

## **Sustainability Appraisal- Settlements**

### **Introduction**

The Local Housing Need (LHN) context explored in detail earlier within this report concludes that there is no absolute need to make any further allocations for housing through the Local Plan review in order to meet the housing need.

What follows is an assessment of the sites which were allocated by the current Local Plan through the Site Allocations and Development Management Policies Plan adopted in 2016. The majority of these are selected for inclusion as part of the Local Plan review and therefore carried forward. Some sites however are not selected to be carried forward, this is mainly because they are unlikely to come forward for development as envisaged at the time the SADMP was examined/adopted and so there is little merit in their inclusion as part of the Local Plan going forward.

It was the case that the draft Local Plan review sought to meet a higher LHN and therefore did propose a number of new and additional sites for allocation through the Local Plan review. However, as these are no longer absolutely required in the main, they do not feature within this assessment.

The Borough Council very much seeks to support those town/parish councils and local communities who wish to prepare a Neighbourhood Plan for their Area. There are approximately 100 parishes within the Borough and around 40 of these are engaged in the Neighbourhood Plan process at some stage. This ranges from having a Neighbourhood Plan made and in force right through to just designated. The draft Local Plan review took the approach that if Neighbourhood Plan preparation had commenced then the Local Plan review would not make any additional allocations within this area. Instead a need figure would be identified and shared with the relevant Neighbourhood Plan group and this would be met through their Neighbourhood Plan, as it is considered that this would be the most appropriate place for further growth to be sought in terms of site and location.

Given the LHN context this position still remains however no specific number is to be provided to those preparing Neighbourhood Plans. However, this does not mean no further growth, as many Neighbourhood Plans are exploring site allocation for a variety of land uses including new homes.

The Borough Council have also made sites which been proposed through the Local Plan review available to the relevant Neighbourhood Plan groups, although it is recognised that a Neighbourhood Plan is not simply limited to these. As an example of this Snettisham (Key Rural Service Centre & Adopted Neighbourhood Plan) contains an allocation for in the region of 40 new dwelling, Sedgeford (Rural Village & Adopted Neighbourhood Plan) contains two allocations for a total of approx. 15 new dwellings, and Holme -next-the-Sea (Smaller Village And Hamlet and agreed to go to referendum) contains an allocation for 5 new dwellings. Other plans which are at earlier stages are also seeking to make allocations for new dwellings/homes.

There are a couple of instances where the Borough Council are seeking to make some new housing allocations through the Local Plan review. These are at Marham, as this is proposed to be classified as a Growth Key Rural Service Centre and at Terrington St Clement, where there is a rather unique opportunity to bring a dilapidated brownfield site at the centre of the KRSC back into active use. At these two places an assessment of the options for new growth which have been proposed through the Local Plan review process is presented. It should be noted that Watlington is also proposed to be a Growth Key Rural Service Centre; however no further allocations are sought here through the Local Plan review, chiefly as the parish council and local community have sought to prepare a Neighbourhood Plan for this area., This is in line with the approach advocated above and the Borough Council will support the preparation of this plan; it may be appropriate for the plan to consider sites for the allocation of new housing given this status.

## King's Lynn Settlements

### Town Centre Policies

#### E1.1 King's Lynn Town Centre Policy - Sustainability Appraisal

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr E1.1</b>   | <b>++</b>                  | <b>+</b>           | <b>+</b>           | <b>O</b>                  | <b>x</b>   | <b>+</b> | <b>+</b>             | <b>+</b>            | <b>O</b>            | <b>+</b>                          | <b>+</b>       |
| <b>SADMP E1.1</b> | <b>++</b>                  | <b>+</b>           | <b>+</b>           | <b>O</b>                  | <b>x</b>   | <b>+</b> | <b>+</b>             | <b>+</b>            | <b>O</b>            | <b>+</b>                          | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Town centres are changing and diversifying to create a richer mix of uses and may well move away from a traditional position of simply retail with a focus on cultural, health and night-time economic activities as well as potentially more residential use. The policy is flexible and intends to support this mix of uses, and the physical and heritage assets of the town, while retaining the town centre as the primary focus for retailing in the town and this is why E1.1 scores well across a range of factors. Scoring highly positive for the sustainability factor 'access to services', positive scores are also recorded for 'community & social', 'economy A business', 'transport & highways', landscape & amenity' and 'infrastructure, pollution & waste', one negative score as parts of the centre are subject to high flood risk, with neutral impacts scored for the remaining categories. A positive score has been awarded to 'climate change' as the policy seek to focus service and facilities in one area. This also has the effect of limiting the need for multiple trips, it recognises that public transport is available, and that the area can be reached by many residents of the town on foot or by bike. The policy was adopted as part of the SADMP in 2016 and the Local Plan review seeks to carry this forward, the SA objectives have since been updated and the SA assessment table seeks to demonstrate this.

## E1.2 Town Centre Retail Expansion Area - Sustainability Appraisal

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr E1.2</b>   | <b>0</b>                   | <b>0</b>           | <b>++</b>          | <b>+</b>                  | <b>x</b>   | <b>#</b> | <b>+</b>             | <b>0</b>            | <b>0</b>            | <b>+</b>                          | <b>+</b>       |
| <b>SADMP E1.2</b> | 0                          | 0                  | ++                 | +                         | x          | #        | +                    | 0                   | 0                   | +                                 | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Town centres are changing and diversifying to create a richer mix of uses and may well move away from a traditional position of simply retail with a focus on cultural, health and night-time economic activities as well as potentially more residential use. The policy provides for the potential expansion of these activities in the town centre in the future strengthening its role and therefore E1.2 scores well across a range of factors. Scoring positive for the sustainability factor 'access to services', positive scores are also recorded for 'community & social', 'economy A business', 'highways & transport', and 'infrastructure, pollution & waste', with neutral impacts scored for the remaining categories. A positive score has been awarded to 'climate change' as the policy seek to focus service and facilities in one area. This also has the effect of limiting the need for multiple trips, it recognises that public transport is available, and that the area can be reached by many residents of the town on foot or by bike. The policy was adopted as part of the SADMP in 2016 and the Local Plan review seeks to carry this forward, the SA objectives have since been updated and the SA assessment table seeks to demonstrate this.

## E1.2A King's Lynn Port Policy - Sustainability Appraisal

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr E1.2A</b>   | <b>0</b>                   | <b>0</b>           | <b>++</b>          | <b>+</b>                  | <b>x</b>   | <b>#</b> | <b>++</b>            | <b>0</b>            | <b>0</b>            | <b>0</b>                          | <b>+</b>       |
| <b>SADMP E1.2A</b> | 0                          | 0                  | ++                 | 0                         | 0          | 0        | ++                   | 0                   | 0                   | 0                                 | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

King’s Lynn Port is an important part of the local economy, supporting jobs and the agricultural sector in importing raw materials and exporting farm products. The policy provides for the protection and expansion of these activities on the site which is adjacent to the town centre in the future strengthening its role and therefore E1.2A scores well across a range of factors. Very positive scores are recorded for ‘economy A business’ and ‘highways & transport’ and a positive score for ‘Economy B food production’, with neutral impacts scored for the remaining categories. A port’s location inevitably means that flood risk is a negative, but the Dock gates provide part of the town’s flood defences and the risk is carefully managed. Proximity to the Conservation Area and listed buildings means that heritage issues do have to be considered in the implementation process. A positive score has been awarded to ‘climate change’ as the policy seeks to encourage water-borne transport. This is tempered by the fact that access is currently only by road-based transport. The former railway track bed into the Port is however protected by Policy LP11 for potential future use. The Port policy was adopted as part of the SADMP in 2016 and the Local Plan review seeks to carry this forward, the SA objectives have since been updated and the SA assessment table seeks to demonstrate this.

### E1.3 Gaywood Clock Area - Sustainability Appraisal

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr E1.3</b>   | <b>++</b>                  | <b>+</b>           | <b>+</b>           | <b>o</b>                  | <b>o</b>   | <b>#</b> | <b>+</b>             | <b>o</b>            | <b>o</b>            | <b>+</b>                          | <b>+</b>       |
| <b>SADMP E1.3</b> | <b>++</b>                  | <b>+</b>           | <b>o</b>           | <b>o</b>                  | <b>o</b>   | <b>o</b> | <b>+</b>             | <b>o</b>            | <b>o</b>            | <b>+</b>                          | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

District centres are changing and diversifying to create a richer mix of uses and may well move away from a traditional position of simply retail with a focus on cultural, health and night-time economic activities as well as potentially more residential use. The policy is flexible and intends to support this mix of uses, and the physical and heritage assets of the locality, while retaining the Gaywood Clock as a local focus for retailing in this part of the town and this is why E1.3 scores well across a range of factors. Scoring highly positive for the sustainability factor ‘access to services’, positive scores are also recorded for ‘community & social’, ‘economy A business’, ‘highways & transport’, and ‘infrastructure, pollution & waste’, with neutral impacts scored for the remaining

categories. A positive score has been awarded to 'climate change' as the policy seek to focus service and facilities in one area. This also has the effect of limiting the need for multiple trips, it recognises that public transport is available, and that the area can be reached by many residents of this part of the town on foot or by bike. The policy was adopted as part of the SADMP in 2016 and the Local Plan review seeks to carry this forward, the SA objectives have since been updated and the SA assessment table seeks to demonstrate this.

### Town Centre Policies Conclusion

The King's Lynn and Gaywood Clock 'Town Centre' policies have an overall positive effect on sustainability and there are no reasonable alternatives to the approaches chosen.

### Housing Sites - Sustainability Appraisal

#### King's Lynn – Housing - Sustainability Appraisal – Site Scoring Matrix

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr E1.4</b>   | <b>+</b>                   | <b>+</b>           | <b>0</b>           | <b>0</b>                  | <b>+/x</b> | <b>0</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>#</b>                          | <b>+/#</b>     |
| <b>SADMP E1.4</b> | <b>+</b>                   | <b>+</b>           | <b>0</b>           | <b>+</b>                  | <b>+/x</b> | <b>0</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>#</b>                          | <b>N/A</b>     |
| <b>LPr E1.5</b>   | <b>++</b>                  | <b>+</b>           | <b>0</b>           | <b>0</b>                  | <b>x</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>?</b>                          | <b>+/#</b>     |
| <b>SADMP E1.5</b> | <b>++</b>                  | <b>+</b>           | <b>0</b>           | <b>0</b>                  | <b>x</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>?</b>                          | <b>N/A</b>     |
| <b>LPr E1.6</b>   | <b>++</b>                  | <b>+</b>           | <b>0</b>           | <b>0</b>                  | <b>+/x</b> | <b>0</b> | <b>#</b>             | <b>0</b>            | <b>0</b>            | <b>#</b>                          | <b>+/#</b>     |
| <b>SADMP E1.6</b> | <b>++</b>                  | <b>+</b>           | <b>0</b>           | <b>+</b>                  | <b>+/x</b> | <b>0</b> | <b>#</b>             | <b>0</b>            | <b>0</b>            | <b>#</b>                          | <b>N/A</b>     |
| <b>LPr E1.7</b>   | <b>+</b>                   | <b>+</b>           | <b>0</b>           | <b>0</b>                  | <b>+/x</b> | <b>0</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>?</b>                          | <b>+/#</b>     |
| <b>SADMP E1.7</b> | <b>+</b>                   | <b>+</b>           | <b>0</b>           | <b>+</b>                  | <b>+/x</b> | <b>0</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>?</b>                          | <b>N/A</b>     |

|                    |           |          |          |          |            |          |          |          |          |          |            |
|--------------------|-----------|----------|----------|----------|------------|----------|----------|----------|----------|----------|------------|
| <b>LPr E1.8</b>    | <b>++</b> | <b>+</b> | <b>+</b> | <b>0</b> | <b>x</b>   | <b>#</b> | <b>#</b> | <b>0</b> | <b>0</b> | <b>#</b> | <b>+/#</b> |
| <b>SADMP E1.8</b>  | <b>++</b> | <b>+</b> | <b>0</b> | <b>0</b> | <b>xx</b>  | <b>#</b> | <b>#</b> | <b>0</b> | <b>0</b> | <b>#</b> | <b>N/A</b> |
| <b>LPr E1.9</b>    | <b>+</b>  | <b>+</b> | <b>0</b> | <b>0</b> | <b>x</b>   | <b>0</b> | <b>#</b> | <b>#</b> | <b>#</b> | <b>#</b> | <b>+/#</b> |
| <b>SADMP E1.9</b>  | <b>+</b>  | <b>+</b> | <b>0</b> | <b>+</b> | <b>x</b>   | <b>0</b> | <b>#</b> | <b>#</b> | <b>#</b> | <b>#</b> | <b>N/A</b> |
| <b>LPr E1.10</b>   | <b>++</b> | <b>+</b> | <b>0</b> | <b>0</b> | <b>x</b>   | <b>#</b> | <b>#</b> | <b>+</b> | <b>+</b> | <b>?</b> | <b>+/#</b> |
| <b>SADMP E1.10</b> | <b>++</b> | <b>+</b> | <b>0</b> | <b>0</b> | <b>xx</b>  | <b>#</b> | <b>#</b> | <b>+</b> | <b>+</b> | <b>?</b> | <b>N/A</b> |
| <b>LPr E1.11</b>   | <b>++</b> | <b>+</b> | <b>0</b> | <b>0</b> | <b>x</b>   | <b>#</b> | <b>#</b> | <b>+</b> | <b>0</b> | <b>?</b> | <b>+/#</b> |
| <b>SADMP E1.11</b> | <b>++</b> | <b>+</b> | <b>0</b> | <b>+</b> | <b>+/x</b> | <b>#</b> | <b>#</b> | <b>+</b> | <b>0</b> | <b>?</b> | <b>N/A</b> |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

**E1.4 King's Lynn, Marsh Lane** - The site scored well in relation to the sustainability indicators 'access to services' and 'community and social'. The site was partially constrained by flood risk however measures could be taken to mitigate this risk. In terms of 'highways and transport', 'landscape and amenity', 'natural environment' and 'infrastructure, pollution and waste' it depended on how the scheme was implemented as potential negative impacts could be mitigated through good design. **Site is complete.**

**E1.5 King's Lynn, Boal Quay** – Now changed to mixed use including 50 houses. The site scores highly in terms of 'access to services' being located centrally within the town. The site will have a positive, regenerative impact on the economy, depending on the types of uses included. The site is constrained by flood risk; however, measures could be taken to mitigate this risk. The impact of 'heritage', 'highways and transport', 'landscape and amenity' and 'natural environment' depends on how the scheme is implemented as potential negative impacts could be mitigated through good design.

**E1.6 King's Lynn, South of Parkway** - The site scores highly in terms of 'access to services' being located centrally within the town. Development of the site will have no impact on 'heritage', 'natural environment' or 'infrastructure, pollution and waste.' The site is partially constrained by flood risk, however, measures could be taken to mitigate this risk. The impact of 'highways and transport' and 'landscape and amenity' depends on how the scheme is implemented as potential negative impacts could be mitigated through good design.

**E1.7 King's Lynn, Land at Lynnsport** - The site scored highly in terms of 'access to services' and 'community and social'. There is no impact on 'heritage.' The site was partially constrained by flood risk however measures could be taken to mitigate this risk. In terms of 'highways and transport', 'landscape and amenity', 'natural environment' and 'infrastructure, pollution and waste' depended on how the scheme was implemented as potential negative impacts could be mitigated through good design. **The scheme is largely complete.**

**E1.8 King's Lynn, South Quay** - The site scores highly in terms of 'access to services' being located centrally within the town and in relation to 'landscape and amenity' as the development will improve the amenity and appearance of the quayside. There is potentially a positive impact on 'economy' through regeneration of the waterfront. The site is constrained by flood risk; however, measures could be taken to mitigate this risk. The impact on 'heritage' and 'highways and transport' depends on how the scheme is implemented as potentially negative impacts could be mitigated through good design. In relation to the indicator 'infrastructure, pollution and waste' the impact is unknown.

**E1.9 King's Lynn, Land west of Columbia Way** - The site scores fairly well in terms of 'access to services', 'community and social' and 'food production'. There is no impact on 'business' or 'heritage'. In terms of 'highways and transport', 'landscape and amenity', 'natural environment' and 'infrastructure, pollution and waste' it depends on how the scheme is implemented as potential negative impacts could be mitigated through good design. The site is constrained by flood risk; however, measures could be taken to mitigate this risk.

**E1.10 King's Lynn, North of Wisbech Road** - The site scores well in terms of the sustainability indicator 'access to services' as it is centrally located not far from the town centre. The site scored positively in terms of 'community and social', 'natural environment' and 'landscape and amenity' as development would be well screened and fit into the surrounding context of the settlement. The site is constrained by flood risk; however, measures could be taken to mitigate this risk. There will be no impact on the indicator 'economy' and the impact on 'heritage', 'highways and transport' and 'infrastructure, pollution and waste' depend on how the scheme is implemented as potential negative impacts could be mitigated through good design.

**E1.11 King's Lynn, Southgates** - The site scores well in terms of the sustainability indicator 'access to services' as it is centrally located not far from the town centre and close to local services on London Road and surrounding streets. The site scored positively in terms of 'community and social', 'natural environment' and 'landscape and amenity' as development would fit into the surrounding context of the settlement. The site is constrained by flood risk; however, measures could be taken to mitigate this risk. There will be



no impact on the indicator 'economy' and the impact on 'heritage', 'highways and transport' and 'infrastructure, pollution and waste' depend on how the scheme is implemented as potential negative impacts could be mitigated through good design.

## **Conclusion**

All reasonable sites within the King's Lynn urban area have been identified, assessed as being sustainable and taken forward as housing allocations. The overall package scores positively in sustainability terms. The only negative scores are in relation to flood risk. The Core Strategy sustainability assessment dealt with the principle of concentrating new housing development in King's Lynn. The package of housing sites here took that approach forward into positive allocations.

## King's Lynn Employment Land - Sustainability Appraisal

### King's Lynn – Employment Land - Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr E1.12</b>   | +                          | +                  | ++                 | x                         | x          | +        | +                    | +                   | 0                   | +                                 | #              |
| <b>SADMP E1.12</b> | +                          | +                  | +                  | x                         | x          | +        | +                    | +                   | 0                   | +                                 | N/A            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

#### Policy E1.12 - Employment Land, King's Lynn

Three sites are allocated, including one additional site at North Lynn Estuary Road.

The Hardwick site is located to the east of the town, this locality enjoys accessibility from the A149 Primary Route, which links directly to the A47 trunk road south of the Sand Line. The site is also within walking/cycling distance to estates to the north and west of Hardwick which is advantageous for access to employment by active modes. This results in this option scoring positively in terms of providing employment and economic development opportunity, 'economy A business', and 'highways & transport'. The site does score negatively against risk of flooding, but employment uses are categorised as more tolerant of such risk than housing.

The Saddlebow site is located to the south of the town, this locality enjoys accessibility from Saddlebow Road, which links directly to the A47 trunk road. The site is also within walking/cycling distance of the South Lynn/Nar Ouse residential area which is advantageous for access to employment by foot or cycle. This results in this option scoring positively in terms of providing employment and economic development opportunity, 'economy A business', and 'highways & transport'. The site does score negatively against risk of flooding, but employment uses are categorised as more tolerant of such risk than housing.

The North Lynn site is located to the north of the town, this locality enjoys accessibility from Estuary Road, which links to Edward Benefer Way. It is also close to the Port and not far from the town centre. The site is also within walking/cycling distance of the North Lynn residential area which is advantageous for access to employment by foot or cycle. This results in this option scoring positively in terms of providing employment and economic development opportunity, 'economy A business', and 'highways & transport'. The site does score negatively against risk of flooding, but employment uses are categorised as more tolerant of such risk than housing.

The overall thrust of the policy remains the same as that adopted through the SADMP in 2016. The score for heritage is now '#' and this score is also awarded to 'Climate Change'. As clearly this will depend upon the nature of the planning proposal and the detail of what type of business/economic use is prospered. However, the locations are clearly sustainable ones.

The Core Strategy identified the general location of the employment expansion areas. In practice there are no obvious reasonable alternative options to the sites identified in this policy and assessed at that point.

## Green Infrastructure - Sustainability Appraisal

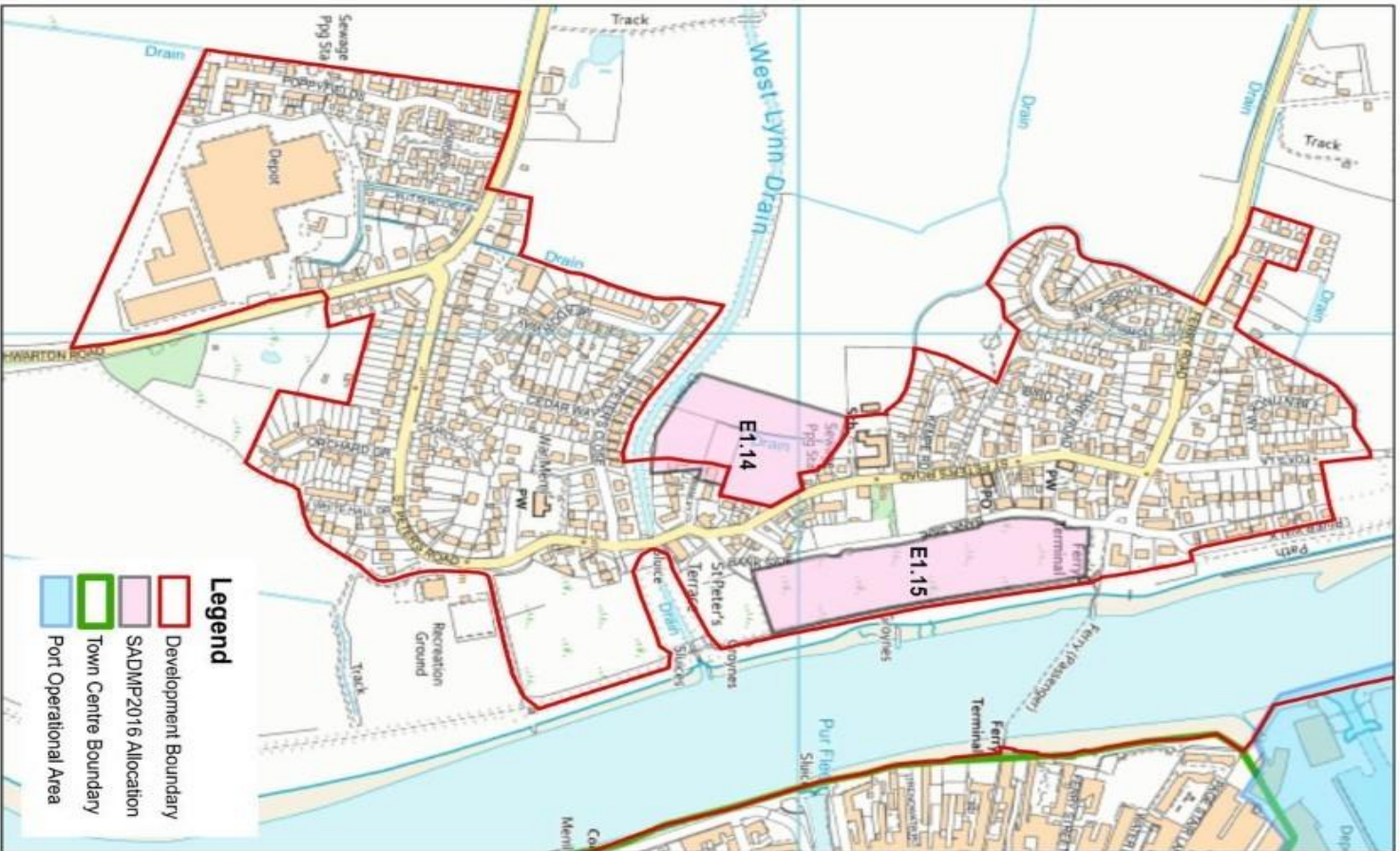
### E1.13 Green Infrastructure - Sustainability Appraisal

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr E1.13</b>   | <b>+</b>                   | <b>+</b>           | <b>0</b>           | <b>#</b>                  | <b>0</b>   | <b>0</b> | <b>0</b>             | <b>++</b>           | <b>++</b>           | <b>+</b>                          | <b>++</b>      |
| <b>SADMP E1.13</b> | <b>+</b>                   | <b>+</b>           | <b>0</b>           | <b>#</b>                  | <b>0</b>   | <b>0</b> | <b>0</b>             | <b>++</b>           | <b>++</b>           | <b>+</b>                          | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; 0 none; # depending on implementation; ? uncertain

This policy scores well across a range of factors, but particularly in terms of landscape and amenity, natural environment and therefore climate change.

# West Lynn – Sustainability Appraisal



## West Lynn – Housing - Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |            |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|------------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage   | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr E1.14</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>x</b>   | <b>#</b>   | <b>#</b>             | <b>0</b>            | <b>O</b>            | <b>#</b>                          | <b>+/#</b>     |
| <b>SADMP E1.14</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>x</b>   | <b>O</b>   | <b>#</b>             | <b>0</b>            | <b>O</b>            | <b>#</b>                          | <b>N/A</b>     |
| <b>LPr E1.15</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>+</b>                  | <b>x</b>   | <b>+/#</b> | <b>#</b>             | <b>+</b>            | <b>O</b>            | <b>#</b>                          | <b>++/#</b>    |
| <b>SADMP E1.15</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>+</b>                  | <b>x</b>   | <b>O</b>   | <b>#</b>             | <b>+</b>            | <b>O</b>            | <b>#</b>                          | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? Uncertain

E1.14 - The site performs well in terms of the sustainability indicator 'access to services' as it is located close to the centre of West Lynn. The site performs poorly in relation to indicator 'flood risk' as it is located within flood zone 2. Development will have no impact on the indicator 'landscape and amenity' as it would be well screened, relates well to the existing settlement and fits in with the surrounding development. The impact on 'highways and transport' and 'infrastructure, pollution and waste' depends on how the scheme is designed and implemented as potentially negative impacts could be mitigated. The site performs poorly in relation to the indicator 'food production' as development will result in the loss of high quality (grade 2) land.

