian Water   |
| ROS06/07- Retail opportunity site                    |  |   |   |
| <b>Holt</b>  |  |   |   |
| All residential allocations – H09,H15                | Compliance with standard Monitoring Targets for residential allocations. | Standard Performance Indicators.  | Private sector developers and Housing Associations.                   |
|  | To protect the condition of Natura 2000 sites.                           | Prior approval of a programme of monitoring to assess impacts   | NNDC, adjacent Authorities, Natural                                   |



## Monitoring &amp; Implementation 14

| Settlement / Site Details                           | Key Requirements   | Performance Indicator and (Policy Source)   | Responsible Agency  |
|---|--|---|---|
|   |  | of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined.   | England and site owners/managers.                                     |
| CP10- Proposed Car Park                             |  |   |   |
| <b>Hoveton</b>                                      |  |   |   |
| HOV03   | Compliance with standard Monitoring Targets for residential allocations. | Standard Performance Indicators.  | Private sector developers and Housing Associations.                   |
| <b>North Walsham</b>                                |  |   |   |
| All residential allocations – NW01,NW24,NW28a,NW44  | Compliance with standard Monitoring Targets for residential allocations. |   | Private sector developers and Housing Associations.                   |
| ROS8 – Vicarage Street car park                     |  |   |   |
| E10 - 5ha (13 acres) employment                     |  |   |   |
| ED1 - Education                                     |  |   |   |
| <b>Sheringham</b>                                   |  |   |   |
| All residential allocations – SH04,SH05, SH06, SH14 | Compliance with standard Monitoring Targets for residential allocations. | Standard Performance Indicators.  | Private sector developers and Housing Associations.                   |
|   | To protect the condition of Natura 2000 sites.                           | Prior approval of a programme of monitoring to assess impacts of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined. | NNDC, adjacent Authorities, Natural England and site owners/managers. |
|   | Upgrades of Cromer Sewage Treatment Works.                               | Between 2011 -16  | Anglian Water   |
| ROS5 - Retail Opportunity site                      |  |   |   |
| <b>Stalham</b>                                      |  |   |   |
| ST01  | Compliance with standard Monitoring Targets for residential allocations. | Standard Performance Indicators.  | Private sector developers and   |

# 14 Monitoring & Implementation

| Settlement / Site Details              | Key Requirements   | Performance Indicator and (Policy Source)   | Responsible Agency                                 |
|--|--|---|--|
|  |  |   | Housing Associations.                              |
| <b>Wells-next-the-Sea</b>              |  |   |  |
| W01                                    | Compliance with standard Monitoring Targets for residential allocations. | Standard Performance Indicators.  |  |
|  | To protect the condition of Natura 2000 sites.                           | Prior approval of a programme of monitoring to assess impacts of development on the North Norfolk coast sites, with appropriate management responses if adverse impacts of visitation are determined. |  |
| CP2 - Car Park                         |  |   |  |
| <b>All Service Village Allocations</b> |  |   |  |
| All Service Village Allocations        | Compliance with standard Monitoring Targets for residential allocations. | Standard Performance Indicators.  | Private sector developers and Housing Associations |

Table 14.1 Monitoring of Site Allocations

# Glossary A

## Appendix A Glossary

**Adoption** - prior to the document being used for decision making by Planning Officers it must be 'adopted' by the council through its democratic representatives (councillors).

**Affordable Housing** - non-market housing, provided to those whose needs are not met by the market for example homeless persons and key workers. It can include social-rented housing and intermediate housing. Affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households, or if these restrictions are lifted, for the subsidy to be recycled for additional affordable housing provision.

**Allocation** - an identified area of land that it is intended to be developed for a specific type of new development.

**Annual Monitoring Report(AMR)** - a report produced at the end of each year assessing the Council's progress and the extent to which policies in Local Development Documents are being successfully implemented.

**AONB** - Area of Outstanding Natural Beauty, a national designation intended to protect areas of significant landscape importance.

**Appropriate Assessment** - is required for a plan or project which, either alone or in combination with other plans or projects, is likely to have a significant effect on the integrity of a European Protected wildlife site under the *Habitats Directive* and the *Conservation (Natural Habitats &c.) Regulations 1994*.

**Biodiversity** - the whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

**Brownfield Land** - previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed-surface infrastructure. The definition includes defence buildings but excludes land that has been occupied by agricultural or forestry buildings and private residential gardens, parks and allotments which have not been previously developed. A detailed definition can be found in Planning Policy Statement 3: Housing.

**Coastal Erosion Constraint Area** - a band of land between the shore and the 100 year erosion line from the Shoreline Management Plan where new developments are limited.

**Conservation Area** - an area of special architectural and / or historic interest that deserves preservation or enhancement of its character or appearance.

**Constraint** - a limiting factor that affects the likelihood of development, such as an environmental designation.

**Contaminated Land** - land that has been polluted or harmed in some way making it unfit for safe development unless cleaned.

**Consultation** - informal engagement with specific and general consultees.

**Consultation Statement** - shows how the community were involved in the preparation of the Site Allocations Development Plan Document and discusses the main issues raised and how they were addressed.

## Glossary A

**Core Strategy** - sets out the long-term spatial vision and spatial objectives for the District and the strategic policies and proposals to deliver that vision.

**Designations** - are existing large areas, which share common characteristics, and are subject to specific policies in the Core Strategy which manage the types of development that may be permitted. Unlike allocated sites the Council is not promoting a specific development in these areas but may allow development if it complies with the adopted policies.

**Developer's Contribution** - legal agreements between a planning authority and a developer to ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.

**Development** - development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land". Not all development requires planning permission.

**Development Brief** - a document that outlines detailed planning requirements for the development of a site. It is subject to public consultation prior to publication.

**Development Plan** - this consists of Regional Spatial Strategies and Development Plan Documents contained within the Local Development Framework including the Core Strategy. Together these make up the policies taken into account when determining planning applications.

**Development Plan Documents (DPDs)** - these are prepared by the relevant plan-making authority. They are planning documents subject to independent examination. There is a right for those making representations to be heard at an independent examination.

**Disability Discrimination Act** - 1995 Act which aims to end the discrimination that many disabled people face.

**Dormitory Settlements** - Somewhere where people live and commute elsewhere for employment.

**Dwellings** - Individual units or units within a building which provide a residential home.

**East of England Plan** - the Regional Spatial Strategy prepared by the East of England Regional Assembly which set out policies for the future of the region to 2021.

**Employment Land** - Land specifically identified and reserved for particular categories of employment generating development.

**Evidence Library** - Library of all the relevant documents associated with the Site Specific Proposals (Site Allocations) accessed through the NNDC web pages and made available to the Examining Inspector.

**Examination** - an opportunity for comments on submitted documents to be considered by an independent inspector appointed by the Government. The purpose of the Examination is to consider if the development plan is 'sound', i.e. it 'shows good judgement' and 'is able to be trusted'.

**Exception Sites** - parcels of land which are not allocated for development but may be developed exclusively for affordable housing subject to planning permission under the policies of the Core Strategy.

**Flood Risk Zones** -

- **Zone 1 Low Probability** - this zone comprises land assessed as having a less than 1 in 1000 chance of river and sea flooding in any year (<0.1%)

## A Glossary

- **Zone 2 Medium Probability** - this zone comprises land assessed as having between a 1 in 100 and 1 in 1000 chance of river flooding (1% - 0.1%) and between a 1 in 200 and 1 in 1000 chance of sea flooding (0.5% - 0.1%) in any year
- **Zone 3a High Probability** - this zone comprises land assessed as having a 1 in 100 or greater chance of river flooding (>1%) and a 1 in 200 or greater chance of flooding from the sea (>0.5%) in any year
- **Zone 3b The Functional Floodplain** - this zone comprises land where water has to flow or be stored in times of flood

**Greenfield Land** - land (or a defined site) usually farmland, that has not previously been developed.

**Highway Authority** - a local authority (County Council or Unitary Authority) with the responsibility of planning and maintaining the highways network (excepting trunk roads and motorways) and transportation within their areas.

**Implementation** - carrying out the proposed actions to required standards that are set out in the plan.

**Independent Examination** - an examination held in public by a Government appointed Inspector from the Planning Inspectorate.

**Infrastructure** - key services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

**Infill Development** - developments which are not allocated sites but are permissible under the designations and policies set out in the Core Strategy.

**Justified** - the decisions in the document should be justified, having sought the participation of the local community and others having an interest in the area and the choices made in the plan having been backed up by facts/research.

**Landscape Character** - a distinct pattern or a consistent combination of elements in the landscape of an area.

**Listed Building** - a building mentioned in statutory lists as being of special architectural or historic interest. There are different grades of listing to indicate relative interest.

**Local Development Framework (LDF)** - this includes a portfolio of Local Development Documents that provide a framework for delivering the spatial planning strategy for the area. It also contains a number of other documents, including the Annual Monitoring Report, and any 'saved' plans that affect the area.

**Lower Tier COMAH Site** - Control of Major Accident Hazards Regulations 1999 applies to establishments where specified quantities of dangerous substances are present, or likely to be present.

**Major Hazard Zones** - These zones are generated by the Health and Safety Executive, based on risk assessments carried out by its specialists for major hazard site or pipelines.

**Mitigation** - actions necessary to be implemented to ensure that any negative impacts of development are minimised.

**Monitoring (and review)** - the process of measuring (in terms of quantity and quality), the changes in conditions and trends, impact of policies, performance of the plan against its objectives and targets, and progress in delivering outputs.

**National Planning Guidance** - the Local Development Framework is directed by 'The Town and Country Planning (Local Development) (England) Regulations 2004' and the subsequent 2008 amendments. These set out the requirements and the overall process of the publication of



## Glossary A

Supplementary and Development Plan Documents. In conjunction with this Planning Policy Guidance Notes (PPGs) and their replacements Planning Policy Statements (PPSs) are prepared by the government to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

**Needs** - the necessary requirements of the public, which may be less or different than their demands.

**North Norfolk Catchment Abstraction Management Strategy** - is an Environment Agency document which investigates the competing issues for the water resource in the area. It assesses availability and the balance between environmental needs and the needs of people.