The policy is suggested to remain the same as the SADMP adopted version (2016) therefore the thrust is same. Accordingly, it is little surprise that scores remain broadly the same with the exception of 'Heritage' as an extra clause to preserve the nearby listed building and its setting has been added. Clearly the impact will depend upon the design of the scheme.

With regards to the new indicator 'Climate Change' West Lynn offers many services and facilities for day to day life of future residents and offers a good opportunity for public transport via bus services and the Ferry (currently not in operation). There is also the possibility to aid connectivity in term of footpaths and cycling opportunities. A '+/#' is awarded as the design of the development and individual dwellings will impact upon this. However, it is acknowledged that policy requires an ecological study, landscaping including biodiversity, drainage measures and SuDs.

E1.15 – The site performs well in terms of the sustainability indicator 'access to services' as it is located within the heart of West Lynn, but also with easy, direct access to King's Lynn town centre once the Ferry is operational again. The site performs poorly in relation to indicator 'flood risk' as it is located within flood zone 2, but this is no worse than any other part of the settlement. Development will have a positive impact on the

indicator 'landscape and amenity' as it would improve the waterfront, relates well to the existing settlement and fits in with the surrounding development. The impact on 'highways and transport' and 'infrastructure, pollution and waste' depends on how the scheme is designed and implemented as potentially negative impacts could be mitigated. The site performs well in relation to the indicator 'food production' as development will not result in the loss of high-quality land as it would regenerate a derelict, disused brownfield site.

The Policy is proposed to remain broadly the same as the SADMP adopted version (2016) therefore the thrust is the same. Accordingly, it is little surprise that scores remain broadly the same with the exception of 'Heritage' as an extra clause to conserve and enhance King's Lynn Conservation Area and associated listed buildings and their settings across the river has been added. Clearly the impact will depend upon the design of the scheme.

With regards to the new indicator 'Climate Change' West Lynn offers many services and facilities for the day to day life of future residents and offers a good opportunity for public transport via bus services and the Ferry (currently not in operation), including the provision of additional car parking, to serve it. There is also the possibility to aid connectivity in term of footpaths and cycling opportunities. The site redevelops a derelict, brownfield site. A '++/#' is awarded as the design of the development and individual dwellings will impact upon this. However, it is acknowledged that the policy requires landscaping including biodiversity, drainage measures and SuDs.

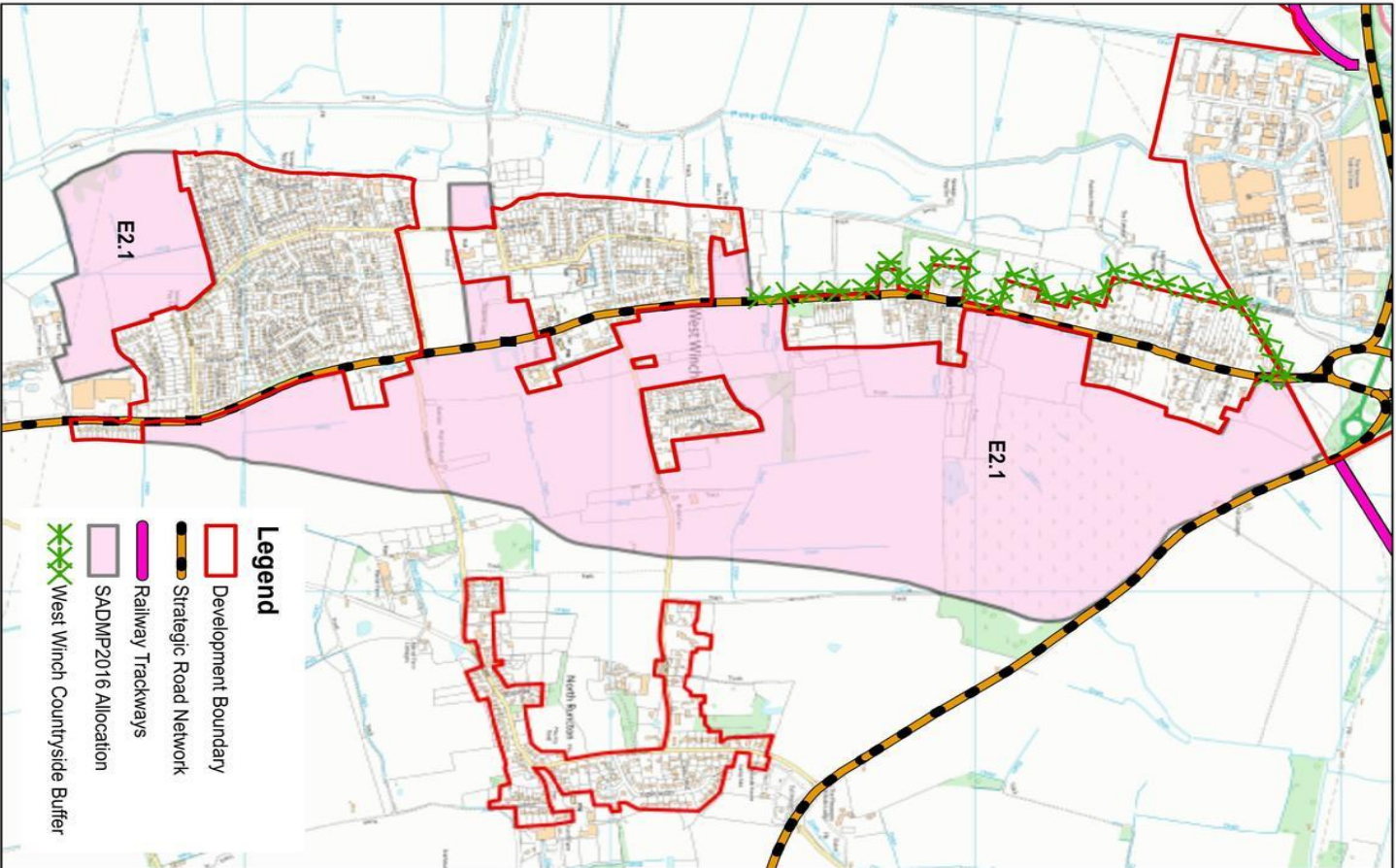
## **Discussion**

The Sustainability Appraisal indicates that both sites E1.14 and E1.14 remain the most sustainable options for growth in West Lynn. Development would not have a negative impact upon 'landscape & amenity', with a neutral impact associated with E1.14 and as development of E1.15 results in the regeneration of an unused brownfield site at the waterfront likely to improve the area, a positive is recorded for this factor. The location of the two sites, at the heart of the settlement, is an advantage only provided by these two sites, resulting in a highly positive score for 'access to services'. Both sites are at the lowest risk of flooding in this settlement, being in flood zone 2. The only other negative score relates to the factor 'business B food production' for E1.14.

## **Conclusion**

Site E1.14 has outline permission and is moving to reserved matters. Site E1.15 is a key brownfield, regeneration site capable of bringing benefits to both sides of the riverfront. Based upon a balance of factors; the results of the Sustainability Appraisal, site specific factors and consultation responses received to date, it is considered appropriate to continue to allocate sites E1.14 and E1.15 for residential development in West Lynn.

# West Winch Sustainability Appraisal Map



**Inset E2 West Winch**

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Ordnance Survey 100024314

## West Winch Strategic Growth Area - Sustainability Appraisal – Site Scoring Matrix

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr E2.1</b>   | <b>++</b>                  | <b>+</b>           | <b>+</b>           | <b>x</b>                  | <b>o</b>   | <b>o</b> | <b>+</b>             | <b>+</b>            | <b>+</b>            | <b>#</b>                          | <b>+</b>       |
| <b>SADMP E2.1</b> | <b>++</b>                  | <b>+</b>           | <b>+</b>           | <b>o</b>                  | <b>o</b>   | <b>o</b> | <b>+</b>             | <b>+</b>            | <b>o</b>            | <b>+</b>                          | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

West Winch Growth Area – This area is considered as a sustainable location for growth, south east of King’s Lynn, as identified in the Core Strategy and SADMP. The Growth Area performs well in relation to the indicator ‘access to services.’ The impact on ‘landscape and amenity’ should be positive through good design. The Growth Area comes close to the listed buildings of Church of St Mary (Grade 2\*) and the Windmill (Grade 2) consequently the setting of these have to be treated with great care and potential negative impacts avoided through good design. The site is not constrained by flood risk. The West Winch Growth Area is the chosen allocation as in comparison to other sites considered it will maintain the gap between West Winch and surrounding settlements whilst relating well and enhancing the facilities available for the original settlement.

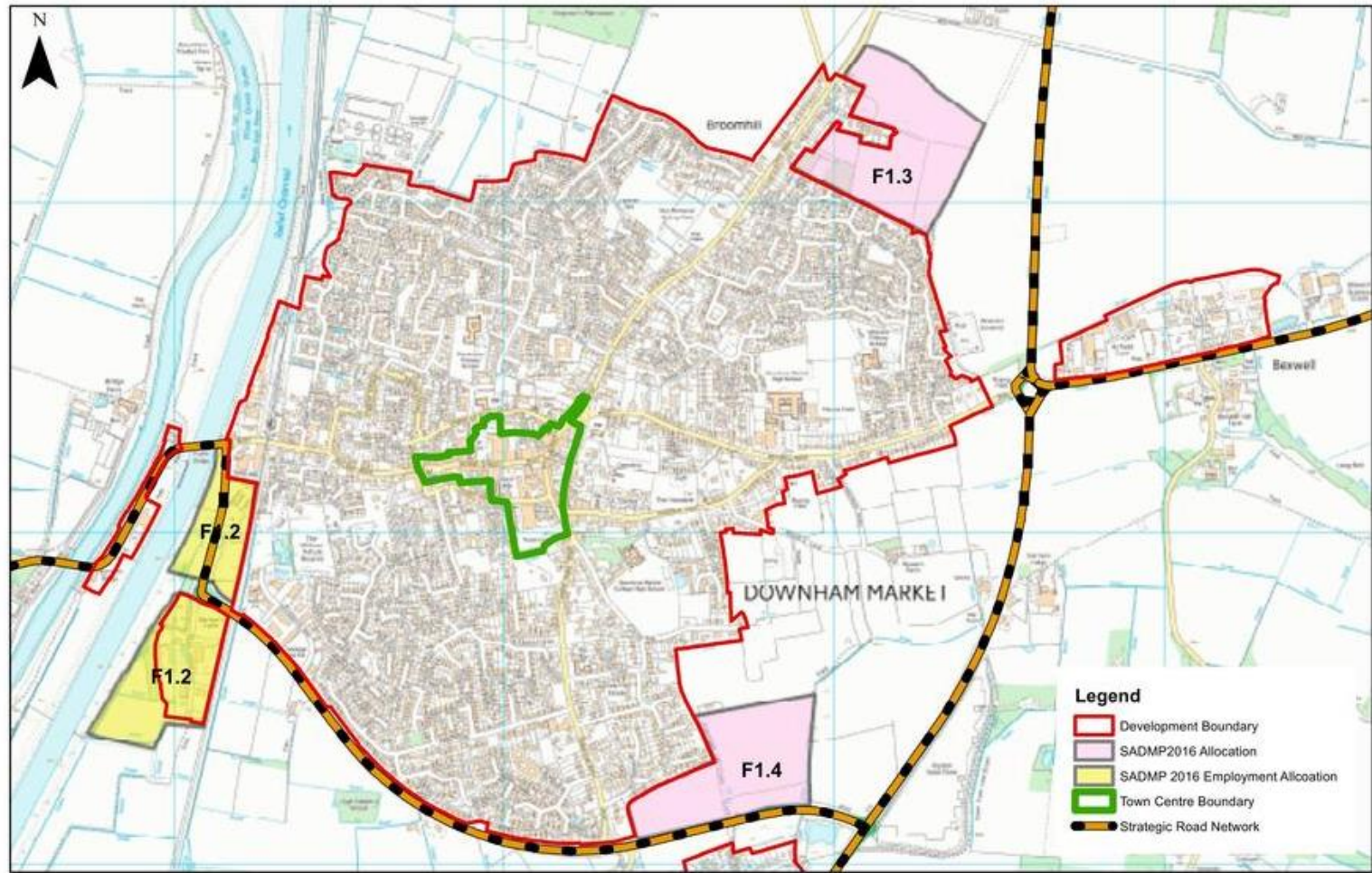
**Discussion** - On balance the Growth Area performs well, as it isn’t constrained by ‘flood risk’, would have the least impact upon the form and character of existing settlements and positive impacts associated with ‘landscape & amenity’ and ‘heritage’ can be minimised through good design. There would however be a negative score in factor ‘economy B food production’ with identified productive agricultural land being lost to development, although this is the case with all of the sites proposed. The new-link road between the A10 and A47 is planned to provide access and permeability to parts of the Growth Area, some of the submitted sites, due to their geographic location, are detached from this ‘fixed line’ and/or the Growth Area itself. This connectivity is vital to achieving links and integration between new residents and business and can contribute to a healthy community. In selecting the Growth Area consideration has been given to maintaining a degree of separation between existing settlements and the new neighbourhoods, and to provide a good level of integration with the existing development and facilities in West Winch. The scores have improved over the SADMP through positive involvement by the Borough Council in the preparation of a Masterplan and other agreements with landowners and developers.

**Conclusion**- As discussed above, The Growth Area on balance represents a sustainable location for development. It provides a degree of separation from existing settlements, when compared to the other options. Therefore, this Growth Area is an appropriate allocation for an urban expansion area adjacent to King’s Lynn.



# Main Towns

## Downham Market – Sustainability Appraisal Map



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Ordnance Survey 100024314

Downham Market



## Downham Market – Town Centre and Retaining - Sustainability Appraisal – Site Scoring Matrix

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr F1.1</b>   | <b>++</b>                  | <b>+</b>           | <b>+</b>           | <b>o</b>                  | <b>o</b>   | <b>o</b> | <b>+</b>             | <b>+</b>            | <b>o</b>            | <b>+</b>                          | <b>+</b>       |
| <b>SADMP F1.1</b> | <b>++</b>                  | <b>+</b>           | <b>+</b>           | <b>o</b>                  | <b>o</b>   | <b>o</b> | <b>+</b>             | <b>+</b>            | <b>o</b>            | <b>+</b>                          | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Policy F1.1 Downham Market Town Centre Area and Retailing

Town centres are changing and diversifying to create a richer mix of uses and may well move away from a traditional position of simply retail with a focus on cultural, health and nighttime economic activities as well as potentially more residential use. The policy is flexible and intends to support this mix of uses, and the physical and heritage assets of the town, while retaining the town centre as the primary focus for retailing in the town and this is why F1.1 scores well across a range of factors. Scoring highly positive for the sustainability factor 'access to services', positive scores are also recorded for 'community & social', 'economy A business', 'transport & highways', 'landscape & amenity' and 'infrastructure, pollution & waste', with neutral impacts scored for the remaining categories. A positive score has been awarded to 'climate change' as the policy seek to focus service and facilities in one area. This also has the effect of limiting the need for multiple trips, it recognises that public transport is available, and that the area can be reached by many residents of the town on foot or by bike.

The policy was adopted as part of the SADMP in 2016 and the Local Plan review seeks to carry this forward, the SA objectives have since been updated and the SA assessment table seeks to demonstrate this. There was one comment on this policy at the draft consultation stage and this was from Historic England. They welcomed the references to historic and character and local distinctives however, they were seeking more detail to specific character and vernacular. After careful consideration of this the Borough Council decided not to amend the policy as Downham Market Town Council and the local community are in the process of preparing a neighbourhood plan for their area. It is considered that it would be appropriate for such detail to come forward through the neighbourhood plan. It should be noted that any planning permission will need to consider the historic environment including the conservation area, listed buildings and their setting(s) for example

## Downham Market – Employment - Sustainability Appraisal – Site Scoring Matrix

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr F1.2</b>   | <b>O</b>                   | <b>+</b>           | <b>++</b>          | <b>O</b>                  | <b>x</b>   | <b>#</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>+</b>                          | <b>#</b>       |
| <b>SADMP F1.2</b> | <b>O</b>                   | <b>+</b>           | <b>++</b>          | <b>O</b>                  | <b>x</b>   | <b>O</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>+</b>                          | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Policy F1.2 - Land off St. John's Way, Downham Market

The site is located to the west of the town, along the east bank of the Relief Channel; this locality enjoys accessibility from the A1122 Primary Route, which links directly to the A10 trunk road and is within close proximity to the railway station, giving the potential to be served by an alternative freight mode. The site is also within walking distance of the town centre and the railway station which is advantageous for access to employment by public transport, foot or cycle. This results in this option scoring positively in terms of providing employment and economic development opportunity, 'economy A business', and 'highways & transport'. The site does score negatively against risk of flooding, but employment uses are categorised as more tolerant of such risk than housing.

As a result of comments received at the draft consultation stage from Historic England and the Environment Agency, two additional clauses have been added to the policy. The overall thrust of the policy remains the same as that adopted through the SADMP in 2016.

The proposed amendments provide a degree of clarity and detail. The score for heritage is now '#' and this score is also awarded to 'Climate Change'. As clearly this will depend upon the nature of the planning proposal and the detail of what type of business/economic use is prospered. However, the location is clearly a sustainable one.

## Downham Market – Housing - Sustainability Appraisal – Site Scoring Matrix

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr F1.3</b>   | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>X</b>                  | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>+/#</b>     |
| <b>SADMP E1.3</b> | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>X</b>                  | <b>+</b>   | <b>O</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>N/A</b>     |
| <b>LPr F1.4</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>X</b>                  | <b>+</b>   | <b>O</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>+/#</b>     |
| <b>SADMP F1.4</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>X</b>                  | <b>+</b>   | <b>O</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Downham Market - Sustainability Appraisal – Site Commentary

**F1.3** – The site scores well overall in terms of sustainability, particularly in relation to the indicators ‘highways and transport’ and ‘access to services’ as the site has direct access to the Town Centre. The site is at low flood risk (flood zone 1). The impact on some sustainability factors, in particular ‘landscape and amenity’ depend on how the scheme is designed as a public bridleway runs along the eastern edge of the site and another runs east- west, therefore potentially negative impacts could be mitigated.

The policy is suggested to remain the same as the SADMP adopted version (2016) therefore the thrust is same. Accordingly, it is little surprise that scores remain broadly the same with the expectation of ‘Heritage’ as a Heritage Impact Assessment is required, and the policy acknowledges this. Clearly the impact will depend upon the design of the scheme. With regards to the new indicator ‘Climate Change’ Downham Market offers many services and facilities for day to day life of future residents and offers a good opportunity for public transport via Bus services and the Train Station. There is also the possibility for enhanced green infrastructure and to aid connectivity in term of footpaths and cycling opportunities, and also to link to a possibly future expanded employment area at Bexwell. A ‘+/#’ is awarded as the design of the development and individual dwellings will impact upon this. However, it is acknowledged that policy requires an ecological study, landscaping including biodiversity, highways integration/improvements, pedestrian and cycle ways which link to the town centre, allotments, retention of the wooded area within the site and SuDs.

The site is in multiple ownership, but commitment to develop has been expressed and discussions are said to have taken place between owners. The major landowner has undertaken substantial work already to establish development requirements and

parameters. Indeed, approximately half of Site F1.3 has come forward with a planning proposal and benefits from an outline planning permission (16/00610/OM) for 240 new homes.

**F1.4** - The site scores well overall in terms of sustainability, particularly in relation to 'access to services' as it is located close to the local schools. The site is at low flood risk (flood zone 1). The impact on some sustainability factors, in particular 'landscape and amenity' depend on how the scheme is designed as potentially negative impacts could be mitigated.

The policy is suggested to remain the same as that which forms part of the adopted SADMP (2016). Therefore, it is little surprise that scores remain broadly the same. With regards to the new indicator 'Climate Change' Downham Market offers many services and facilities for day to day life of future residents and offers a good opportunity for public transport via Bus services and the Train Station, the site itself is reasonable well located in terms of distance to the town centre. A '+/#' is awarded as the design of the development and individual dwellings will impact upon this. However, it is acknowledged that policy requires an ecological study, improved bus linkages as well as cycling and walking routes to the town centre, landscaping including biodiversity, protection of the existing tree band, allotments and SuDs. The allocated site had been actively promoted by the owner's agent through the SADMP (2016) process and was said to be readily available for development. Indeed, Site F1.4 has come forward with a planning proposal and now benefits from outline planning permission (16/01322/OM) for 300 new homes.

### **Downham Market - Sustainability Appraisal – Site Discussion**

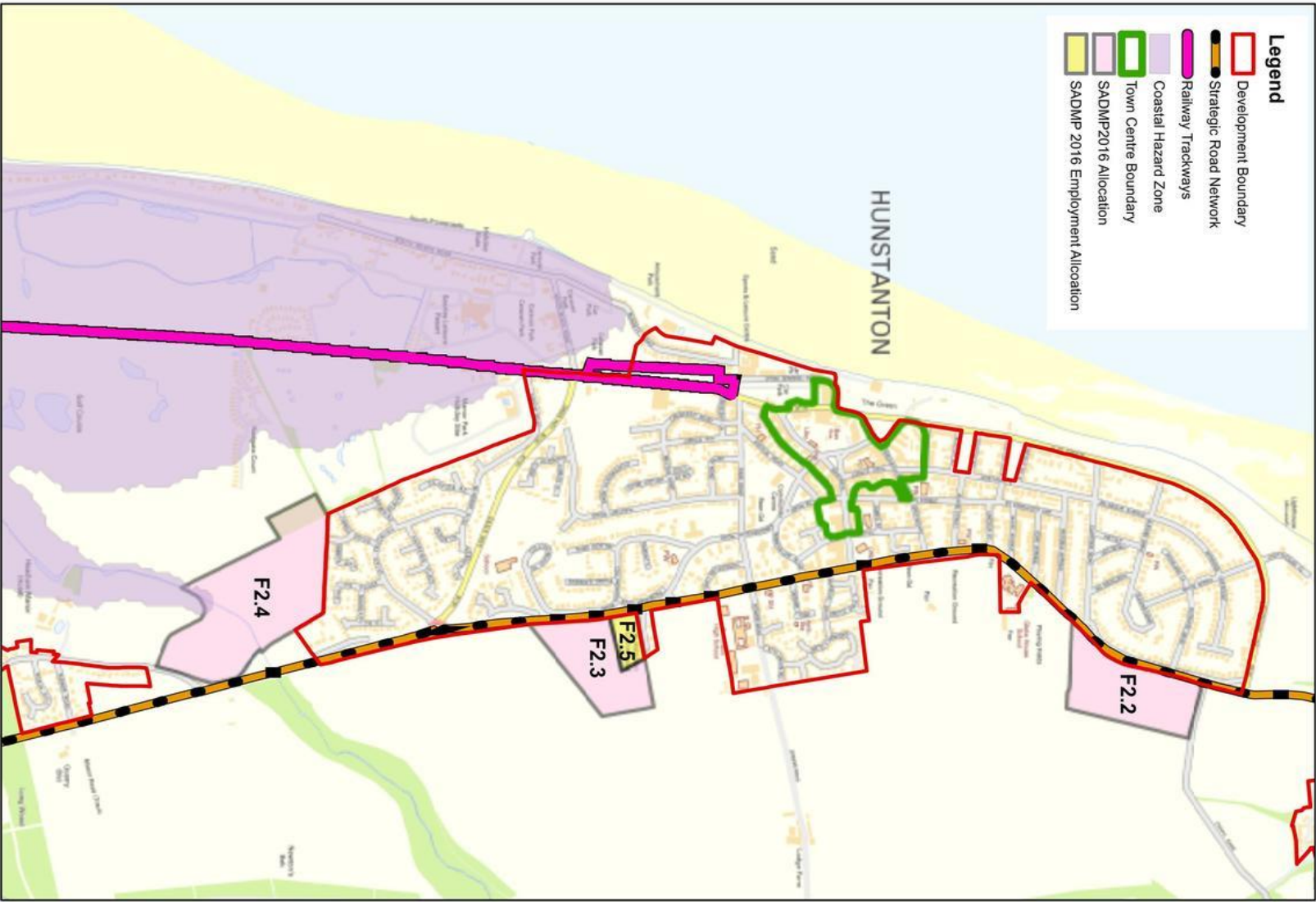
- Sites F1.3 and F1.4 have been identified as reasonable growth options for Downham Market. Both sites score well overall with positive impacts recorded for 'access to services', 'community & social', 'flood risk' and 'highways & transport'. There would be a neutral impact upon 'economy A business', 'heritage' and 'natural environment' the impact upon 'landscape & amenity' and 'infrastructure, pollution & waste' would be dependent upon implementation. Whilst a negative was scored for 'economy B food production' this was the case for all the strategic growth options considered through the SADMP.
- Consideration was given to maintaining a degree of separation between the existing settlement of Wimbotsham and the new neighbourhoods that would form an extension to Downham Market. Careful consideration has also been given to strategic direction of growth for the town, outlined in the Core Strategy, with development generally taking place to the east of the town, both north and south of Bexwell Road and including some land to the north of the town to the east of Lynn Road.
- The two sites have been through the Local Plan process and are allocated sites within the Borough Council's current Local Plan. The Local Plan review seeks to carry these forwards. F1.3 is allocated for 'at least' 250 dwellings and F1.4 is allocated for 'at least' 140 dwellings.