**North Norfolk Community Partnership** - formed in 2002, it brings together decision-makers and service deliverers in North Norfolk to “promote or improve the economic, social and environmental well-being of the area and contribute to the achievement of sustainable development in the region”. Produced the Community Strategy in 2004 and the Sustainable Community Strategy in 2008.

**North Norfolk Open Space and Recreation Study** - was carried out in 2005 to provide guidance on the provision of open space standards, advise the management of sports facilities, enable prioritising of resources and funding and to inform the review of the Local Plan.

**Open Land Areas** - areas of open space which make an important contribution to the appearance or opportunities for informal recreation in an area.

**PADHI** - HSE Planning Advice for Developments near Hazardous Installations is the name given to the methodology and software decision support tool developed and used by the HSE. It is used to give advice on proposed developments near hazardous installations.

**Preferred Options** - the Preferred Options consultation for the Site Specific Proposals (Site Allocations) was carried out in 2006 (and in 2008 for Coastal Service Villages). It highlighted sites which were considered to be the most appropriate for meeting the development needs and delivering the aims and objectives of the Core Strategy. It compared the sites and allowed an opportunity for anyone who would be affected by the allocations to have their say before the council considered them further.

**Participation** - wide formal engagement with the community.

**Planning Condition** - a written condition in a planning permission that requires the development in some way to achieve a stated purpose.

**Planning Obligation (and agreement)** - legal agreements between a planning authority and a developer to ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.

**PPG & PPS** - Planning Policy Guidance Note & Planning Policy Statement. National planning guidance issued by the government.

**Primary Shopping Area** - a defined designated area within towns as indicated on the Proposals Map focusing on a broad range of shopping, commercial cultural and other uses as directed by Core Strategy Policy SS5.

**Principal Settlement** - Cromer, Holt, Fakenham and North Walsham - where the majority of the new commercial and residential development will take place.

**Proposal** - a positive worded policy of the Council that proposes a course of action or an allocation of land for a particular use or development.

**Proposals Map** - the Proposals Map illustrates all policies contained in DPDs, together with any saved policies. It is updated each time a DPD is adopted.

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**Ramsar Site** - an international designation to protect areas that act as vital habitats for birds.

**Regional Planning Framework** - The regional plan prepared by the East of England Regional Assembly which set out policies for the future of the region to 2021. See also **East of England Plan**

**Representations** - comments made on consultation documents.

**Retail Opportunity Site** - a parcel of land which when developed will be principally for retail development and where other types of proposal will be resisted by the council.

**Secondary Settlement** - Hoveton, Sheringham, Stalham and Wells-next-the-Sea in which a more limited amount of additional development will be accommodated.

**Service Villages** - designated villages which provide basic essential services and facilities beyond their boundaries to residents in surrounding villages in the countryside area.

**SFRA** - Strategic Flood Risk Assessment investigates what may flood, how, where, when, how often and to what extent.

**Site Allocations** - allocations of sites for specific or mixed uses of development. Policies will identify any specific requirements for individual proposals. The name previously given to the Site Allocations Development Plan Document was 'Site Specific Proposals'.

**Site Specific Policies** - Policies associated with allocations of land which new developments will be subject to when planning permission is sought.

**Site Specific Proposals** - allocations of sites for specific or mixed uses of development. Policies will identify any specific requirements for individual proposals.

**Special Areas of Conservation (SAC)** - protected sites designated under the EC Habitats Directive to conserve specific habitats and species which are considered to be most in need of conservation.

**Special Protection Areas (SPA)** - protected sites designated under the EC Habitats Directive to conserve specific habitats and species which are considered to be most in need of conservation.

**SSSI** - Sites of Special Scientific Interest protected by law.

**Statutory** - required by law (statute), usually through an Act of Parliament.

**Strategic Housing Land Availability Assessment (SHLAA)** - a survey of all possible sites for potential housing development.

**SUDS** - Sustainable Drainage Systems.

**Submission stage** - when the Council formally hands in documents to the Government for their assessment.

**Sustainability Appraisal (SA)** - a tool for appraising policies and sites to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors).

**Sustainable Community Strategy** - is a strategy for North Norfolk which promotes the economic, environmental and social wellbeing of the area. It co-ordinates the actions of local public, private, voluntary and community sectors.

**Sustainable Development** - a widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

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The government has set out four aims for sustainable development in its strategy A Better Quality of Life, a Strategy for Sustainable Development in the UK.

The four aims, to be achieved simultaneously, are:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources
- maintenance of high and stable levels of economic growth and employment.

**Windfall Site** - a housing site which is not allocated in a DPD or identified in a housing capacity study.

# A Glossary



[www.northnorfolk.org](http://www.northnorfolk.org)