- Both sites have come forward and benefit from outline planning permission. F1.3 approximately 50% of the site has outline planning permission for 240 new homes (16/00610/OM), with expectation that the remainder of the site will come forward in due course. F1.4 has outline planning permission for 300 new homes (16/01322/OM).
- The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Downham Market Town Council and the local community are in the process of preparing a Neighbourhood Plan for their Area. The Downham Market Neighbourhood Plan Area was formally designated by the Borough Council 27/01/2016 and corresponds with the boundaries of Downham Market Parish. The Town Council is currently preparing a draft version of their Neighbourhood Plan for consultation. Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal due to the situation regarding Local Housing Need (LHN) considered earlier in this SA. The submitted site information has been shared with the Town Council for their consideration in their Neighbourhood Plan.

### **Downham Market - Sustainability Appraisal – Site Conclusion**

F1.3 and F1.4 form a key element of the Local Plan. With the concept endorsed through the adopted Core Strategy in 2011 and the detailed allocations forming part of the Site Allocations and Development Management Policies Plan, adopted in 2016, for 'at least' 390 new homes. The sites have since come forward and benefit from outline planning permission for a total of 540 new homes, with approximately 50% of F1.3 still come forward and contribute further new housing for the Town. Given this after careful consideration it is considered appropriate to carry forward both F1.3 & F1.4 as part of the Local Plan review.

# Hunstanton – Sustainability Appraisal – Map



## Hunstanton – Town Centre and Retaining - Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                      |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|----------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscap e & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr F2.1</b>    | <b>++</b>                  | <b>++</b>          | <b>+</b>           | <b>O</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>             | <b>O</b>            | <b>x</b>                          |                |
| <b>SADM P F2.1</b> | <b>++</b>                  | <b>++</b>          | <b>+</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>             | <b>O</b>            | <b>x</b>                          |                |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Policy F2.1 Hunstanton Town Centre Area and Retailing

Town centres are changing and diversifying to create a richer mix of uses and may well move away from a traditional position of simply retail with a focus on cultural, health and nighttime economic activities as well as potentially more residential use. The policy is flexible and intends to support this mix of uses, and the physical and heritage assets of the town, while retaining the town centre as the primary focus for retailing in the town and this is why F2.1 scores well across a range of factors. Scoring highly positive for the sustainability factors including ‘access to services’ and ‘community & social’. The score for Economy B Food production has been changed to ‘O’ as it is highly unlikely that this could have a negative impact with regards to this SA factor. A positive score has been awarded to ‘climate change’ as the policy seeks to focus service and facilities in one area. This also has the effect of limiting the need for multiple trips, it recognises that public transport is available, and that the area can be reached by many residents of the town on foot or by bike.

The policy was adopted as part of the SADMP in 2016 and the Local Plan review seeks to carry this forward, the SA objectives have since been updated and the SA assessment table seeks to demonstrate this.



## Hunstanton – Employment - Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr F2.5</b>    | <b>O</b>                   | <b>+</b>           | <b>++</b>          | <b>O</b>                  | <b>x</b>   | <b>#</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>+</b>                          | <b>#</b>       |
| <b>SADM P F2.5</b> | <b>++</b>                  | <b>++</b>          | <b>+</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>x</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Policy F2.5 Hunstanton, Land south of Hunstanton Commercial Park

The site is currently used for agriculture. Development would result in the loss of grade 3 quality agricultural land and therefore scores negatively in relation to food production. This site has been identified as the most sustainable option for development as it scores highly in relation to indicators 'access to services' and 'community & social'.

The scheme will deliver a new employment area which will benefit the community and the site is the closest to services of the available options. The site would form an expansion of the existing employment area to the north which is sited adjacent to the Grade II\* Smithdon High School. The Area of Outstanding Natural Beauty is to the east of the site and therefore the impact on sustainability factors 'heritage' and 'landscape & amenity' depend on how the scheme is implemented.

The site is not at risk of flooding (Flood Zone 1). The score for 'Climate Change' is considered to be '#'. As clearly this will depend upon the nature of the planning proposal and the detail of what type of business/economic use is prospered. However, the location is clearly a sustainable one as already discussed.

## Hunstanton – Housing - Sustainability Appraisal – Site Scoring Matrix

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                      |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|----------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscap e & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr F2.2</b>   | +                          | +                  | O                  | x                         | +          | #        | #                    | #                    | ?                   | x                                 | +/#            |
| <b>SADMP F2.2</b> | +                          | +                  | O                  | x                         | +          | O        | #                    | #                    | ?                   | x                                 | n/a            |
| <b>LPr F2.3</b>   | ++                         | +                  | O                  | x                         | +          | #        | #                    | #                    | ?                   | x                                 | +/#            |
| <b>SADMP F2.3</b> | ++                         | +                  | O                  | x                         | +          | #        | #                    | #                    | ?                   | x                                 | n/a            |
| <b>LPr F2.4</b>   | +                          | +                  | O                  | x                         | +          | #        | #                    | #                    | #                   | x                                 | +/#            |
| <b>SADMP F2.4</b> | +                          | +                  | O                  | x                         | +          | #        | #                    | #                    | #                   | x                                 | n/a            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Hunstanton - Sustainability Appraisal – Site Commentary

**F2.2** – The site forms part of a large agricultural field to the east of Hunstanton adjacent to the A149. Development would result in the loss of grade 3 quality agricultural land and therefore scores negatively in relation to food production. The site scores positively in relation to sustainability indicators ‘access to services’, ‘community and social’, and ‘flood risk’ although the site is of considerable distance to town centre services. The impact on sustainability factor ‘heritage’ is dependent on implementation as the site contains Historic Environment Records relating to a find spot for a Neolithic artefact and post-Medieval features. Development could also

impact on the setting of Old Hunstanton Conservation Area which is situated to the north and Hunstanton Hall (Grade 1 listed building) to the east

The park to Hunstanton Hall is a Grade II registered park. The impact upon these assets could be mitigated by sensitive design and detailing. The Area of Outstanding Natural Beauty is to the east of the site and therefore the impact on sustainability factors 'landscape & amenity' also depend on how the scheme is implemented. This is the same for all options to the east of Hunstanton. The site is intensively farmed and there is limited vegetation on the field boundaries. Further investigation would be required to confirm any ecological issues. There are some general infrastructure issues relating to the capacity of the local Wastewater Treatment Works which applies to the settlement.

The score for 'climate change' is considered to be '+/#' as the site is located on the edge of Hunstanton and close to all services and facilities this town has to offer, thereby limiting the need for extensive and possible multiple vehicular trips, it is possible to walk and cycle from the site to the town. However, the exact score will depend upon the design of the scheme and the individual design of the new homes.

**F2.3** - The site is an agricultural field to the east of Hunstanton adjacent to the A149. Development would result in the loss of grade 3 quality agricultural land and therefore scores negatively in relation to food production. The site scores positively in relation to sustainability indicators 'access to services', 'community and social', and 'flood risk'. It is sited near to the Grade II\* Smithdon High School to the north and the scheduled remains of St Andrew's Chapel to the south-east.

Additionally, the Area of Outstanding Natural Beauty is to the east of the site and therefore the degree of impact upon sustainability factors 'heritage' and 'landscape & amenity' depend on how the scheme is implemented. The site is farmed intensively and there is limited vegetation on the field boundaries. Further investigation would be required to confirm any ecological issues. There are some general infrastructure issues relating to the capacity of the local Wastewater Treatment Works which applies to the settlement.

The score for 'climate change' is considered to be '+/#' as the site is located on the edge of Hunstanton and close to all services and facilities this town has to offer, thereby limiting the need for extensive and possible multiple vehicular trips, it is possible to walk and cycle from the site to the town. However, the exact score will depend upon the design of the scheme and the individual design of the new homes.

**F2.4** - This site is located at the southern extent of Hunstanton surrounded to the west by a golf course, to the north by a residential estate, to the east by the A149 and agricultural fields beyond and to the south by undeveloped land north of Hunstanton Road. The

boundary of the Area of Outstanding Natural Beauty is about 600 metres to the east; any housing would be below the existing housing on the southwest facing slope. The impact upon the setting of the AONB would be limited given the local topography and existing planting. Whilst the site is not presently cultivated, development would result in the loss of grade 3 quality agricultural land and therefore scores negatively in relation to food production.

The topography of the site rises from a low point in the south eastern corner to higher ground on the northern boundary of the site. This enables the site to be visible on the approach to Hunstanton from the south and therefore the impact on 'landscape & amenity' depends on how any scheme were implemented in terms of screening options, layout and design of development. The site is within an area of archaeological interest and therefore further investigations would be required. There are no designated heritage assets known within the site. However, there is a group of five listed buildings 1km to the east, others at Manor Farmhouse, Heacham to the south and 800ms to the north-east, St Andrew's Chapel, which is listed as Grade II and is a Scheduled Monument.

The settings of the designated heritage assets and impacts upon undesignated heritage assets within the site would be assessed at implementation stage. It is considered that any mitigation could be secured through the design process e.g. by appropriate screening, buffering and consideration of edge detail. An Ecological Appraisal indicates no insurmountable barrier to development of the site but also provides recommendations for further research and mitigation.

Latest proposals suggest some land may be left undeveloped and enhanced for ecological and recreational benefit. The Highway Authority do not object in principle to the development of the site, subject to satisfactory access arrangements. The gradient of the site may deter some potential residents from walking or cycling and given that the services are of considerable distance. The integration of the site with existing development would require further detailed work. The majority of the site is at low risk of flooding (flood zone 1) but part is within flood zones 2 and 3.

There are some general infrastructure issues relating to the capacity of the local Wastewater Treatment Works which applies to the settlement. Note: Inspector's report for the Examination of the Core Strategy identified land to the south of Hunstanton as a potential option for growth.

The score for 'climate change' is considered to be '+/#' as the site is located on the edge of Hunstanton and close to all services and facilities this town has to offer, thereby limiting the need for extensive and possible multiple vehicular trips, it is possible to walk and cycle from the site to the town. However, the exact score will depend upon the design of the scheme and the individual design of the new homes.

## Hunstanton - Sustainability Appraisal – Site Discussion

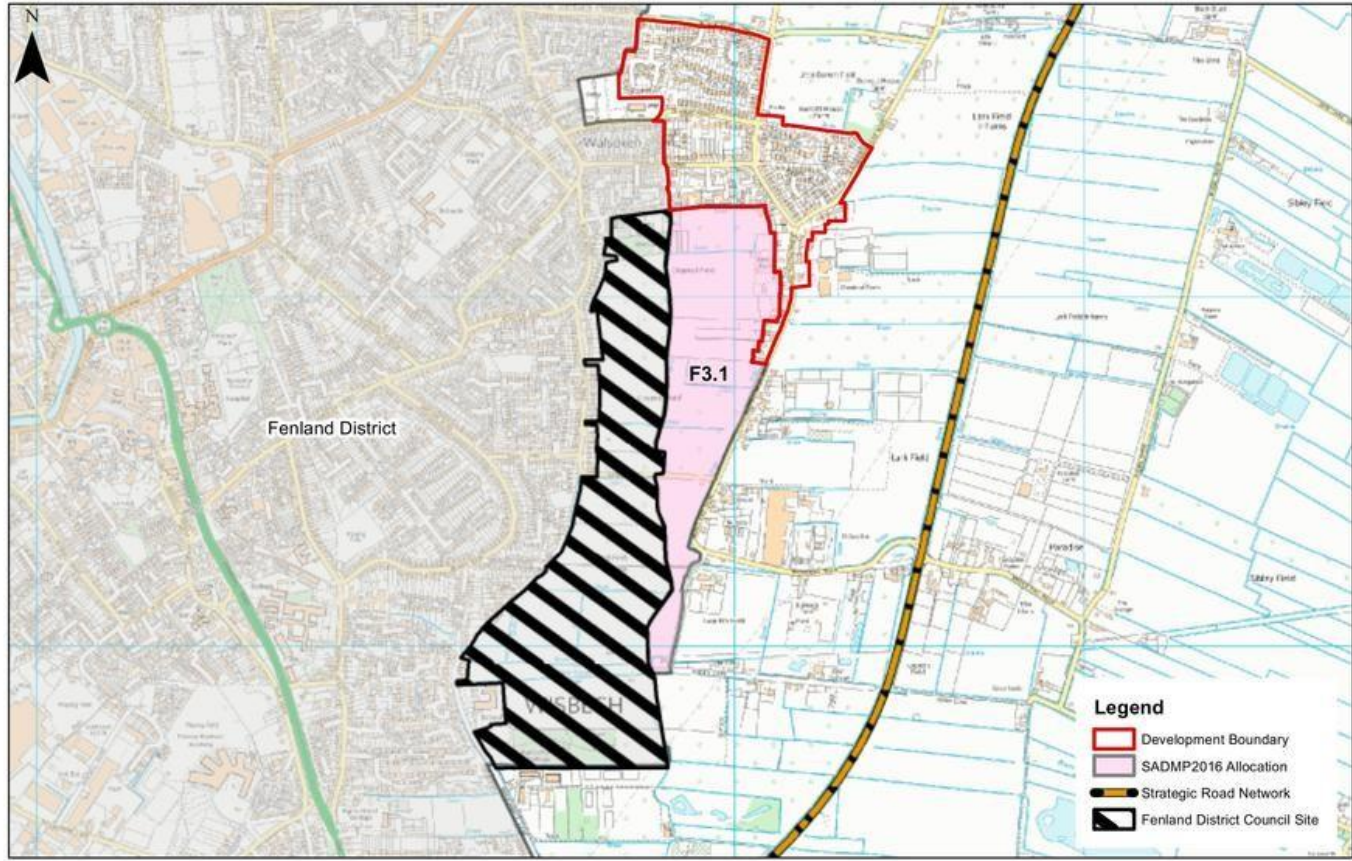
- Sites F2.2, F2.3 and F2.4 have all been identified as reasonable growth options for Hunstanton. They are all located at the edge of the settlement and overall score well across the sustainability factors.
- The three sites have all been through the Local Plan process and are allocated sites within the Borough Council's current Local Plan. The Local Plan review seeks to carry these forwards.
- F2.2 is allocated for 'at least' 120 dwellings. The site has come forward and benefits from outline planning permission (16/00082) and reserved matters (18/00418/RMM) for 120 new homes. Bennet's Homes the house builder have been involved with the site for a long time and are currently on site with building work underway.
- F2.3 is allocated principally for housing with care, with a supplementary allocation of general-purpose market housing to aid viability. This site has come forward and benefits from outline planning permission (16/00084/OM). This permission includes the employment allocation F2.5 as a care home was considered to be an appropriate employment use. It is for a care home: up to 60 housing with care units and approximately 60 new dwellings
- F2.4 is allocated for 'at least' 163 dwellings. Hopkins Homes, the house builder, have long been involved with the site. This has come forward in 2016 and benefits from full planning permission for 166 new homes (14/01022/FM). The site is currently being built out and a significant number of the homes are completed and occupied.
- The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Hunstanton Town Council and the local community are in the process of preparing a Neighbourhood Plan for their Area. The Town Council has already formally consulted upon a draft version of their Neighbourhood Plan. They are now in the process of finalising their submission version of the Neighbourhood Plan and will look to formally submit this to the Borough Council for further consultation and examination shortly, currently anticipated Q3/Q4 2020. Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal due to the

situation regarding Local Housing Need (LHN) considered earlier in this SA. The submitted site information has been shared with the Town Council for their consideration in their Neighbourhood Plan.

### **Hunstanton- Sustainability Appraisal – Site Conclusion**

F2.2, F2.3, F2.4 and F2.5 form a key element of the Local Plan. With the concept endorsed through the adopted Core Strategy in 2011 and the detailed allocations forming part of the Site Allocations and Development Management Policies Plan, adopted in 2016. The sites have since come forward and benefit from planning permission. Given this and after careful consideration it is considered appropriate to carry forward F2.2, F2.3, F2.4 & F2.5 as part of the Local Plan review.

# Wisbech Fringe - Sustainability Appraisal Map



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Wisbech Fringe (including Walsoken)

0 0.1 0.2 0.4 0.6 0.8  
Kilometers

## Wisbech Fringe – Housing - Sustainability Appraisal – Site Scoring Matrix

| Site Ref          | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                   | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr F3.1</b>   | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>0</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>+/#</b>     |
| <b>SADMP F3.1</b> | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>N/A</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? Uncertain

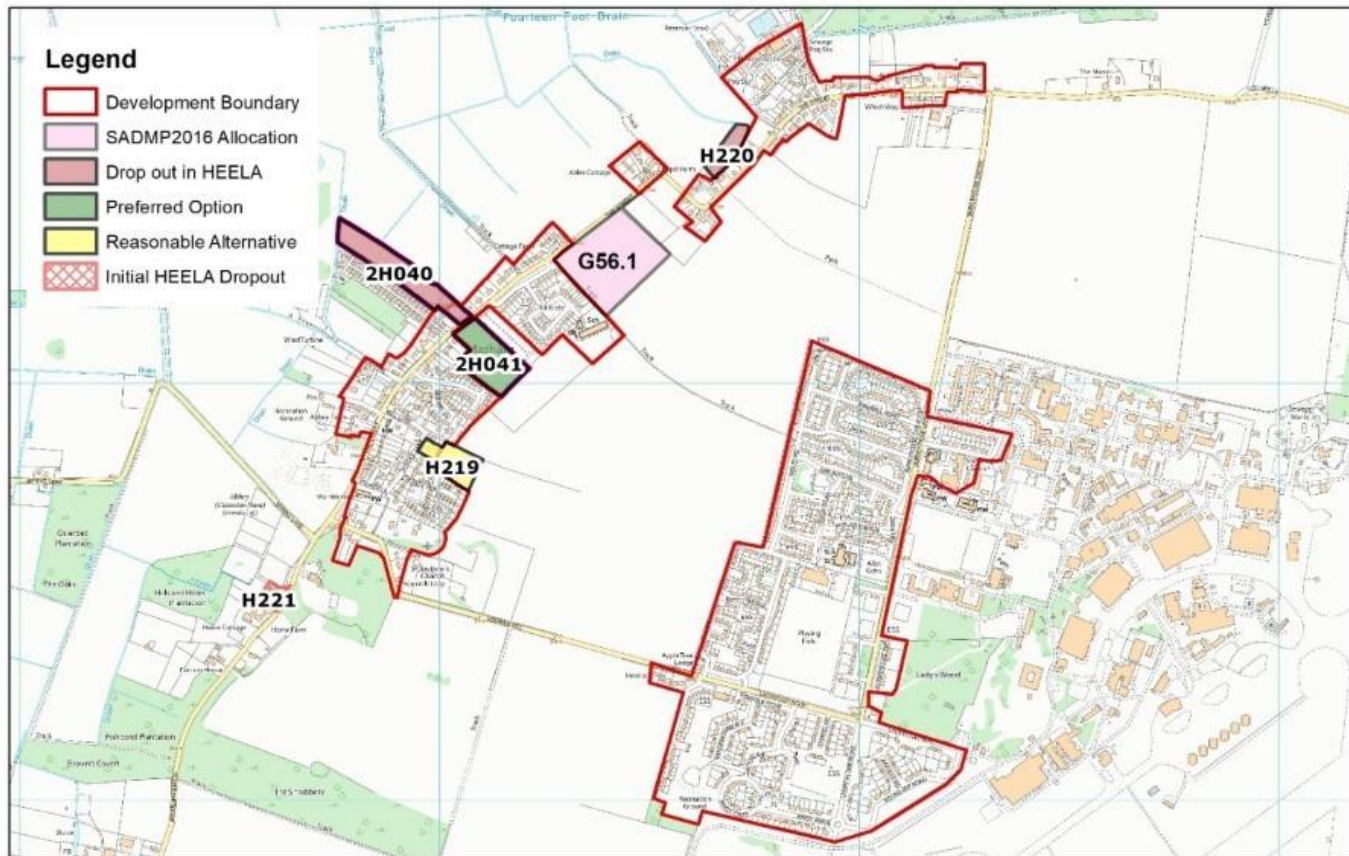
F3.1 – The site is situated to the south east of Wisbech, south of Walsoken, and adjoins the Fenland District Council boundary. It is currently in use for agriculture and is defined by Burrettgate Road to the east. The site can be seen from the A47 but given the position in relation to Wisbech and Walsoken it would form a continuation of the built-up area and have a limited impact on the landscape. The site is adjoining Fenland District Council’s strategic allocation for growth (Policy LP8 in the Fenland Local Plan) and so should be brought forward alongside Fenland’s allocation as part of a larger scheme. A Broad Concept Plan BCP) has been prepared to guide this process. Collectively the sites are located close to the town and services including schools, employment, etc. Access to the site is likely to be via Broad End Road to the east and will assist in delivering much needed improvements to the A47 junction here. To the north and west access to the site will be through existing neighbouring residential areas into the town. Development on this site would result in the loss of some Grade 1 agricultural land. As part of the development there would be the opportunity to introduce screening to soften the views across to the town from the A47.

### Conclusion

In conclusion, the appraisal above identifies the proposed allocation as the most sustainable location for growth to the east of Wisbech. While there are issues around the delivery of infrastructure and the scale of impact upon ‘highways and landscape’, ‘landscape and amenity, and ‘infrastructure etc.’, these factors are dependent upon the master-planning of the site. These issues have been addressed in the BCP. The site also has a contiguous relationship with Fenland District Council’s allocation and will enable a comprehensive approach to development to the east of the town.



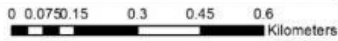
# Growth Key Rural Service Centres Marham - Sustainability Appraisal – Site Map

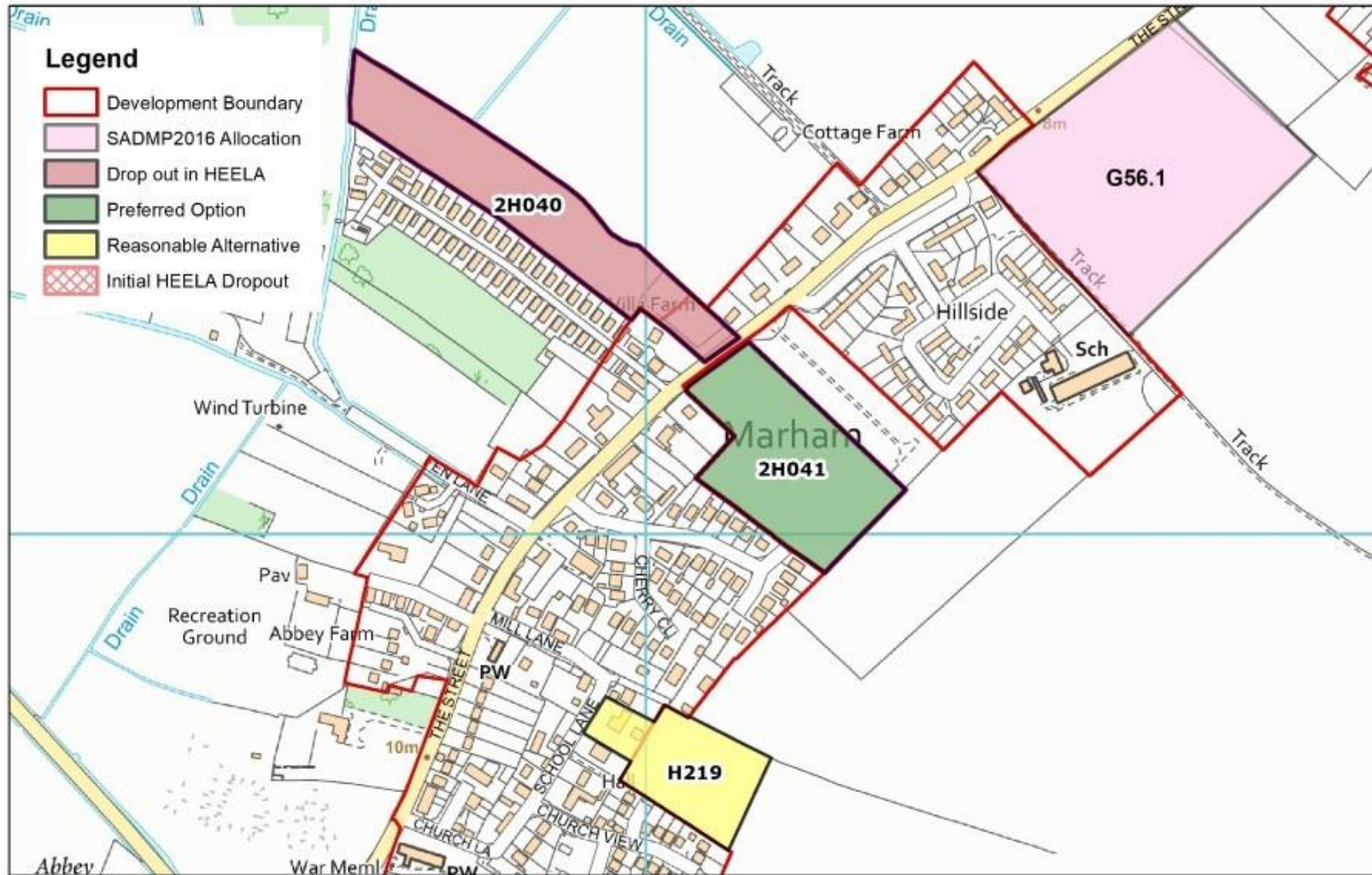


- Legend**
- Development Boundary
  - SADMP2016 Allocation
  - Drop out in HEELA
  - Preferred Option
  - Reasonable Alternative
  - Initial HEELA Dropout

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Marham





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**Marham**



## Marham – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G56.1</b>   | <b>+</b>                   | <b>++</b>          | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>++</b>            | <b>+</b>            | <b>O</b>            | <b>+/x</b>                        | <b>#</b>       |
| <b>SADMP G56.1</b> | <b>+</b>                   | <b>++</b>          | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>++</b>            | <b>+</b>            | <b>O</b>            | <b>+/x</b>                        | <b>n/a</b>     |
| <b>H219</b>        | <b>+</b>                   | <b>#</b>           | <b>+</b>           | <b>xx</b>                 | <b>+</b>   | <b>o</b> | <b>x</b>             | <b>o</b>            | <b>o</b>            | <b>#</b>                          | <b>#</b>       |
| <b>2H041</b>       | <b>+</b>                   | <b>+</b>           | <b>+</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>+/#</b>           | <b>o</b>            | <b>o</b>            | <b>#</b>                          | <b>#</b>       |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Marham- Sustainability Appraisal – Site Commentary

**H219 (11-11-20166123)** – This site scores positively for the factor ‘access to services’ as the site is located within a reasonable distance to a number of local facilities including the village hall, church, and primary school. The site is located within Flood Zone 1 (low risk), the LLFA consider that standard information would be required at the planning stage and that there are little to no constraints, hence there is a positive score for ‘flood risk’. There is also a positive score for ‘economy A business’ as not only would there be an economic benefit from the construction and associated industries, an increase in the local population could support local services and facilities, and with RAF Marham close by could provide off-base housing for those directly or indirectly employed by one the Borough’s largest employers. It could also provide affordable housing close to RAF Marham. However, this has been balanced by several of the local community objecting to the site’s inclusion within the Local Plan review as part of the draft consultation. Hence the ‘#’ score for ‘community and social’.

There would be a neutral impact upon ‘heritage’, ‘landscape & amenity’ and ‘natural environment’. The site is located to east of the village, to north, south and west of the site is existing residential housing in an estate style layout, to the east and north east is countryside, however development of the site would be seen in the context of the existing built environment from either short distance views from the adjacent road/foot path network or limited longer distance views that may be possible from the road network and local footpaths.

There is a negative recorded for the factor ‘economy B food production’ as the site is located in area classed as Grade 2 / Grade 3 Agricultural Land, however this is a constraint upon the settlement. It is noted that the current owners state that site is currently used as a horse paddock. The score for ‘infrastructure, pollution & waste’ is dependent upon implementation.

Through the draft Local Plan review consultation Norfolk County Council as the local highway authority raised an objection to the site. They consider that Mill Lane, School Lane and Church road are all sub-standard. As Highways are looking at this review as a new plan, they would not like to see the site come forward and are now placing significant emphasis on the ability to achieve safe pedestrian access to the school which this site cannot. Therefore, it is considered that roads are narrow with no footways and a safe access, particularly pedestrian access, cannot be provided between the site and The Street. They consider this is not a preferred site. The score for 'climate change' is mixed as although the location is considered sustainable a lot would depend upon the nature of the housing brought forward.

**2H041 (29-04-20195110)** – This site scores positively for the factor 'access to services' as the site is located within a reasonable distance to a number of local facilities including the village hall, church, and in particular the primary school. The site has been the subject of a pre-application and as a part of this Norfolk County Council as the local highway authority raised no objection in principle to the site, the same position was echoed as part of the 2019/20 HELAA consultation.

The site is located within Flood Zone 1 (low risk). There is also a positive score for 'economy A business' as not only would there be an economic benefit from the construction and associated industries, an increase in the local population could support local services and facilities, and with RAF Marham close by could provide off-base housing for those directly or indirectly employed by one the Borough's largest employers. It could also provide affordable housing close to RAF Marham. Hence the '+' score for 'community and social'.

The site is located relatively central within the village. The site is bordered by a combination of existing residential housing in an estate style layout/ ribbon development, a mobile home park, a cemetery and open countryside, however development of the site would be seen in the context of the existing built environment from either short distance views from the adjacent road/foot path network or limited longer distance views that may be possible from the road network and local footpaths. Consideration will need to be given to this context in any design scheme.

The score for 'Heritage' is '#' as through the pre-application process Norfolk Historic Environment Services (HES) stated that the site lies between the 12<sup>th</sup> century parish Church of the Holy Trinity and Cistercian nunnery to the southwest and the cropmarks of a medieval moated site (perhaps a manorial centre) to the northwest. In addition, Prehistoric, Roman, Anglo-Saxon and medieval finds have been recovered from the surrounding fields including an Early Saxon brooch (perhaps indicating burials) to the east. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. If planning permission is granted, HES therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with *National Planning Policy Framework* para. 199.

There is a negative recorded for the factor 'economy B food production' as the site is located in area classed as Grade 3 Agricultural Land, however this is a constraint upon the settlement. The score for 'infrastructure, pollution & waste' is dependent upon implementation. The score for 'climate change' is mixed as although the location is considered sustainable a lot would depend upon the nature of the housing scheme brought forward.

## **SADMP Allocation**

**G56.1** – This site having been through the Local Plan process already, is allocated by the SADMP for a residential development of at least 50 dwellings. The site has since come forward with a phased planning proposal. The first phase being frontage development for 8 new homes (18/01896/F). This site scores highly positive in the sustainability factor ‘highways & transport’ as development of the site as indicated by the agents would provide a new access road and drop-off facility to the school, a new bus layby, and new and improved footpaths in the vicinity. The site also scored highly positive in the factor ‘community & social’ as not only would I provide the facilities already mentioned it would provide affordable housing and was support by Marham Parish Council and the public. Positive scores are made with regard to ‘access to services’ being in close proximity to the junior school and the shops located on the RAF base, ‘flood risk’ being located in a low flood risk zone and ‘landscape and amenity’ as the agents of the land owner have illustrated that a significant portion of the site is to be given over to open space including a substantial margin of landscape planting. As with all of growth options proposed for Marham there would be neutral impacts upon ‘Economy A business’, ‘heritage’ and ‘natural environment’, negative impact upon ‘economy B food production’ and both positives and negatives associated with the factor ‘infrastructure, pollution & waste’. The key difference between the SADMP and LPr assessment is the consideration of the new indicator ‘climate change’. The score here is judged to be ‘#’ as Marham has been identified as a sustainable location, however the design of eth development overall and the individual homes will have an impact, and this isn’t 100% known at this point.

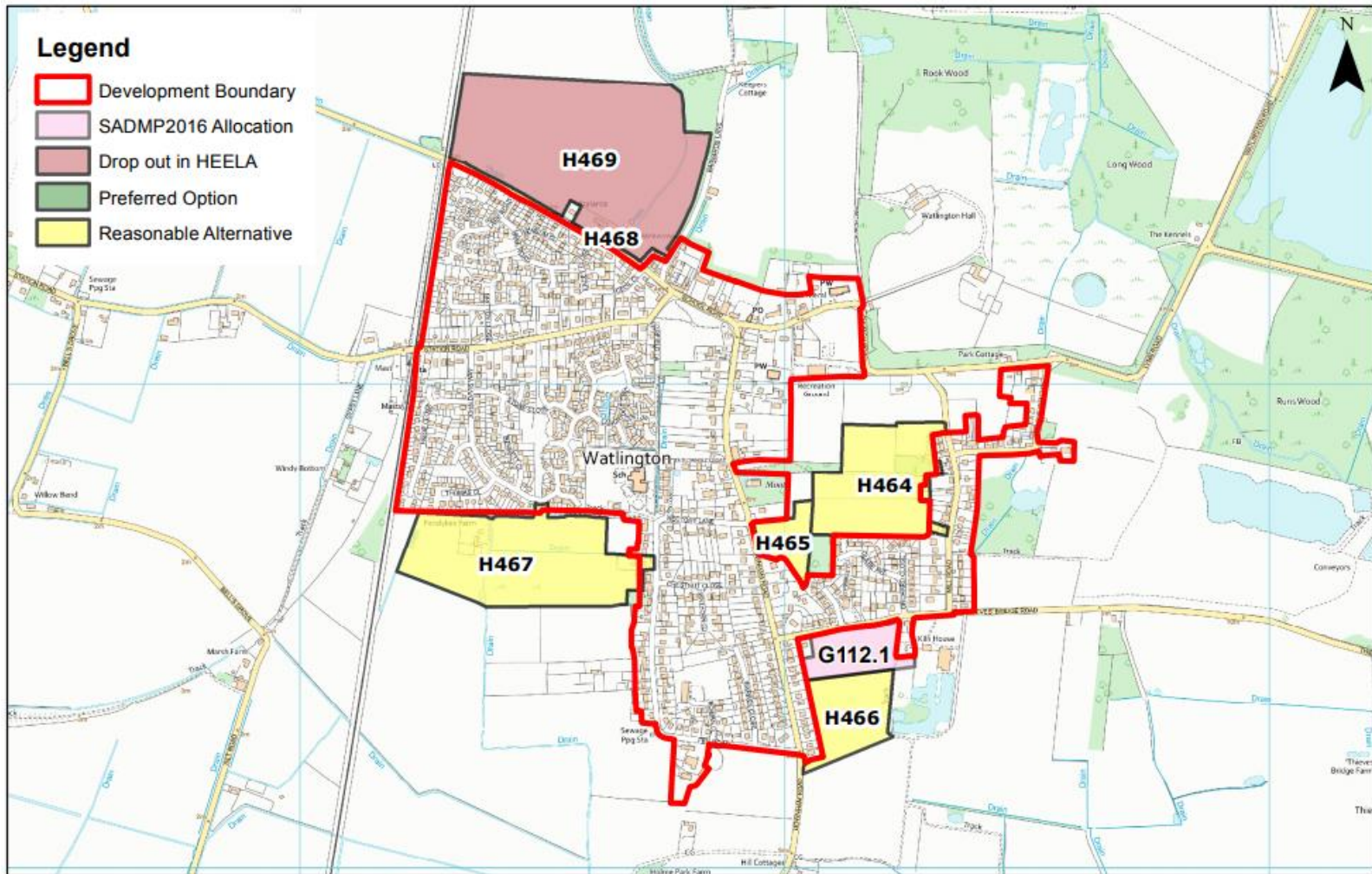
## **Marham - Sustainability Appraisal – Site Discussion**

- Overall, the sustainability appraisal indicates that Site 2H041 would be potentially suitable for allocation given that it scores positively overall, it is relatively constraint free, and it is currently the only site which could potentially come forward and be developed at Marham.
- Site H219 was previously been considered for allocation as part of the SADMP process and was considered to be a preferred option at the Preferred Option Stage, however at that time an additional site came forward which was considered more sustainable and therefore G56.1 was allocated by the SADMP. It was also a preferred option at the draft Local Plan review consultation stage (2019) however, Norfolk County Council as the local highway authority would object to the site being proposed for allocation.
- The Local Plan review’s growth strategy seeks to support Marham and its role in the local and national economy as it play’s home to RAF Marham. Accordingly, new homes are sought for allocation and Marham is classed as a Growth Key Rural Service Centre.
- The HELAA indicates that Site 2H041 could accommodate in the region of 35 dwellings, and the site has been proposed for 35 dwellings as part of the pre-application service offered by the Borough Council.

## **Marham – Sustainability Appraisal – Site Conclusion**

- The SADMP made a residential site allocation of G56.1 for at least 50 new homes. This site has come forward with a proposal to develop the site in phased approach. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.
- After careful consideration and on balance given that Site 2H041 scores positively overall, it would assist in achieving the Local Plan review's growth strategy in supporting Marham and RAF Marham, and that is currently the only realistic site option, it is considered appropriate to propose the allocation of Site 2H2041 for at least 35 dwellings.

# Watlington - Sustainability Appraisal – Site Map



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Watlington



## Watlington – Sustainability Appraisal – Site Scoring Matrix

| Site Ref               | Site Sustainability Factor |                    |                    |                           |             |          |                      |                     |                     |                                   |                |
|------------------------|----------------------------|--------------------|--------------------|---------------------------|-------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                        | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk  | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G112.1</b>      | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>    | <b>O</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>+/x</b>     |
| <b>SADMP G112.1</b>    | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>    | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>XX</b>                         | <b>n/a</b>     |
| <b>H464</b>            | <b>++</b>                  | <b>XX</b>          | <b>+</b>           | <b>XX</b>                 | <b>+</b>    | <b>#</b> | <b>+</b>             | <b>x/#</b>          | <b>x</b>            | <b>#</b>                          | <b>+/x</b>     |
| <b>H465</b>            | <b>++</b>                  | <b>XX</b>          | <b>+</b>           | <b>XX</b>                 | <b>+</b>    | <b>#</b> | <b>+</b>             | <b>x/#</b>          | <b>x</b>            | <b>#</b>                          | <b>+/x</b>     |
| <b>H464 &amp; H465</b> | <b>++</b>                  | <b>XX</b>          | <b>+</b>           | <b>XX</b>                 | <b>+</b>    | <b>#</b> | <b>+</b>             | <b>x/#</b>          | <b>x</b>            | <b>#</b>                          | <b>+/x</b>     |
| <b>H466</b>            | <b>++</b>                  | <b>+</b>           | <b>+</b>           | <b>XX</b>                 | <b>+</b>    | <b>O</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>+/x</b>     |
| <b>H467</b>            | <b>++</b>                  | <b>+</b>           | <b>+</b>           | <b>XX</b>                 | <b>x/xx</b> | <b>O</b> | <b>x/#</b>           | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>+/x</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Watlington- Sustainability Appraisal – Site Commentary

**H464 (23-11-20162122)** – The Sustainability Appraisal shows the site is well related to the services available at Watlington. This includes the primary school, health care centre, village shop, public house, village hall, social club, church and train station. As with all of the sites proposed development of this site would lead to the loss of high-grade agricultural land, in this case Grade 2 & Grade 3. It is noted that the site has been last used as paddock and pastureland, according to the site promoters. The site is located within Flood Zone 1 (low risk) of the BCKLWN SFA, NCC as the LLFA consider that there are relatively few to no constraints and accordingly standard information would be required at the planning application stage.

Whilst there are no designated heritage assets within the site, there are several listed buildings nearby. These include the Grade I listed Church of St Paul and Peter and a Grade II listed Manor House to the north, along with a Grade II listed house to the west. The Church is prominently positioned, and so development of this site will need to be sensitively considered. Historic England advise that a site-specific heritage impact assessment is undertaken so the impacts upon the historic environment and the setting of these assets can be better understood.



Part of this site was subject to a planning application, for 40 dwellings, which was granted subject to the completion of a S106 agreement. However, this was not completed within the given timescales (15/01575/OM). NCC as the local highway authority state that they did not consider that they could substantiate a highway recommendation for refusal to the proposed development off Mill Road with some minor improvements to the south. However, they consider that the highway network to the north would remain sub-standard; it would be their view that the site should not be allocated when there are other sites elsewhere in Watlington that they could support. However, if this site was brought forward in conjunction with Site H465 (25-11-2016040) with an access from Downham Road, it would be considered more favourably.

Development of this site would extend the settlement into an area classed as countryside. To the south and east are existing residential developments in either ribbon or small estate / cul-de-sac arrangements. To the north are the village hall / social club and playing fields. To the west is ribbon development along Downham Road. There are a number of TPO's and TPO areas close to or bordering the site, careful consideration of these will be required in the design of any scheme. There is a Public Right of Way (Watlington Foot Path 6) that crosses through the site, which should be incorporated within any scheme and could encourage future residents to walk to local facilities rather than rely upon a car. Sites H464 and H465 were the proposed option for housing for Watlington in the draft version of the Local Plan review. However due to the change in housing numbers required and the number/nature of the objections received at the consultation stage it is now proposed not to continue with the allocation of this site through the Local Plan review. Over 130 objections were made by the local community (including the parish council) making this the most commented section of the draft Local Plan review. Whilst the scheme has the potential to deliver some benefits such as affordable housing this would unlikely outweigh the public opposition. Key reasons for opposition include the loss of green space at the centre of the village which is currently a wildlife/biodiversity haven and it enables the public to interact with nature. Hence the negative scores for 'community & social', 'landscape & amenity' and 'natural environment'. It is our view that the scores would be the same for each site as well as together given their close proximity and shared characteristics.

**H465 (25-11-20161040)** – In comparison to other sites on offer at Watlington, the site scores well. The site is located adjacent to Site H464 (23-11-20162122) and therefore scores for many of the sustainability factors are similar, with exception of 'Highways and Transport' which NCC state that access could be achieved from Downham Road. The site also scores more favourably in the 'Landscape' category as it wouldn't intrude as much into the countryside and could be seen more as infill. Development here would therefore not appear incongruous with the settlement pattern at this locality. The flood risk is the same, being in Flood Zone 1 and again NCC as the LLFA consider that there are relatively few to no constraints and accordingly standard information would be required at the planning application stage. The impact upon 'Heritage' is considered to be similar as development of this site is likely to impact upon the listed buildings and their setting. Historic England advises that any development of this site will need to preserve the listed buildings and their settings. They believe that this could be achieved through mitigation measures such as appropriate design, massing landscaping/planting and setting the development back from the listed buildings.

Sites H464 and H465 were the proposed option for housing for Watlington in the draft version of the Local Plan review. However due to the change in housing numbers required and the number/nature of the objections received at the consultation stage it is now proposed not to continue with the allocation of this site through the Local Plan review. Over 130 objections were made by the local community (including the parish council) making this the most commented section of the draft Local Plan review. Whilst the scheme has the potential to deliver some

benefits such as affordable housing this would unlikely outweigh the public opposition. Key reasons for opposition include the loss of green space at the centre of the village which is currently a wildlife/biodiversity haven and it enables the public to interact with nature. Hence the negative scores for 'community & social', 'landscape & amenity' and 'natural environment'. It is our view that the scores would be the same for each site as well as together given their close proximity and shared characteristics

**H464 (23-11-20162122) & H465 (25-11-20161040)** – The site was the proposed option for housing for Watlington in the draft version of the Local Plan review. However due to the change in housing numbers required and the number/nature of the objections received at the consultation stage it is now proposed not to continue with the allocation of this site through the Local Plan review. Over 130 objections were made by the local community (including the parish council) making this the most commented section of the draft Local Plan review. Whilst the scheme has the potential to deliver some benefits such as affordable housing this would unlikely outweigh the public opposition. Key reasons for opposition include the loss of green space at the centre of the village which is currently a wildlife/biodiversity haven and it enables the public to interact with nature. Hence the negative scores for 'community & social', 'landscape & amenity' and 'natural environment'.

These two sites are next to each other and therefore score similarly in the appraisal. NCC Highway Authority indicate a preference, should the two sites come forward together, with access from Downham Road. As stated, part of Site H464 was the subject of planning application for 40 dwellings, this detailed an access off Mill Road which was considered acceptable. So, there is the potential for two access points to be created to serve the site should the two come forward as one comprehensive site. It is believed that any potential impact on the functioning of local roads could be reasonably mitigated. The site is well located in terms of the services and facilities on offer within the village, albeit a short distance from the train station. The site is located within Flood Zone 1 (low risk). There is an existing footpath which travels through the site (east – west) this provides a pedestrian link to Mill Road, Downham Road and Church Road, this should be incorporated within any design and potentially upgraded. The foot path also links to Route 11 of the National Cycle Network which runs close to the site. If the site was to come forward regard would have to be given to the historic environment, Historic England (HE) advise that any development would need preserve the listed buildings and their settings. Accordingly, mitigation measures would be required as would a heritage impact assessment (HIA) which establishes that development will enhance and preserve the listed buildings and their settings. HE advises that the HIA is carried out in advance of allocation. Please see H464 & H465 for further details.

**H466 (28-11-20166553)** – In comparison to other sites on offer at Watlington, the site scores well. The site is immediately to the south of the site allocated via the SADMP, G112.1. The site is still within reasonable distance to the facilities and services on offer in Watlington, including the health centre and primary school. Access to the site is envisaged through the G112.1 and taken from Thieves Bridge Road. NCC as the local highway authority made no objections to the site subject to the delivery of a safe access; it is believed that any potential impact on the functioning of local roads could be reasonably mitigated. The site is at a low risk to flooding being in Flood Zone 1 of the BCKLWN SFRA, the LLFA state there are relatively few or no constraints, and that standard information would be required at the planning application stage. As mentioned to the north is the SADMP allocation, to east is mainly countryside, to the south is open countryside, and to the west is established housing in a ribbon pattern along Downham Road. Given the site edges would either be next to open countryside, existing housing or future housing, suitable landscaping and boundary treatments would be required. Given the distance of the site from historic assets in relation to

some other sites it is considered that there would be a neutral impact upon the historic environment. The site promoters have stated that the site is in current agricultural use, the site is classed as Grade 2 Agricultural Land however this is constraint of the settlement.

**H467 (28-11-20169043)** - This site is located in the south west of the settlement. To north of the site is the primary school and a large built up area of residential housing in estate style arrangements. To the east is also residential housing of a slightly older style and arrangement, to the south is open countryside and to the immediate west is the railway line with countryside beyond this. Like other site options H467 scores well for access to services and it is also believed to have a neutral impact upon the historic environment, however overall, in comparison to the other site options it scores poorly. This is due to flood risk, access and the local road network. In terms of flood risk a proportion (approx. 40%) of the site is in Flood Zone 3a and Flood Zone 2 (high risk) of the emerging BCKLWN SFRA (2017). On the 2009 BCKLWN SFRA approx. 30% of the site is within Flood Zone 2. NCC LLFA having reviewed the EA maps state that a large proportion of the site is in Flood Zone 3, and some in Flood Zone 2, they consider that significant mitigation would be required, and significant information would need to be provided at the planning stage. There are site options available which are at less of a risk of flooding being within Flood Zone 1, although it is acknowledged that the housing element of the development could be provided on the portion of the site located within Flood Zone 1.

NCC as the local highway authority considers that that some development here if accessed from John Davis Way would be acceptable. If, however, a larger development was considered two access points would be needed but they consider Fen Road to be substandard and with no footpath so therefore the allocation of this site would not be supported. They continue to say that as there is already a significant amount of development off a single point of access (John Davis Way), some development of between 10 -20 houses may be considered acceptable.

The site is therefore constrained by flooding issues, access/local road network issues and whilst may be acceptable for a small development, it may be that the number of houses which could potentially achieved here are better located at a less constrained and therefore larger site which could meet the aspiration of the growth strategy.

### **SADMP Allocation**

**G112.1** – This site is allocated by the SADMP for a residential development of at least 32 dwellings. It has been through the whole Local Plan process and found to be sound. In the interests of fairness and to allow a comparison the SADMP site has been rescored and this appears under the LPr version. There is no change to the site. The score for ‘access to service’ is awarded a ‘++’ as it is relatively close to the service and facilities on offer as any of the other sites on offer. The score for highways is ‘+’ as it now forms part of the adopted Local Plan and this position is comparable to those scores awarded for the same category as the other site options proposed through the Local Plan review. The site is scored against the new factor ‘climate change’ and this scores ‘+x’ as whilst the settlement and location are clearly sustainable, with a variety of service and facilities locally, there is also the train station and bus routes, some of the score will depend upon the design of the scheme, layout out and detail/specifications of the individual homes built. The owners are currently in conversation with a developer to bring the site forward. As this is a review of the Local Plan it is the intention to carry this site forwards.

### **Watlington - Sustainability Appraisal – Site Discussion**

- Overall, the sustainability appraisal, based upon the information provided as part of the call for sites and policy suggestion consultation, further investigation / assessment and information from the draft Local Plan review consultation stage, that apart from the SADMP allocation no site scores overall well.
- Watlington Parish Council and the local community have embarked upon preparation of a Neighbourhood Plan for Watlington. This was formally designated 5 March 2020 and corresponds with the parish boundary for Watlington. The Borough Council will seek to take the same approach in supporting the parish council/ local community in the preparation of their plan. Given Watlington's status in the Settlement Hierarchy and the services/facilities available there may still be the potential for the village to accommodate a further modest levels of housing growth. This will be considered through the Neighbourhood Plan.

### **Watlington – Sustainability Appraisal – Site Conclusion**

- The SADMP made a residential site allocation of G112.1 for at least 32 new homes. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.
- After careful consideration and on balance no further sites are allocated. However, it should be recognized that given Watlington's proposed status in the settlement hierarchy as a Growth Key Rural Service Centre, and level of services/facilities available including the railway station and proximity to the A10 – being within the growth corridor, that Watlington could be able to accommodate further modest housing growth. The parish council and local community have commenced preparation of a Neighbourhood Plan for Watlington and in line with the approach the Borough Council have sought to take with other settlements and neighbourhood plans this will be considered through the Watlington neighbourhood Plan.

## **Key Rural Service Centres**

### **Brancaster with Brancaster Staithe / Burnham Deepdale – Sustainability Appraisal**

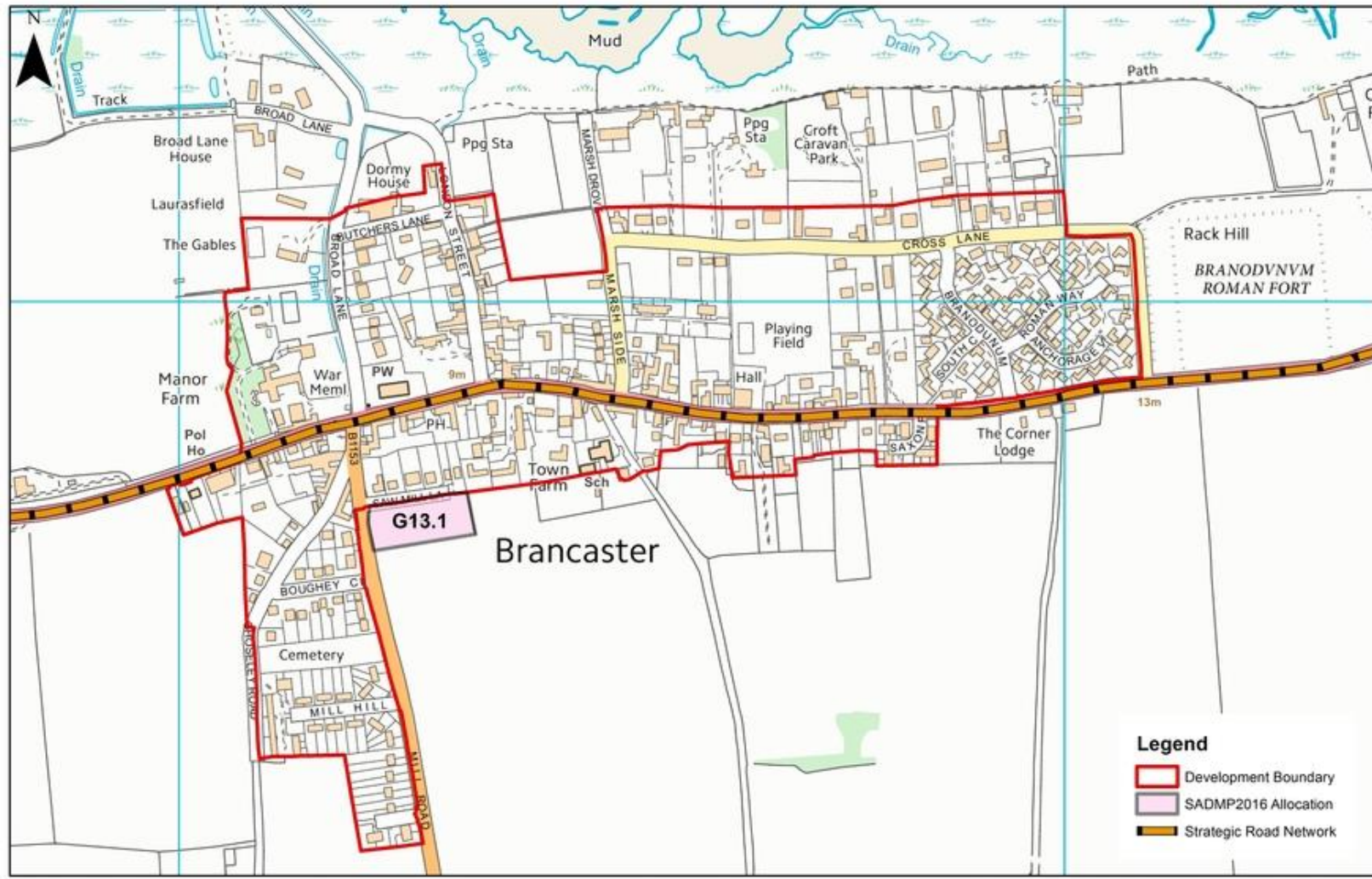
These three settlements combined are classed by the Settlement Hierarchy as Joint Key Rural Service Centre.

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Brancaster Parish Council have designated their Area which corresponds with the Parish Boundary and includes Brancaster, Brancaster Staithe and Burnham Deepdale. The Brancaster Neighbourhood Plan is in force for the Area and this was made on the 30 November 2015.

The Brancaster Parish Council are in the process of updating their Neighbourhood Plan. A draft review document has already been prepared; this has been through an independent health-check as well as the pre-submission consultation stage (regulation 14) mid-2020.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration through their Neighbourhood Plan review.

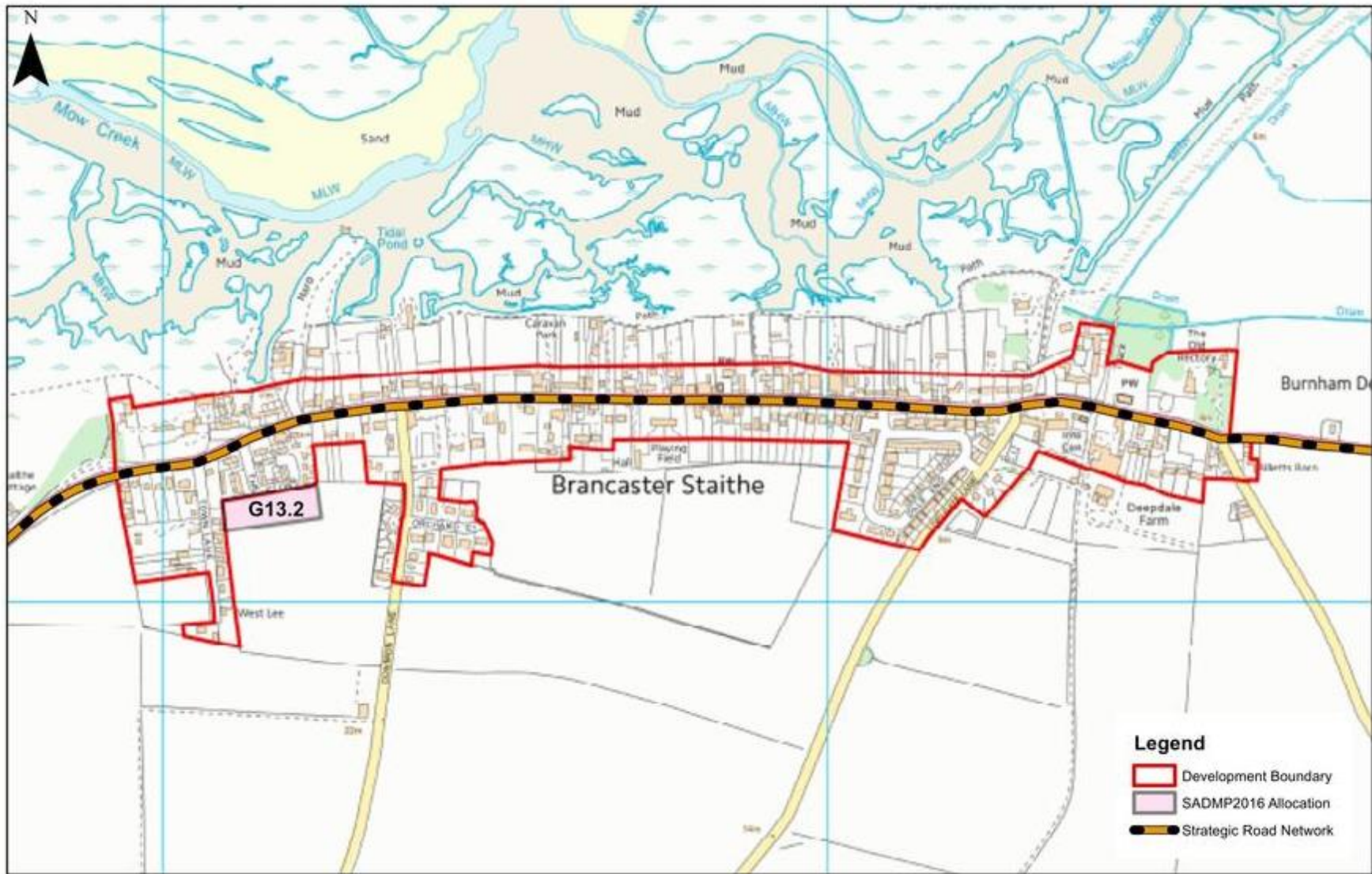
# Brancaster with Brancaster Staithe / Burnham Deepdale - Sustainability Appraisal – Site Maps



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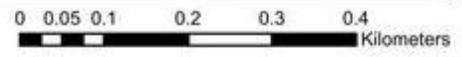
Brancaster Inset





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**Brancaster Staithe / Burnham Deepdale Inset**



## Brancaster with Brancaster Staithe / Burnham Deepdale – Sustainability Appraisal – Site Scoring Matrix

| Site Ref            | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|---------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                     | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G13.1</b>    | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>x</b>                          | <b>+/x</b>     |
| <b>SADMP G112.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>x</b>                          | <b>n/a</b>     |
| <b>LPr G13.2</b>    | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>X</b>                          | <b>+/x</b>     |
| <b>SADMP G13.2</b>  | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>x</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Brancaster with Brancaster Staithe / Burnham Deepdale - Sustainability Appraisal – Site Commentary

**G13.1** - The site has safe walking access to services and the primary school. Development of the site would result in a loss of Grade 2 agricultural land although the site is not used for agriculture and is currently unused. A new access would be required to link the site to Mill Road and this is likely to result in the loss of some established hedgerow and trees. The site is currently well screened but is in a sensitive location in relation to heritage and landscape as it is adjacent to undeveloped countryside to the south of the site, situated on the approach to Brancaster village from the south, within the Area of Outstanding Natural Beauty and adjacent to Brancaster Conservation Area. The site has been left undeveloped for a considerable period which has resulted in a variety of mature vegetation. A preliminary Ecological Assessment has been undertaken which indicates mitigation strategies and opportunities for ecological enhancement. The mature trees and hedgerow bordering the site provide the opportunity to reduce the visual impact of any development on the landscape, but ultimately the impact will be determined by the design, layout and roof height of any proposed development. There are identified capacity issues with Burnham Wastewater Treatment Works which serves the settlement therefore new development could have a negative impact on infrastructure. This applies to all identified options for growth. The LPr assessment of the site is shown to demonstrate the scoring against the new factor 'climate change'. Here a mixed score is awarded as the settlement as identified as a sustainable one for housing growth, however it should be noted much will depend upon the design of the scheme, including layout and the individual homes.

**G13.2** - The site is accessible via The Close and there is walking access to services. Site is part of a large agricultural field therefore development would result in the loss of high quality, productive agricultural land (grade 2). Brancaster Staithe and Burnham Deepdale are



within the designated Area of Outstanding Natural Beauty. The site is bordered by undeveloped countryside to the south but is immediately adjacent built development to the west and north and is close to new housing to the east, therefore limiting the visual intrusion into the countryside. Also, any potential conflicts of built form with the countryside can be mitigated using appropriate landscaping. There are identified capacity issues with Burnham Wastewater Treatment Works which serves the settlement therefore new development could have a negative impact on infrastructure. This applies to all identified options for growth. The LPr assessment of the site is shown to demonstrate the scoring against the new factor 'climate change'. Here a mixed score is awarded as the settlement as identified as a sustainable one for housing growth, however it should be noted much will depend upon the design of the scheme, including layout and the individual homes.

### **Brancaster with Brancaster Staithe / Burnham Deepdale - Sustainability Appraisal – Site Discussion**

- Both G13.1 and G13.2 are allocated via the SADMP, having been through the whole Local Plan process and classed as sound. G13.1 is allocated for 'at least' 5 dwellings and benefits from full planning permission for 12 new homes (17/01517/FM & 18/02114/F), indeed development on site is underway. G13.2 is allocated for 'at least' 10 dwellings. This site came forward with a planning application (16/02140/FM & 18/00895/F) and has the benefit of full planning permission for 12 dwellings. The development has started and 7 of dwellings have completed (March 2020).

### **Brancaster with Brancaster Staithe / Burnham Deepdale – Sustainability Appraisal – Site Conclusion**

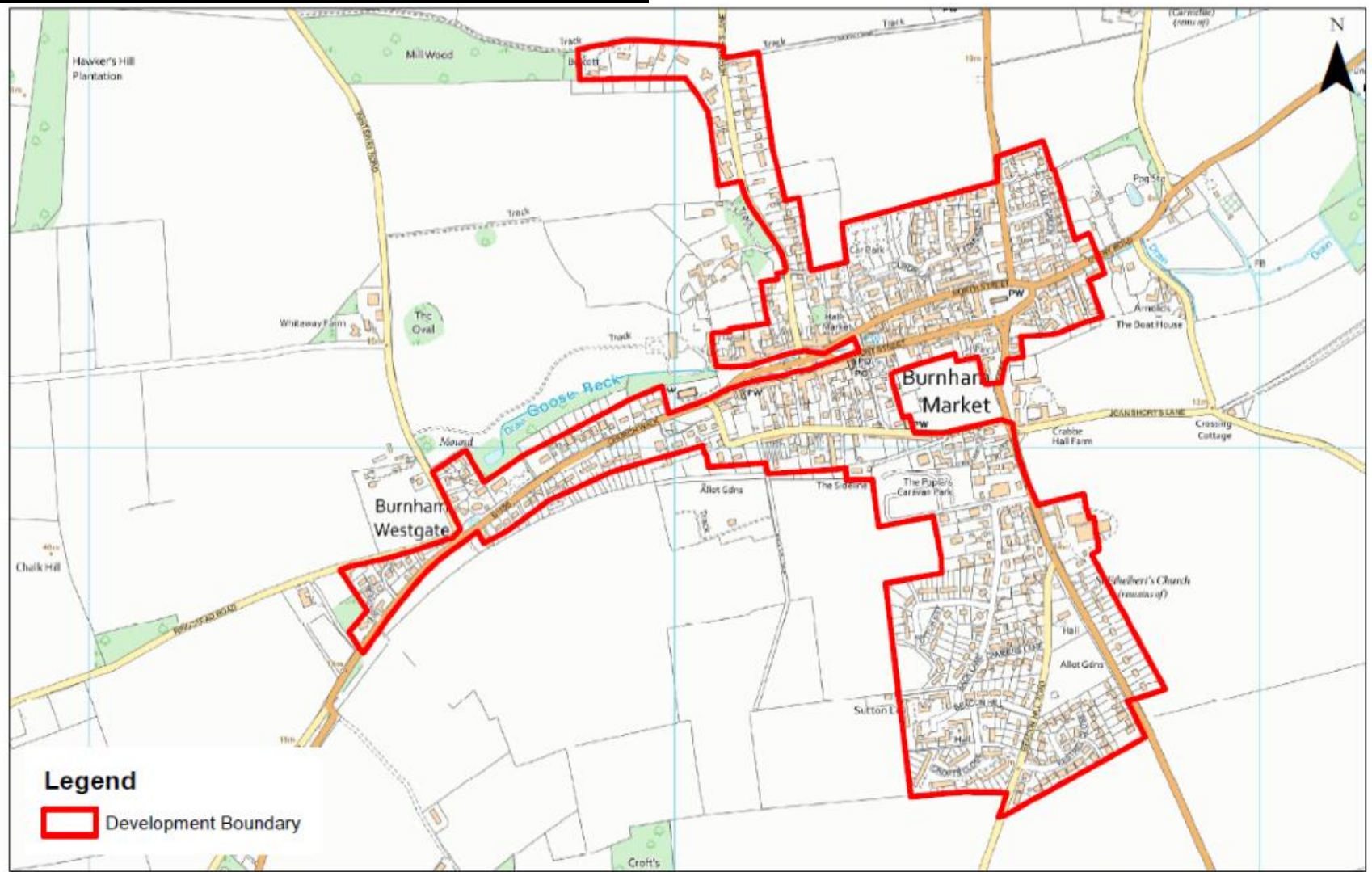
- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review, even if there was the Borough Council would to continue to support the parish council and local community through their Neighbourhood Plan and review and this would be for the Neighbourhood Plan to decide upon the location of future growth. This is consistent with approach advocated in the settlement introduction section within this report.
- As discussed, the SADMP made two allocations for new housing totaling 'at least' 15 new dwellings. Both sites now benefit from fulling planning permission for a combined 24 new homes and both developments are under way. Given this is a review of the Local Plan and the information provided above it is the intention of the Local Plan review to carry forward both of these site allocations.

## **Burnham Market – Sustainability Appraisal**

The Site Allocations and Development Management Policies Plan (2016) made an allocation for land amounting to 2.7 hectares for a development of at least 32 dwellings and a 1.2-hectare public car park, along with associated landscaping and public toilets. This was known as Foundry Field. The site duly came forward, gained planning permission (13/01810/FM) and the development is now complete. Accordingly, the allocation policy has been removed from the Local Plan review as the site has completed. The site is no longer shown on the Policies Map as an allocation, instead it is now included within the development boundary for Burnham Market.

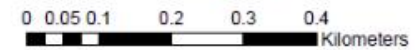
During the latter part of 2019 and early part of 2020 Burnham Market Parish Council and the local community have been seriously exploring the option of preparing a neighbourhood plan for their area. Planning Policy officers from the Borough Council have met with them on several occasions and it is anticipated that a neighbourhood plan for Burnham Market Parish will be forthcoming in the near future. The Borough Council would fully support this.

# Burnham Market - Sustainability Appraisal – Map



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**Burnham Market**

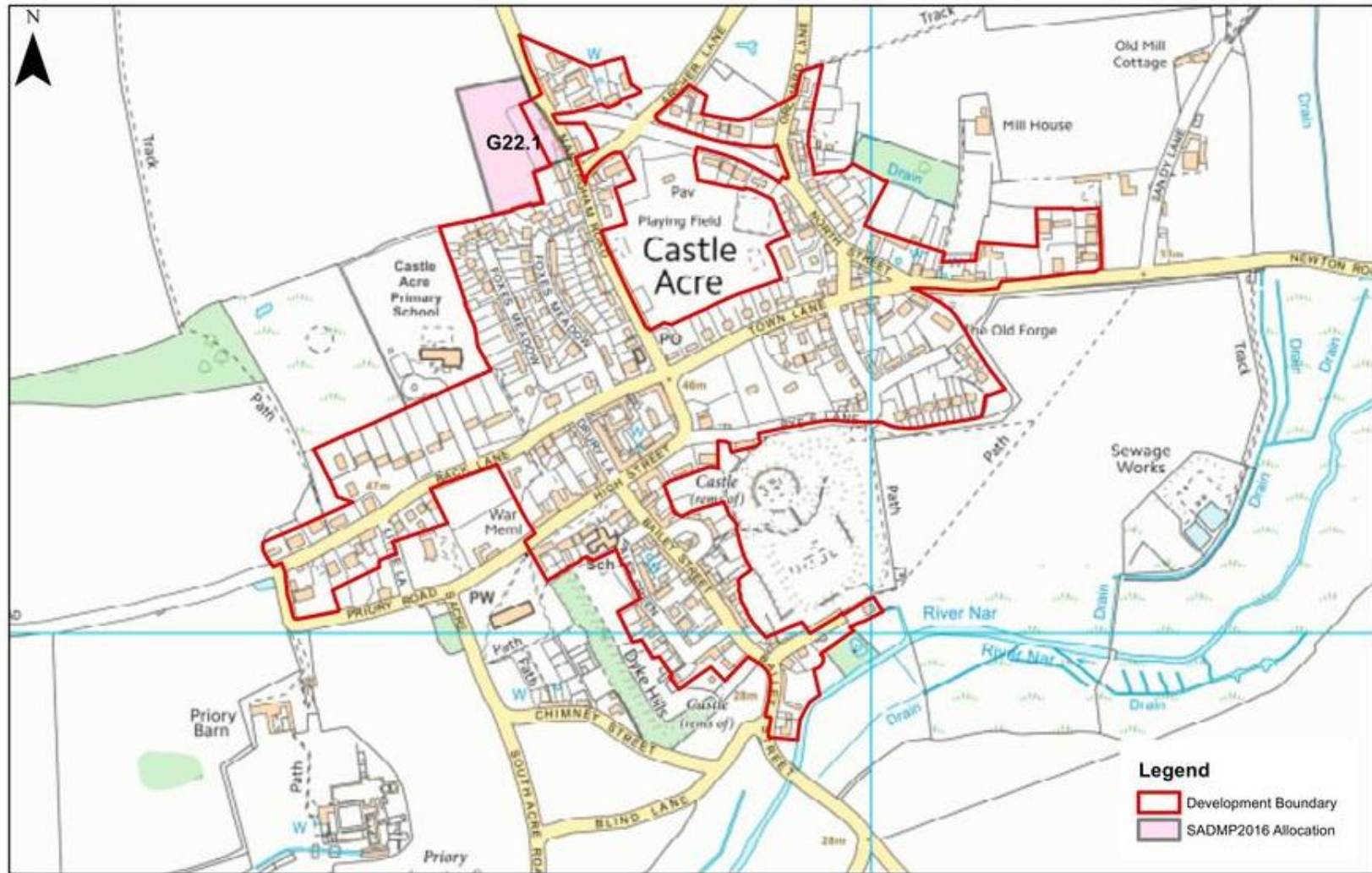


## **Castle Acre – Sustainability Appraisal**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Castle Acre Parish Council had their Area designated in 2017. This corresponds with the Parish Boundary. The Castle Acre Parish Council and local community have prepared a draft version of their Neighbourhood Plan for consultation (March 2020) and following this will be looking to submit the plan. Once made their Neighbourhood Plan review will form part of the Local Development Plan and will sit alongside the Local Plan. It will assist in guiding development within the Neighbourhood Plan Area through local policies and possibly allocations of land should they wish to explore this.

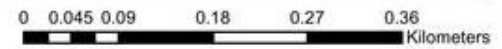
Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration through their Neighbourhood Plan.

# Castle Acre - Sustainability Appraisal – Site Map



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Castle Acre Inset



## Castle Acre – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G22.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>+/x</b>                | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>#/O</b>          | <b>O</b>            | <b>#</b>                          | <b>+/#</b>     |
| <b>SADMP G22.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>+/x</b>                | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>#/O</b>          | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Castle Acre - Sustainability Appraisal – Site Commentary

**G22.1** - The site has good access and is within walking distance to village services including bus stops, shop and school. There is opportunity for footpath links to be provided as part of any development. Site access is obtainable from Massingham Road as supported by the highway authority subject to its implementation. The site is not subject to flood risk (Flood Zone 1). Development will result in the loss of grade 3 (moderate quality) agricultural land. Part of the site is immediately adjacent Castle Acre Conservation Area and Grade II Listed Buildings; however, any potential negative impacts can be mitigated through appropriate design. Part of the site accommodates existing buildings with garden land. The site is within Castle Acre Conservation Area and adjacent two grade II Listed Buildings, potential negative impacts on the character of this historic assets can be mitigated through appropriate sensitive design. Development on the site will have minimal impact on the landscape and character of the area and would form an extension to existing development along Massingham Road. There is no change to the site sought, it is however scored against the updated SA factors including 'climate change' here a mixed score is awarded due to factors already mentioned in terms of sustainable features of the settlement that are within close distance to the site and that part of the site would re-use previously developed (brownfield land). However, some elements of this score will depend upon the design of the scheme and the individual homes.

### Castle Acre - Sustainability Appraisal – Site Discussion

- G22.1 has come forward with a planning proposal and does now benefit from planning permission (15/00942/OM). This is a hybrid permission in that the houses to the front of the site which are within the development boundary have full planning permission and the houses behind these have outline planning permission. The front section has since been superseded (16/02057/F). These 4 houses have

been completed. This rear section has since come forward with a reserved matters application for 11 dwellings (17/02341/RMM) which also has now been granted. In total this will provide the 15 new homes which were originally sought.

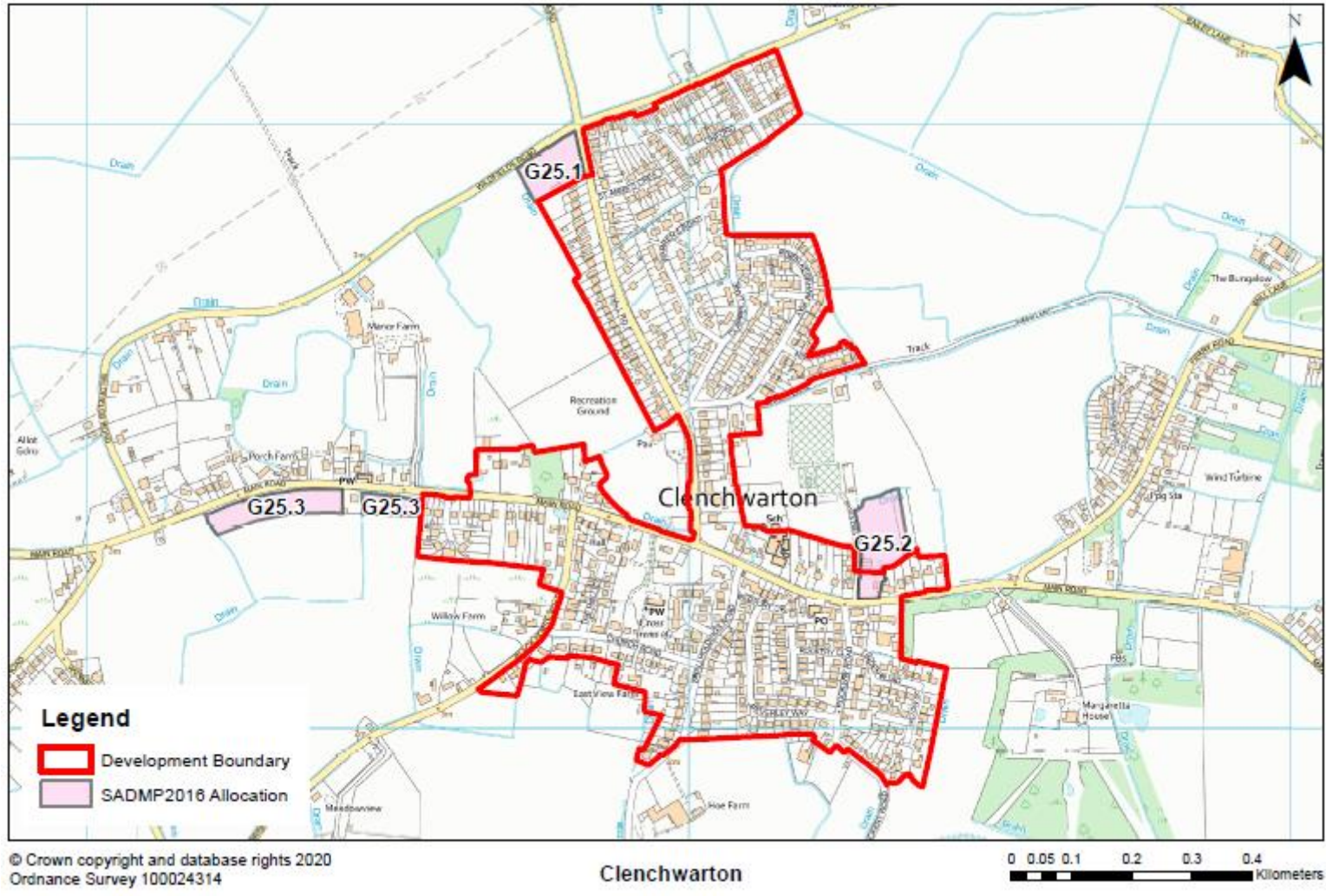
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### **Castle Acre – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review, even if there was the Borough Council would to continue to support the parish council and local community through their Neighbourhood Plan and this would be for the Neighbourhood Plan to decide upon the location of future growth. This is consistent with approach advocated in the settlement introduction section within this report.
- As discussed, the SADMP made an allocation for new housing totaling ‘at least’ 15 new dwellings, this is likely to be achieved given the status of the site outlined earlier. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward site allocation G22.1.

# Clenchwarton – Sustainability Appraisal

## Clenchwarton - Sustainability Appraisal – Site Map





## Clenchwarton – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G25.1</b>   | +                          | x                  | o                  | xx                        | xx         | o        | #                    | o                   | o                   | ?                                 | #              |
| <b>SADMP G25.1</b> | +                          | x                  | o                  | xx                        | xx         | o        | #                    | o                   | o                   | ?                                 | n/a            |
| <b>LPr G25.2</b>   | ++                         | +                  | o                  | xx                        | xx         | o        | +                    | o                   | o                   | ?                                 | #              |
| <b>SADMP G25.2</b> | ++                         | +                  | o                  | xx                        | xx         | o        | +                    | o                   | o                   | ?                                 | n/a            |
| <b>LPr G25.3</b>   | +                          | +                  | o                  | xx                        | xx         | o        | #                    | o                   | o                   | ?                                 | #              |
| <b>SADMP G25.3</b> | +                          | +                  | o                  | xx                        | xx         | ?        | #                    | o                   | o                   | ?                                 | n/a            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Clenchwarton - Sustainability Appraisal – Site Commentary

**G25.1** – The site is within reasonable walking distance to some services including a recreation ground. There is good access and opportunity to improve and provide pedestrian and vehicular links. The Highway Authority made no objections to the site. The site received significant community objection. Development will result in the loss of grade 2 (good quality) agricultural land. Site is within high flood risk area (FZ3) but this applies to all site options in the settlement. The site borders established housing development on the south, with housing immediately opposite the road on the east. Development would form natural continuation of the existing housing along Hall Road. There are a number of mature trees and hedgerows on the site which provides natural screening. The site is not considered visually intrusive in the landscape and countryside. The score for ‘climate change’ is dependent upon implementation as the settlement and location of the site are suitable one, however it is a high-risk area for flooding and the overall score will be dependent upon the detailed design of the scheme and individual homes.

**G25.2** – The site is centrally located and is within walking distance of village services including the school, shops and bus services. Safe site access is obtainable from Main road. There is adequate footpath links to services. The Highway Authority made no objections to the site. Site is

within high flood risk area (FZ3) with a small area at the rear within the flood hazard zone. The site comprises of grade 2 (good quality) agricultural land but is not presently in agricultural use but rather comprises of garden land. The site is well integrated with the village; it is mostly screened by existing housing on all sides. Development will not be visually intrusive and will have minimal impact on the landscape character of the area. The score for 'climate change' is dependent upon implementation as the settlement and location of the site are suitable one, however it is a high-risk area for flooding and the overall score will be dependent upon the detailed design of the scheme and individual homes.

**G25.3** – The site is within reasonable walking distance to services on Main Road. Footpath and vehicular links are available from the site to services. Safe access and impacts on highways is dependent on how the scheme is implemented. Development will result in the loss of grade 2 (good quality) agricultural land but this applies to all site options. The site is subject to high flood risk (FZ3). The site is on the edge of the settlement and is not as integrated with the central part of the village in comparison to some other site options; it is visually prominent from the road. It is partly screened on the east by existing development but is not screened from the wider countryside on the west and south. The score for 'Heritage' is now 'O' as the site now benefits from planning permission. The score for 'climate change' is dependent upon implementation as the settlement and location of the site are suitable one, however it is a high-risk area for flooding and the overall score will be dependent upon the detailed design of the scheme and individual homes

### **Clenchwarton - Sustainability Appraisal – Site Discussion**

- G25.1, The SADMP allocated this site for 'at least' 10 new dwellings. The site now benefits from both outline planning permission (15/01315/OM) and reserved matters (19/00913/RMM) for 10 dwellings (granted 08/10/2019). Indeed, a number of conditions have since been discharged.
- G25.2 is allocated through the SADMP for 'at least' 20 new dwellings. The site has come forward and benefits from outline planning permission (15/01269/OM) and reserved matters (19/00466/RMM) for 19 dwellings.
- G25.3 is allocated by the SADMP for 'at least' 20 new dwellings. The site has come forward and benefits from outline planning permission and reserved matters for 20 dwellings (15/02008/O, 19/ 01288/RM & 16/00305/OM, 19/01287/RMM).

### **Castle Acre – Sustainability Appraisal – Site Conclusion**

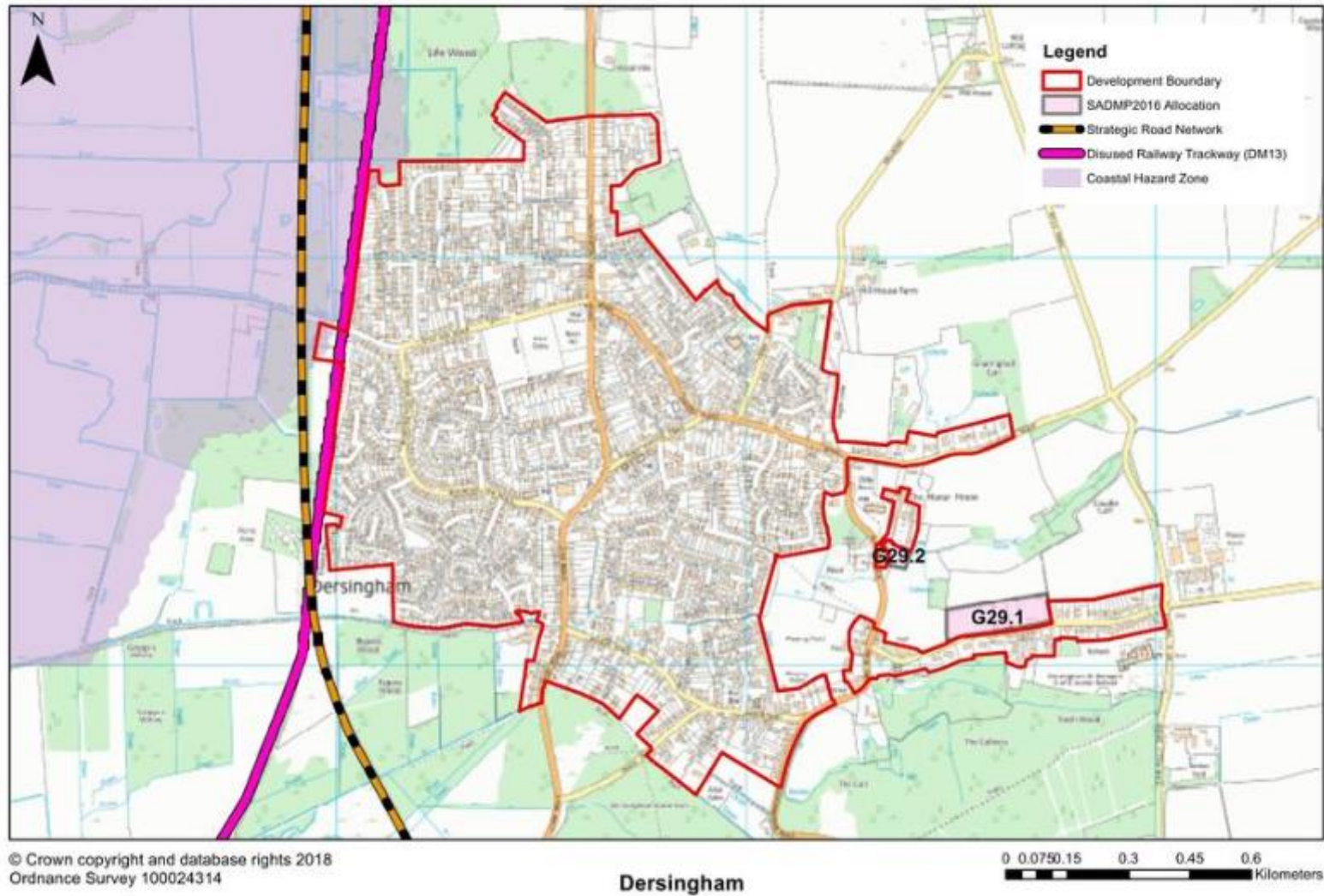
- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made three allocations for new housing totaling 'at least' 50 new dwellings, this is broadly likely to be achieved given the status of the sites as outlined above. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward site allocation G25.1, G25.2, and G25.3.

## **Dersingham – Sustainability Appraisal**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Dersingham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Dersingham Neighbourhood Plan Area was formally designated by the Borough Council 30/10/2017 and corresponds with the boundaries of Dersingham Parish. The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration through their Neighbourhood Plan.

## Dersingham - Sustainability Appraisal – Site Map



## Dersingham – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G29.1</b>   | +                          | +                  | O                  | +                         | +          | +        | +                    | #                   | #                   | ?                                 | +/#            |
| <b>SADMP G29.1</b> | +                          | +                  | O                  | +                         | +          | +        | #                    | #                   | #                   | ?                                 | n/a            |
| <b>LPr G29.2</b>   | +                          | +                  | O                  | +                         | +          | x        | #                    | x                   | O                   | O                                 | +/#            |
| <b>SADMP G29.2</b> | +                          | +                  | O                  | +                         | +          | x        | ?                    | x                   | O                   | O                                 | n/a            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Dersingham - Sustainability Appraisal – Site Commentary

**G29.1** – The site is within walking distance of the primary school, doctor’s surgery and small complex of businesses, church and two pubs. Norfolk County Council Highways Authority would not oppose development of the site on highways grounds and suggest improvements could be made. The site is immediately adjacent to Dersingham Conservation Area on the western boundary but due to the raised topography of the land at the boundary of the site it is not visible from the majority of the Conservation Area. The site is not subject to flood risk (zone 1). Development would result in the loss of grade 4 agricultural land, which is a lesser quality than most undeveloped land in the Borough, and the site is currently used as a mix of pasture and allotments. The ecology of the site will require investigation to understand potential implications on biodiversity and potential mitigation measures. The impact for the factor ‘climate change’ is mixed as the site is at a sustainable settlement and location within that, however much of the score will depend upon the design of the scheme and individual homes.

**G29.2** – The site is immediately adjacent to the doctors’ surgery and small complex of businesses, the church and is close to two pubs. Whilst Norfolk County Council Highways Authority previously objected to development of the site on access grounds, the landowner proposed an alternative access point through the St. Nicholas Court and this has been judged to be acceptable and the site now has planning permission, hence the ‘#’ score. The site is in a prominent position in the newly designated Dersingham Conservation Area, opposite the Grade 1 Listed

Church of St Mary and the walled yard is referred to in the accompanying character statement which suggests it was once part of the complex of Manor Farm. The site currently houses a few outbuildings and a grassed area used for pasture which is enclosed by an attractive low old brick wall. The scale, design, height and layout of development is crucial to determining the impact on heritage and landscape, but it is considered possible to protect and enhance the setting of the conservation area by creating a sensitively designed single storey development making the best use of land in this otherwise fairly untidy plot. The site is not subject to flood risk (zone 1). Development would result in the loss of grade 4 agricultural land, which is a lesser quality than most undeveloped land in the Borough. The impact for the factor 'climate change' is mixed as the site is at a sustainable settlement and location within that, however much of the score will depend upon the design of the scheme and individual homes.

### **Dersingham - Sustainability Appraisal – Site Discussion**

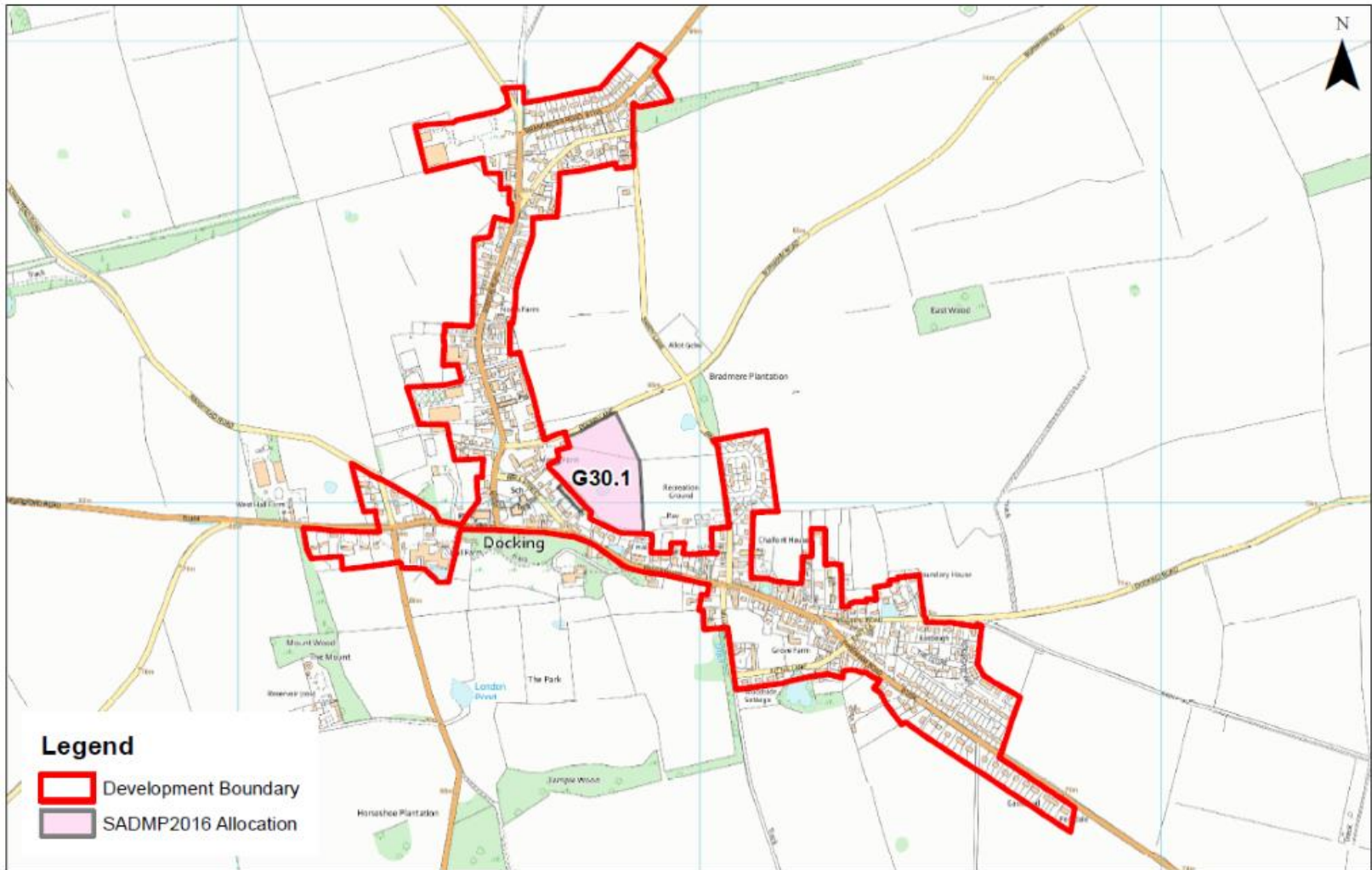
- G29.1 is allocated by the SADMP for 'at least' 20 new homes. The site has come forward with a planning proposal and now benefits from outline planning permission (17/01336/OM) for 30 new homes.
- G29.2 is allocated by the SADMP for 'at least' 10 new homes. This site has come forward with a planning proposal and now benefits from full planning permission (17/01376/FM) for 10 new homes.

### **Dersingham – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review, even if there was the Borough Council would to continue to support the parish council and local community through their Neighbourhood Plan and this would be for the Neighbourhood Plan to decide upon the location of future growth. This is consistent with approach advocated in the settlement introduction section within this report.
- As discussed, the SADMP made two allocations for new housing totaling 'at least' 30 new dwellings, this is likely to be achieved given the status of the sites outlined earlier. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward both site allocations, G29.1 and G29.2.

### **Docking – Sustainability Appraisal**

### **Docking - Sustainability Appraisal – Site Map**



**Legend**

-  Development Boundary
-  SADMP2016 Allocation

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**Docking**



## Docking – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G30.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>x</b>                          | <b>+/#</b>     |
| <b>SADMP G30.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>x</b>                          | <b>n/a</b>     |

**EY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Docking - Sustainability Appraisal – Site Commentary

**G30.1** – The site is centrally located and is therefore close to most village services and the primary school. There are two potential access options which are considered acceptable by Norfolk County Council Highways Authority. The site is currently used as pasture for grazing animals and contains a large pond. The south west boundary of the site contains tall trees and established hedgerow, and a low hedge runs along the northern boundary adjacent to Pound Lane which affords good views into the site. There is potential to enhance the ecological value of the pond, but concerns have been expressed about connectivity between the pond and a smaller pond to the east. The site is just outside the boundary of Docking Conservation Area, but the site is well screened from this heritage asset by the tall trees and other vegetation. However, the impact on the ‘heritage’ indicator is dependent on the implementation of the policy, particularly through the consideration of the design and layout of new development. The site is classified as agricultural land (grade 3) and any development will result in a loss of good quality agricultural land. The site is not at risk of flooding (zone 1). The score for ‘climate change’ is considered to be mixed as the central location within a sustainable settlement is a positive, however the design of the scheme and individual dwellings will undoubtedly have an impact with regards to this factor.

### Docking - Sustainability Appraisal – Site Discussion

- G30.1 is allocated by the SADMP for ‘at least’ 20 new homes. The site has come forward and currently benefits from outline planning permission and reserved matters for 33 dwellings (16/00866/OM & 18/01960/RMM).

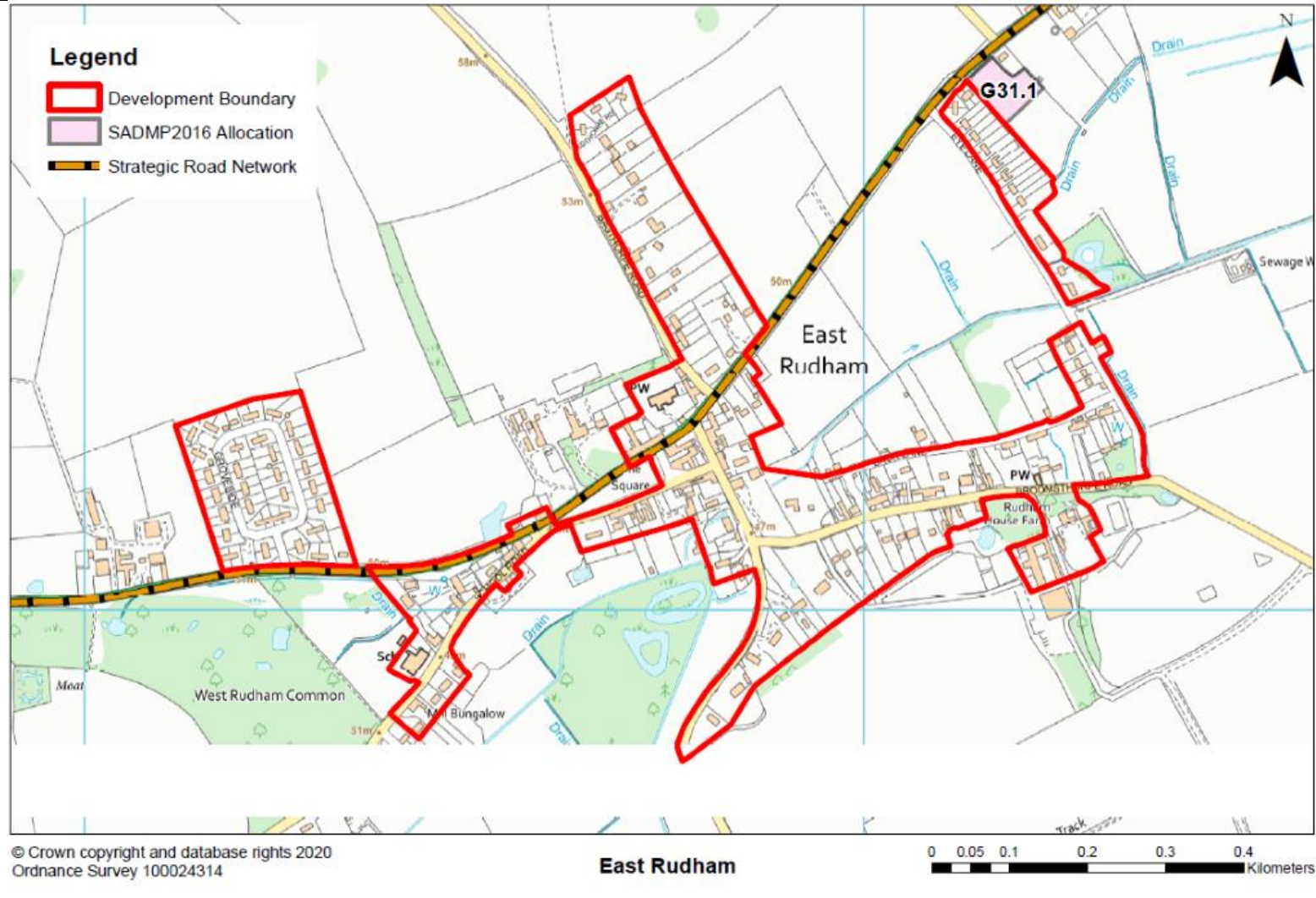
### Docking – Sustainability Appraisal – Site Conclusion



- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made an allocation for 'at least' 20 new dwellings, this is likely to be achieved given the status of the sites outlined earlier. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward this site allocation, G30.1.

# East Rudham – Sustainability Appraisal

## East Rudham - Sustainability Appraisal – Site Map



## East Rudham – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G31.1</b>   | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>O</b>                          | <b>+/#</b>     |
| <b>SADMP G31.1</b> | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>O</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### East Rudham - Sustainability Appraisal – Site Commentary

**G31.1** – The site is situated outside the north eastern boundary of the village but does provide the opportunity for safe walking access to village services and primary school via Fakenham Road (A148) which is paved. The road currently has a 40mph speed limit however this is a major vehicular route between King’s Lynn and Fakenham so pedestrian safety is a key issue. There are bus stops next to the site. Site is at a low risk of flooding (Flood Zone 1). Development will result in the loss of agricultural land (grade 3) but the site is not of a large scale. The western boundary of the site is adjacent existing development on Eye Lane and would connect a lone single-story property to the east. The site is surrounded by agricultural land on the south and partly on the west. The site fronts onto the A148 to the north. New development would constitute infill development on Fakenham Road and does not extend as such into countryside on the southern side. Existing hedgerows could be enhanced to improve natural screening. There are, no known heritage or natural environment issues. Vehicular access can be obtained from Fakenham Road and consultation with Norfolk County Highways Authority has established that this is acceptable. The score for ‘climate change’ is mixed as the site is located at a sustainable settlement, however much will depend upon the detailed design of the scheme and individual homes.

### East Rudham - Sustainability Appraisal – Site Discussion

- G31.1 is allocated by the SADMP for ‘at least’ 10 new homes.

### East Rudham – Sustainability Appraisal – Site Conclusion

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made an allocation for ‘at least’ 10 new dwellings. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward this site allocation, G31.1.



## Emneth – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G34.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>O</b>            | <b>O</b>            | <b>#</b>                          | <b>+/#</b>     |
| <b>SADMP G34.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>O</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### East Rudham - Sustainability Appraisal – Site Commentary

**G34.1** – The site is centrally located in a fairly built up part of the village. It is within close proximity to a number of local amenities including the school, shops, village hall, bus stops, public house, place of worship etc. The surrounding road network is fairly narrow with no pedestrian links however there is opportunity for improvements. Safe site access and impact on the highway network is dependent on design details of the scheme. Development will result in the loss of excellent quality agricultural land but this is the same for all growth options within the settlement. Established development borders the site on the north and east with some housing further away on the west. The site is immediately adjacent open fields on the west and south. The site does not encroach into the countryside but is well related to the existing form and character of the locality. Development is not likely to result in significant landscape impact. Any potential conflicts of built form with the landscape can be mitigated by appropriate landscaping along the western and southern boundaries. The score for 'climate change' is considered to be '+/#' as the settlement and location is classed as sustainable, yet much will be dependent upon the detailed design of the scheme and the individual homes.

### East Rudham - Sustainability Appraisal – Site Discussion

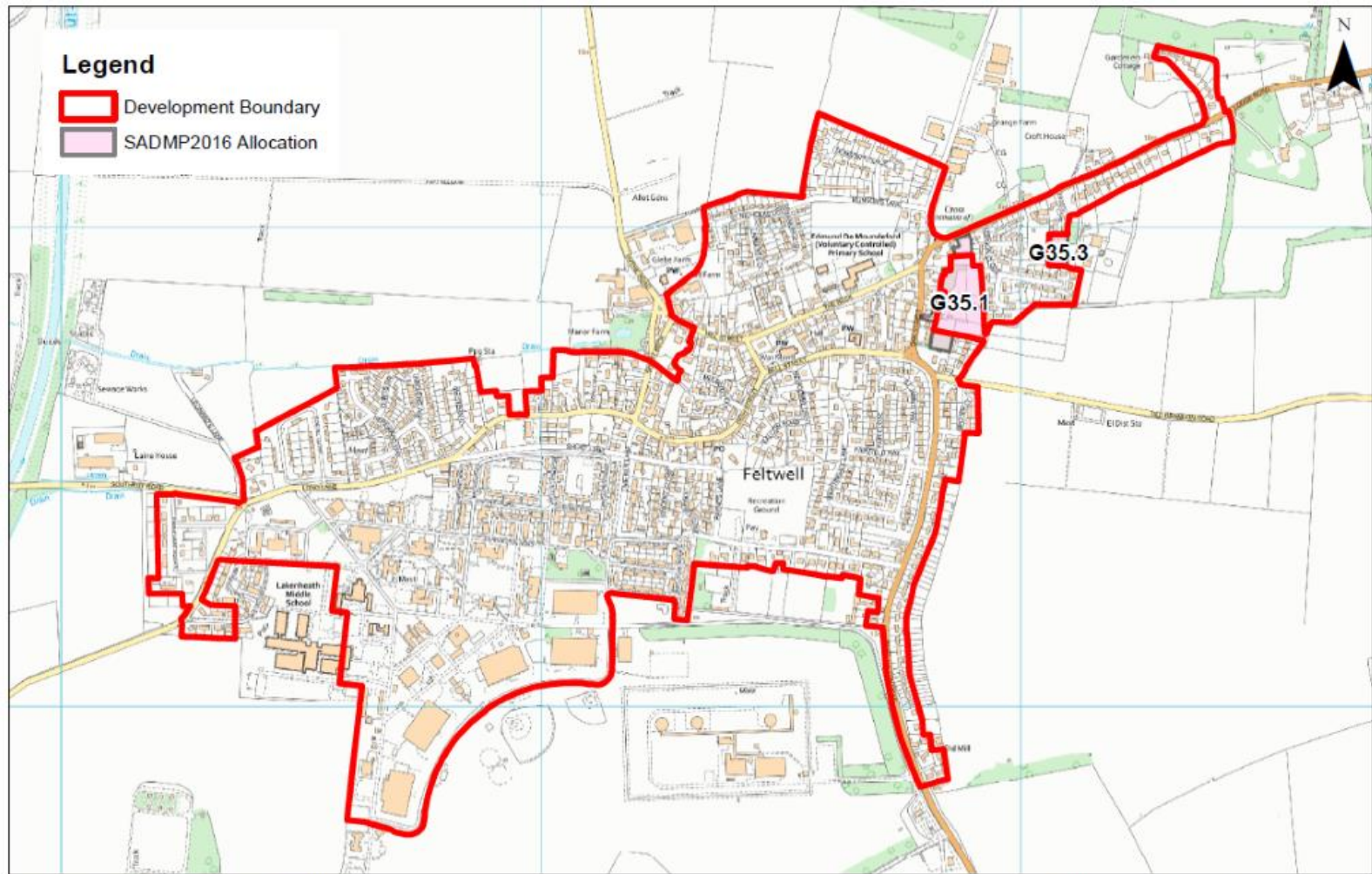
- G34.1 is allocated by the SADMP for 'at least' 36 new homes.

### East Rudham – Sustainability Appraisal – Site Conclusion

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made an allocation for 'at least' 10 new dwellings. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward this site allocation, G34.1.

# Feltwell with Hockwold – Sustainability Appraisal

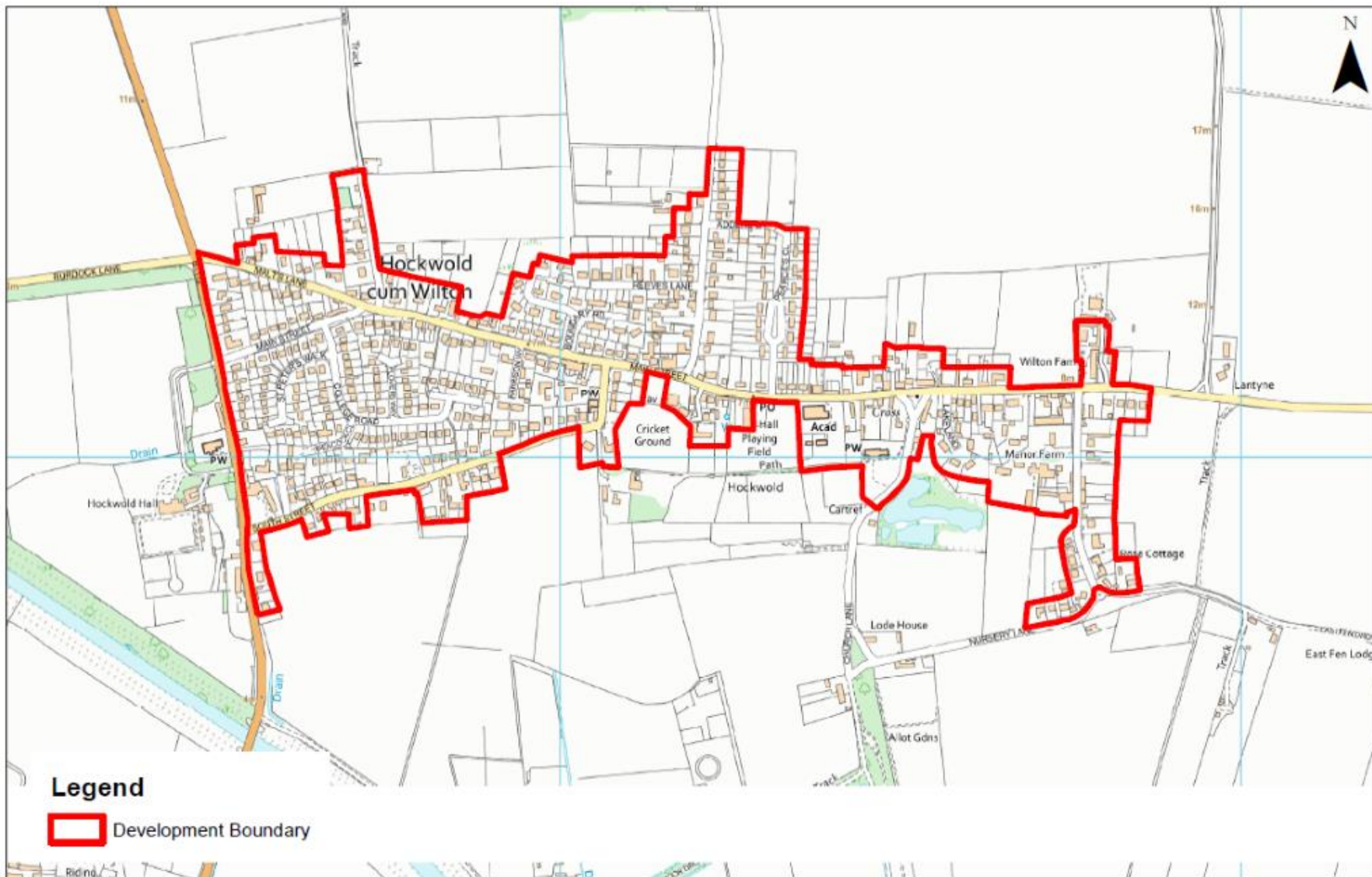
## Feltwell with Hockwold - Sustainability Appraisal – Site Map



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Feltwell





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**Hockwold cum Wilton**



## Feltwell with Hockwold – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G35.1</b>   | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>O</b>            | <b>x</b>            | <b>O</b>                          | <b>#</b>       |
| <b>SADMP G35.1</b> | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>O</b>            | <b>x</b>            | <b>O</b>                          | <b>n/a</b>     |
| <b>LPr G35.3</b>   | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>O</b>            | <b>x</b>            | <b>?</b>                          | <b>#</b>       |
| <b>SADMP G35.3</b> | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>O</b>            | <b>x</b>            | <b>?</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Feltwell with Hockwold - Sustainability Appraisal – Site Commentary

**G35.1** – This site offers the benefits associated with the whole of Site 351 but has additional positives. In particular the risk to flooding is low (Flood Zone 1) and it would also lead to less good to moderate agricultural land being lost (grade 3). The site scored positively with regard to 'access to services. Subject to safe and deliverable access the Highway Authority would not object if this site was to be included in the plan. Site G35.1 does however carry the negative factors with regard to the 'natural environment' in that this score relates to the Stone Curlew Buffer Zone, although this does apply to all of the settlement of Feltwell. This site is likely to be well screened and have minimal impact in terms of 'landscape and amenity'. A score of '#' is awarded for the factor 'climate change' as despite the settlement and site being classed as sustainable in terms of facilities locally available, much will depend upon the detailed design of the scheme and individual homes.

**G35.3** - Located in the east of the village, off Lodge Road. This location results in a positive score with regard to 'access to services'. Development of this site would lead to the loss of identified good to moderate agricultural land (grade 3), hence the negative score for 'economy B food production'. The site lies within an area subject to a low risk of flooding (FZ1). Norfolk County Council Highways Authority would not object if this site were included in the plan, subject to safe access. The site is located within the stone curlew buffer, but existing development completely masks the site from the protected area. This is reflected in the scores for the factors 'landscape and amenity' and



'natural environment'. A score of '#' is awarded for the factor 'climate change' as despite the settlement and site being classed as sustainable in terms of facilities locally available, much will depend upon the detailed design of the scheme and individual homes.

### **Feltwell with Hockwold - Sustainability Appraisal – Site Discussion**

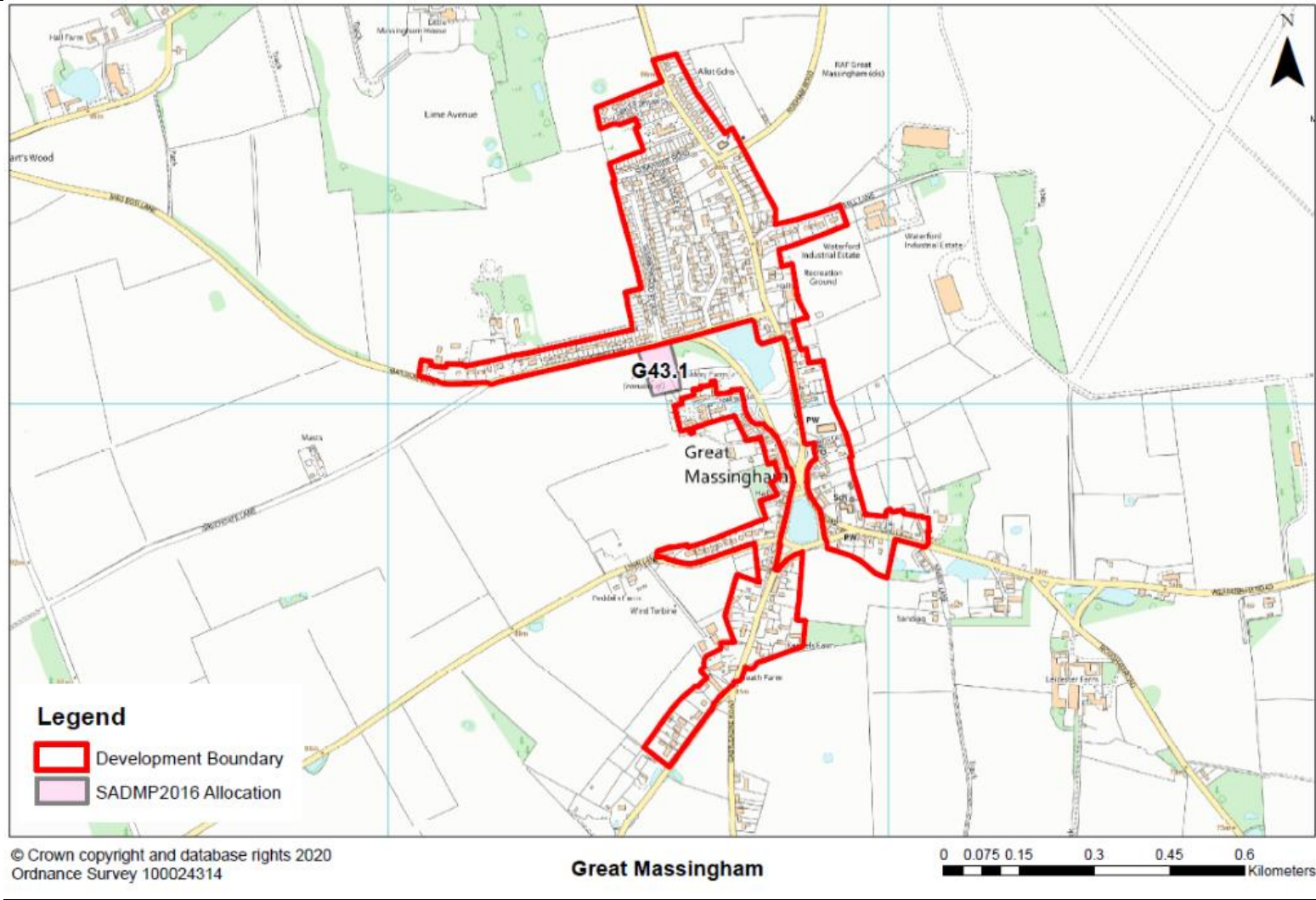
- G35.1 is allocated by the SADMP for 'at least' 50 new homes. This site has come forward with a planning proposal for the northern portion of the site, which has been granted for 18 new homes (19/00859/FM) the scheme has been designed in such a way which would enable the southern element of the site to come forward. Additionally, an application for the whole site, which is consistent with consented permission has been proposed and is currently being considered, this is for a total of 46 new homes (17/02162/FM).
- G35.3 is allocated by the SADMP for 'at least' 10 new homes.
- The SADMP did make a further allocation in G35.2, for at least 40 new homes, however it was consulted upon as part of the draft version of the Local Plan review that this site was removed from the Local Plan as the owners through their agent had made it clear that they were not looking to pursue development of the site. The SADMP also made an allocation at Hockwold, G35.4, for 'at least' 5 dwellings. This site came forward and gained planning permission for 3 new homes and has been built out. Therefore, the allocation policy no longer forms part of the Plan and the site is included within the development boundary for Hockwold.

### **Feltwell with Hockwold – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made a number of allocations. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward two of these site allocations, G35.1. and G35.3.

# Great Massingham – Sustainability Appraisal

## Great Massingham - Sustainability Appraisal – Site Map



## Great Massingham – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G43.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>O</b>            | <b>#</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G43.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>O</b>            | <b>?</b>            | <b>#</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Great Massingham - Sustainability Appraisal – Site Commentary

**G43.1** – It is centrally located and within walking distance to some village services including the bus stop, recreation ground, pub and shop. Site Access is obtainable from Walcups Lane. The Highway Authority made no objections to the site subject to safe and deliverable access and local improvements to the footway network. Development would result in loss of grade 3 (moderate quality) agricultural land. The site is not subject to flood risk (FZ1). The eastern site boundary abuts Great Massingham Conservation Area and is adjacent a Grade II Listed Building. As such a high standard design and layout that is sympathetic to its location and preserves or enhances the character of the conservation area and settings of the listed building is required to mitigate any potential impacts. In addition, further investigations are required in relation to the archaeological assets (monuments) potentially within the site due to its proximity to the priory on the south-east. The eastern site boundary is bordered by mature planting and an area that is subject to a tree preservation order. This can be retained and protected as part of any design scheme and could potentially provide natural screening when viewed from the east. There is a public right of way along the western site boundary. The site is integrated with the village; it is screened by existing housing on the north and partly on the south and is screened from the pond on the east by mature trees. It is considered that development in this location would not encroach into surrounding countryside and would not be visually intrusive in the landscape. The site benefits from planning permission, so hence the score for natural environment now being '#'. The same is awarded for the factor 'climate change' as despite the settlement and site being classed as sustainable in terms of facilities locally available, much will depend upon the detailed design of the scheme and individual homes.

### **Great Massingham - Sustainability Appraisal – Site Discussion**

- G43.1 is allocated by the SADMP for 'at least' 12 new homes. The site has come forward and benefits from planning permission for 16 dwellings (16/01634/OM & 18/02038/RMM).

### **Great Massingham – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made a number of allocations. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward site allocation G43.1.

## **Grimston/Pott Row with Gayton – Sustainability Appraisal**

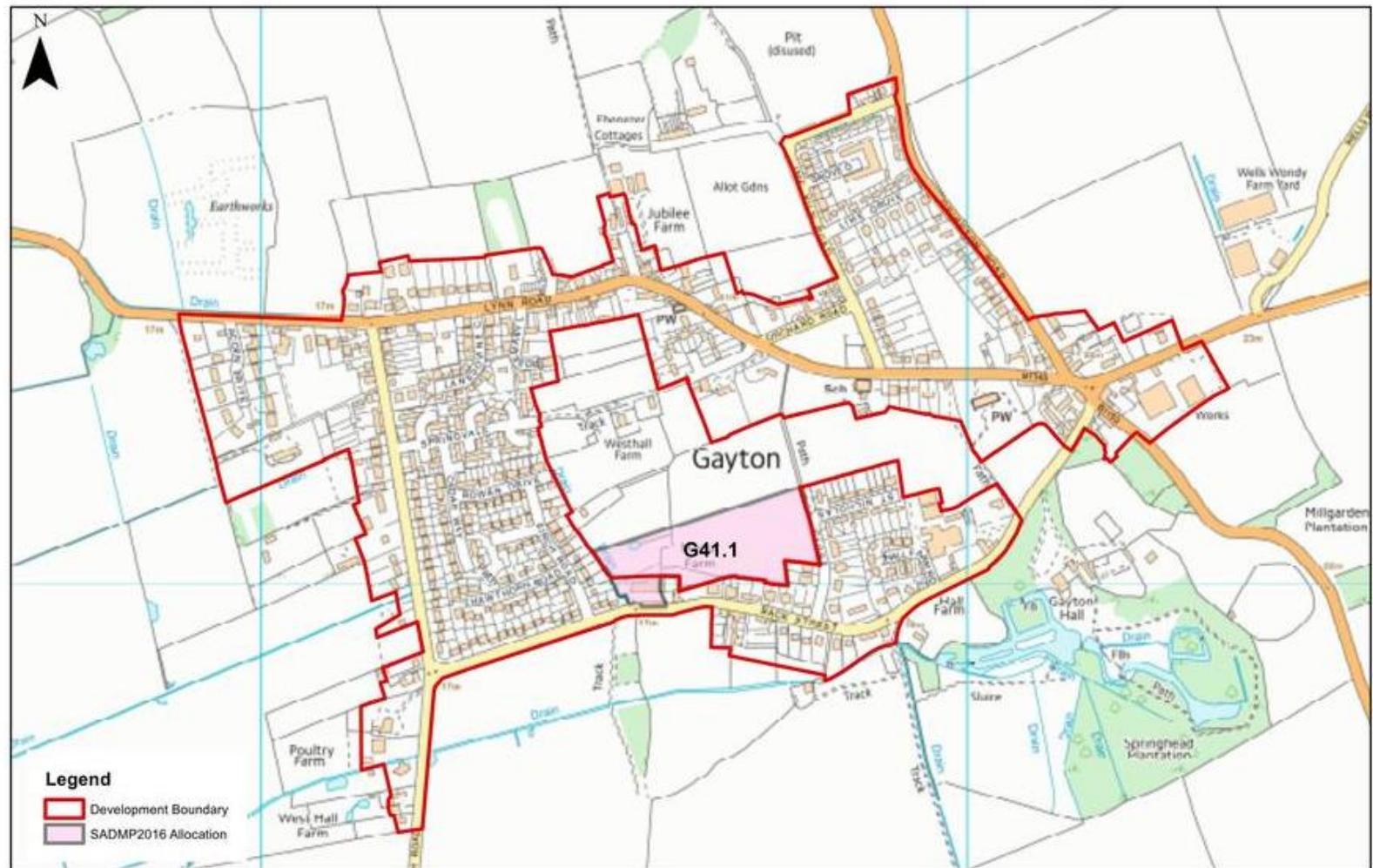
Gayton, Grimston & Pott Row are three settlements which together form a Key Rural Service Centre.

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Gayton Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Gayton Neighbourhood Plan Area was formally designated by the Borough Council 08/05/2017 and corresponds with the boundaries of Gayton Parish. A draft Gayton Neighbourhood Plan is being prepared with a via to consultation.

The three Parishes of Grimston, Roydon & Congham are jointly preparing a Neighbourhood Plan for their Area. This Neighbourhood Plan Area was formally designated by the Borough Council 05/10/2017 and corresponds with the boundaries of the three Parishes. The Parish Councils are currently preparing draft versions of their Neighbourhood Plans for consultation.

Their Neighbourhood Plans may well assess sites and allocate sites for housing. Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal due to the Local Housing Need (LHN) situation explained earlier. Submitted site information has been shared with the Parish Councils for their consideration in their Neighbourhood Plans.

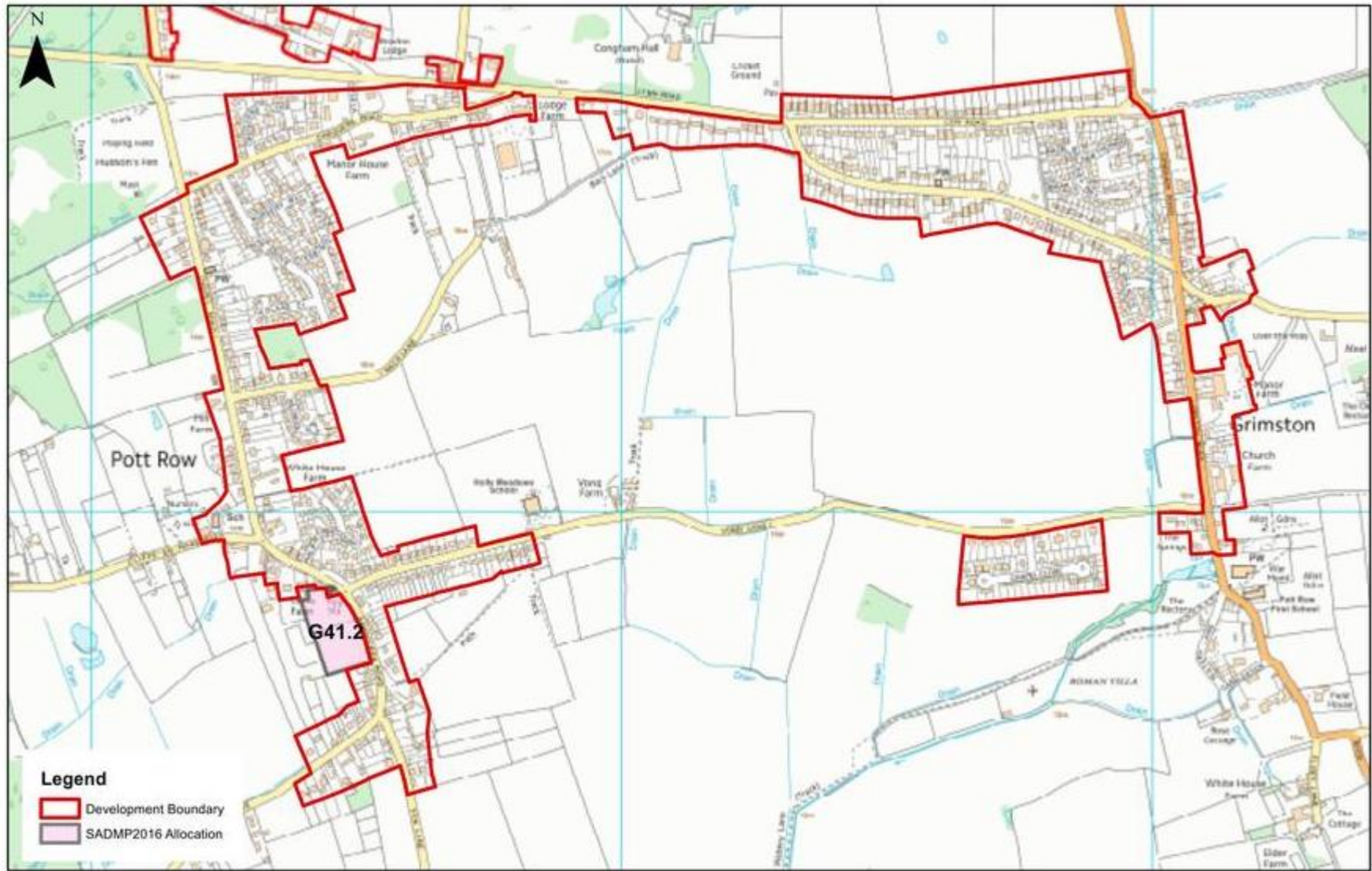
## Grimston/Pott Row with Gayton - Sustainability Appraisal – Site Maps



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Gayton

0 0.05 0.1 0.2 0.3 0.4  
Kilometers



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**Grimston & Pott Row**

0 0.075 0.15 0.3 0.45 0.6  
 Kilometers

## Grimston/Pott Row with Gayton – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G41.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>O</b>            | <b>O</b>            | <b>xx</b>                         | <b>#</b>       |
| <b>SADMP G41.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>O</b>            | <b>O</b>            | <b>xx</b>                         | <b>n/a</b>     |
| <b>LPr G41.2</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>O</b>                  | <b>+</b>   | <b>O</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>x</b>                          | <b>#</b>       |
| <b>SADMP G41.2</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>O</b>                  | <b>+</b>   | <b>O</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>X</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Grimston/Pott Row with Gayton - Sustainability Appraisal – Site Commentary

**G41.1** – The site is centrally located and is within reasonable distance to local services including the primary school. The public right of way which borders the eastern site boundary further enhances walking access to the local services on Lynn road including the school. Site access is proposed from Back Street. The Highway Authority indicates that this is acceptable subject to a safe access and a continuous footpath linked to Back Lane and to the existing school. The site is not subject to flood risk. Development would result in loss of grade 3 (moderate quality) agricultural land which is in agricultural use. The site is well integrated with the village and is surrounded on almost all sides by existing residential development and does not extend beyond the existing building line of the development to the east and thus is not likely to be detrimental to views of the Grade 1 Listed St Nicholas Church. It is considered that development is likely to have minimal visual and landscape impacts but would rather relate well to the form and character of the area. A score of '#' is awarded for the factor 'climate change' as despite the settlement and site being classed as sustainable in terms of facilities locally available, much will depend upon the detailed design of the scheme and individual homes.

**G41.2** - The site is centrally located and within working distance to services including the school, with good highway and pedestrian access. Safe site access is obtainable from Ashwicken Road. No objections were made by Norfolk County Council as the Local Highway Authority. The site comprises of grade 4 (poor quality) agricultural land and is situated in a low flood risk area. The site is situated within a built-up part of the village; development in- fills the gap between houses to the north and south, forming a natural continuation of existing housing along



Ashwicken Road which would be in keeping with character of the village. Development will be screened from the wider landscape by the established planting along the western site boundary and it is not considered that development will have no negative impact on the visual amenity of the area. A score of '# is awarded for the factor 'climate change' as despite the settlement and site being classed as sustainable in terms of facilities locally available, much will depend upon the detailed design of the scheme and individual homes.

### **Grimston/Pott Row with Gayton - Sustainability Appraisal – Site Discussion**

- G41.1 is allocated by the SADMP for 'at least' 23 new homes. The site has come forward and benefits from outline planning permission for 40 new homes (15/01888/OM). A reserved matters application in line with this has been submitted and is currently being considered (19/00694/RMM).
- G41.2 is allocated by the SADMP for 'at least' 23 new homes. This site has come forward with a planning proposal and now benefits from outline planning permission (15/01786/OM) for 27 new homes. The first phase of this site has since come forward with a reserved matters application (17/02375/RMM) which has been granted for 12 dwellings. The majority of the new homes on this portion of the site have completed. The second phase has also come forward and now benefits from reserved matters for 15 dwellings (19/01680/RMM).

### **Grimston/Pott Row with Gayton – Sustainability Appraisal – Site Conclusion**

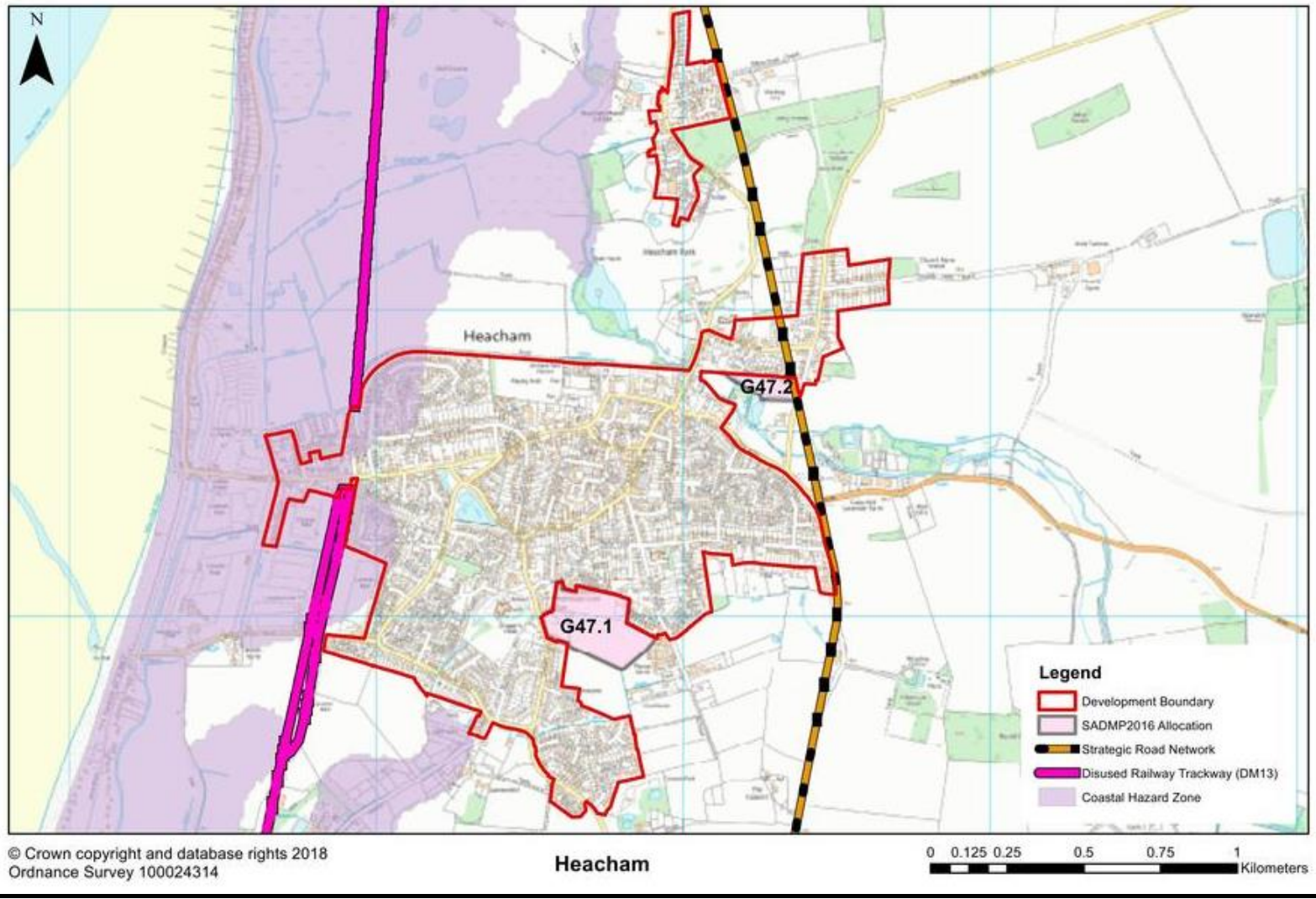
- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made two allocations for a total of 'at least' 46 new homes. Both sites have come forward, benefit from planning, and are likely to achieve 67 new homes. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward these two site allocations, G41.1. and G41.2.

## **Heacham – Sustainability Appraisal**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Heacham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Heacham Neighbourhood Plan Area was formally designated by the Borough Council 19/05/2017 and corresponds with the boundaries of Heacham Parish.

The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan may assess sites and allocate sites. Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal due to the Local Housing Need (LHN) situation. The submitted site information has been shared with the Parish Council for their consideration in their Neighbourhood Plan.

# Heacham - Sustainability Appraisal – Site Map



## Heacham – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G47.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>x</b>                          | <b>#</b>       |
| <b>SADMP G47.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>x</b>                          | <b>n/a</b>     |
| <b>LPr G47.2</b>   | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>+</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>x</b>                          | <b>#</b>       |
| <b>SADMP G47.2</b> | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>?</b> | <b>#</b>             | <b>#</b>            | <b>?</b>            | <b>x</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Heacham - Sustainability Appraisal – Site Commentary

**G47.1** – The site is in a central village location and provides the opportunity for safe walking access to village services. The site is at a low risk of flooding (Flood Zone 1) although there are identified issues with the capacity of the local wastewater treatment works and possible risks with surface water flooding and sewage treatment evident in the local area. Development will result in the loss of agricultural land (grade 3). The site is part of a larger belt of agricultural land which sweeps eastwards beyond the site boundary up to a former pig farm and onwards to the A149. The location of the site is at a distance from the A149 and associated noise/safety issues as well as further from the Area of Outstanding Natural Beauty than the remaining agricultural land to the east. There are no known natural environment issues. Part of the site is covered by a Historic Environment Record for curvilinear crop marks of an unknown date. Access can be obtained from Cheney Hill. The impact for the factor 'climate change' is '#' as the site is at a sustainable settlement and location within that, however much of the score will depend upon the design of the scheme and individual homes.

**G47.2** – The site is accessible via St. Marys Close. The site is adjacent to Heacham Conservation Area but the site is currently well screened from the wider area by established trees. Development will result in the loss of agricultural land (grade 3) although the site is not used for agriculture. The site is at a low risk of flooding (Flood Zone 1), however is close to the River Heacham and the area of fluvial flood zone surrounding the river (adjoining the southern boundary of the site). The site has a Historic Environment Record which also covers land to the east of the A149 for earthworks and crop marks relating to Post Medieval drainage ditches and water meadows. The ecology of the site is not

known and therefore further investigation is required to determine the impact on both sustainability indicators 'Heritage' and 'Natural Environment'. These scores are now classed as '#' as the site benefits from planning permission. The impact for the factor 'climate change' is '#' as the site is at a sustainable settlement and location within that, however much of the score will depend upon the design of the scheme and individual homes.

### **Heacham - Sustainability Appraisal – Site Discussion**

- G47.1 is allocated by the SADMP for 'at least' 60 new homes. The site has come forward with a planning proposal and now benefits from outline planning permission (15/00352/OM & 16/01385/OM) for a combined total of 133 new homes. Approximately half the site has come forward with a reserved matters proposal detailing 69 dwellings (18/00226/RMM), which is currently being considered.
- G47.2 is allocated by the SADMP for 'at least' 6 new homes. This site has come forward with a planning proposal and now benefits from outline planning permission (16/00245/O) for 8 new homes. This has been progressed by a series of reserved matters permissions (17/00251/RM, 17/01114/RM, 18/01458/RM & 19/01005/RM). The first four homes have been completed.

### **Heacham – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review, even if there was the Borough Council would to continue to support the parish council and local community through their Neighbourhood Plan and this would be for the Neighbourhood Plan to decide upon the location of future growth. This is consistent with approach advocated in the settlement introduction section within this report.
- As discussed, the SADMP made two allocations for new housing totaling 'at least' 66 new dwellings, this is likely to be achieved given the status of the sites outlined earlier, with some 141 new homes. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward both site allocations, G47.1 and G47.2.

## **Marshland St James – Sustainability Appraisal**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area:

### **Marshland St. James Neighbourhood Plan**

Marshland St. James Parish Council and the local community are at the early stages of preparing a Neighbourhood Plan for their Area. The Neighbourhood Area was formally designated by the Borough Council 24/01/2020 and corresponds with the parish boundaries for Marshland St. James.

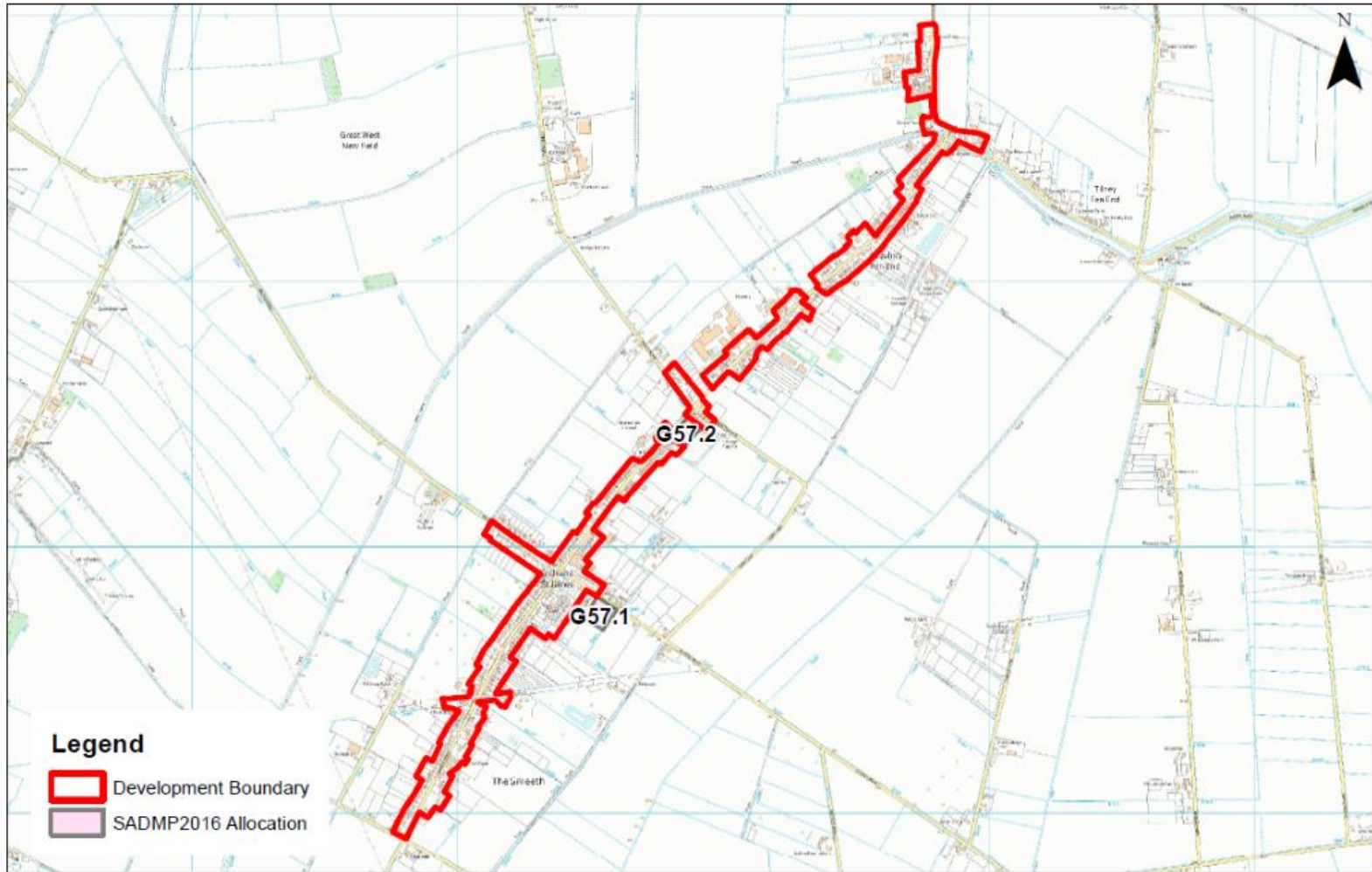
### **Terrington St. John Neighbourhood Plan**

St. Johns Fen End falls within the Parish of Terrington St. John. Terrington St. John with St. Johns Highway / Tilney St. Lawrence combined forms a Key Rural Service Centre. Terrington St. John is one Parish which includes St. Johns Highway and St. John's Fen End. Tilney St. Lawrence is a separate Parish.

Terrington St. John Parish Council is in the process of preparing a Neighbourhood Plan for their area. The Terrington St. John Neighbourhood Plan Area was formally designated by the Borough Council 02/12/2015 and corresponds with the boundaries of Terrington St. John Parish. The Parish Council is currently preparing draft version of their Neighbourhood Plan for consultation.

Their Neighbourhood Plans may assess sites and allocate sites. Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal due to the Local Housing Need (LHN) situation. The submitted site information has been shared with the respective Parish Councils for their consideration in their Neighbourhood Plans.

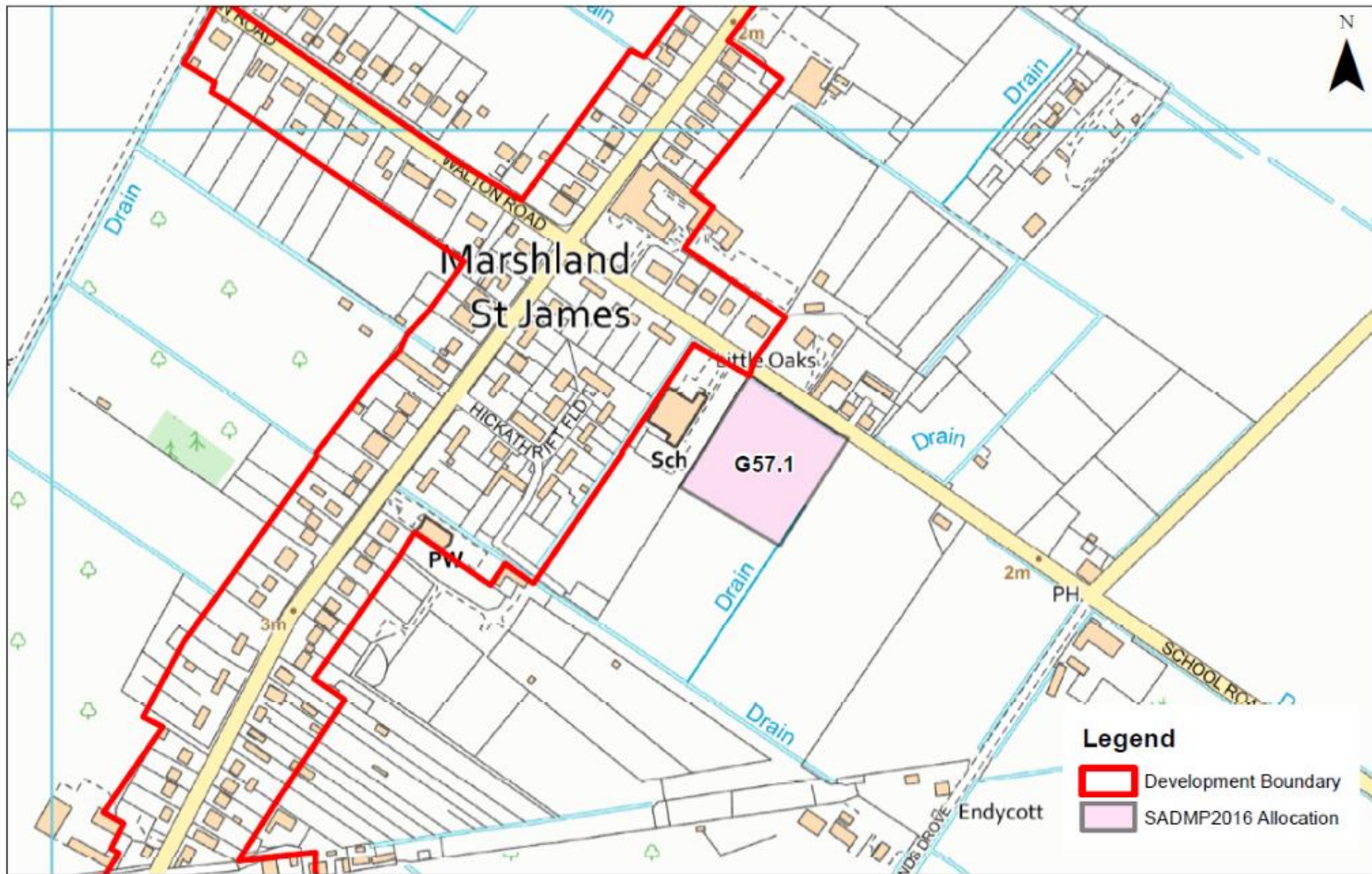
# Marshland St James - Sustainability Appraisal – Site Map



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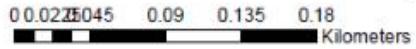
**Marshland St James & St John's Fen End with Tilney Fen End**

0 0.1 0.2 0.4 0.6 0.8  
Kilometers

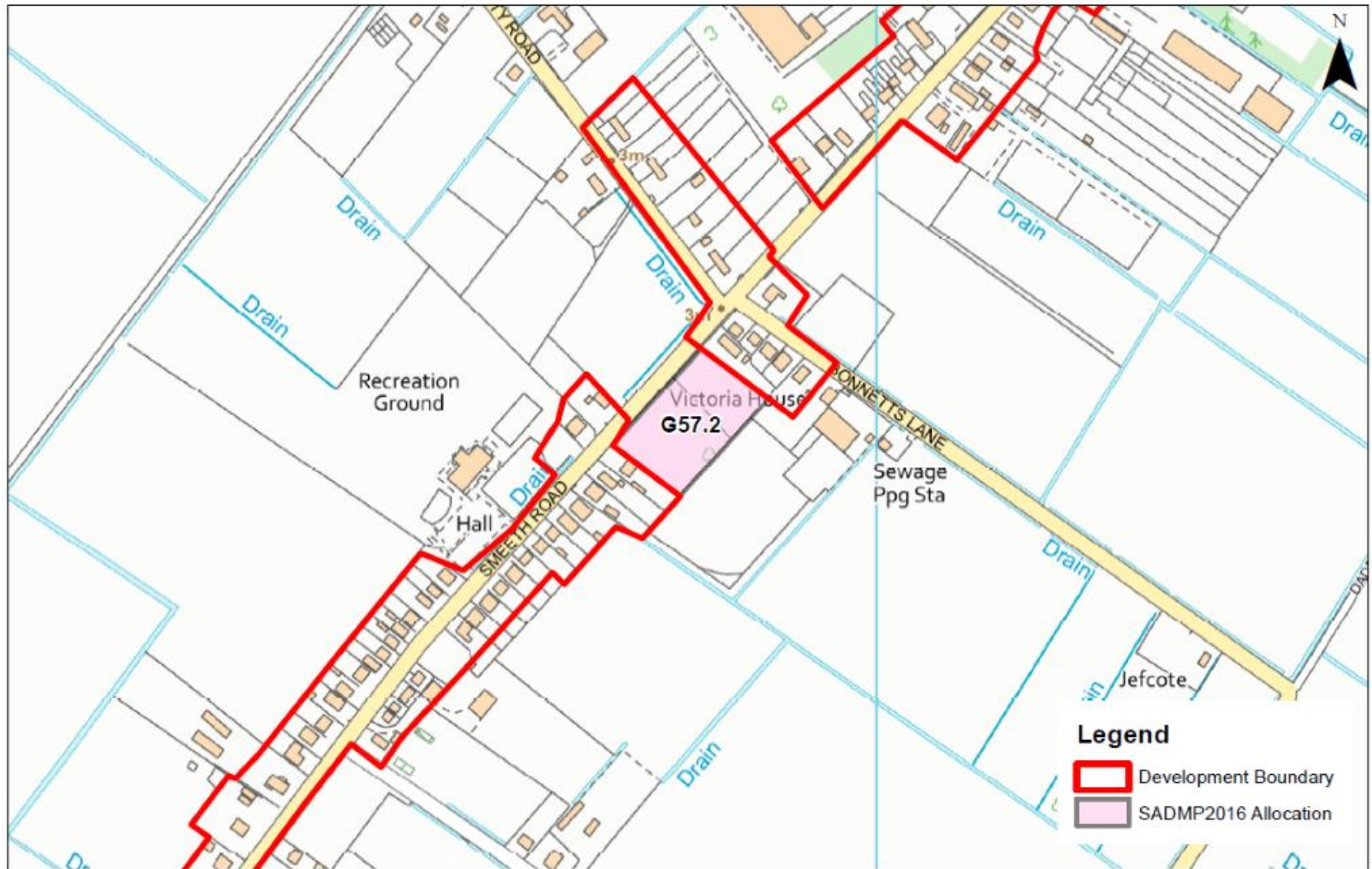


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**Marshland St James & St John's Fen End with Tilney Fen End**  
 (Zoomed to G57.1)

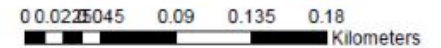






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**Marshland St James & St John's Fen End with Tilney Fen End  
 (Zoomed to G57.2)**



Great

## Marshland St James – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G57.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>XX</b>  | <b>O</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>O</b>                          | <b>#</b>       |
| <b>SADMP G57.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>XX</b>  | <b>O</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>O</b>                          | <b>n/a</b>     |
| <b>LPr G57.2</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>XX</b>  | <b>O</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>?</b>                          | <b>#</b>       |
| <b>SADMP G57.2</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>XX</b>  | <b>O</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>?</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Marshland St James - Sustainability Appraisal – Site Commentary

**G57.1** – The site scores well in sustainability terms, particularly in relation to ‘access to services’ as it is located next to the school. Development of the site would not impact on ‘heritage’, ‘natural environment’ or ‘landscape and amenity’ as it is screened and would form an extension of the existing settlement. The site performs poorly in relation to the indicators ‘food production’ with the loss of very good agricultural land (grade 2) and ‘flood risk’ as it is located in a high flood risk zone (FZ3) however this is a constrain of the settlement. The settlement pattern created wouldn’t be a linear frontage as seen throughout the village; however, the site is located in close proximity to the estate development Hickathrift Field, the opposite side of the school, and so at this location the proposed site wouldn’t be out of context. New development in this location would create an extension of the village along School Road, with existing development (well screened) on the opposite side of the road. The score for ‘climate change’ is ‘#’ as whilst the settlement and site location are both classed as sustainable, the score could be influenced by the detailed design of the scheme and the individual homes.

**G57.2** - The site is located along Smeeth Road and performs well in relation to ‘access to services. Development of this site would result in no open countryside views being lost, therefore minimising the impact upon the character and landscape of the village. The pattern of development created here could also be in context with the settlement pattern as it could form a linear frontage. The site performs poorly in relation to the indicators ‘food production’ with the loss of very good agricultural land (grade 2) and ‘flood risk’ as it is located in a high flood risk

zone (FZ3) however this is a constrain of the settlement. New Development at this location would not however impact upon 'heritage', 'natural environment' and 'Economy A Business'. The score for 'climate change' is '#' as whilst the settlement and site location are both classed as sustainable, the score could be influenced by the detailed design of the scheme and the individual homes.

### **Marshland St James - Sustainability Appraisal – Site Discussion**

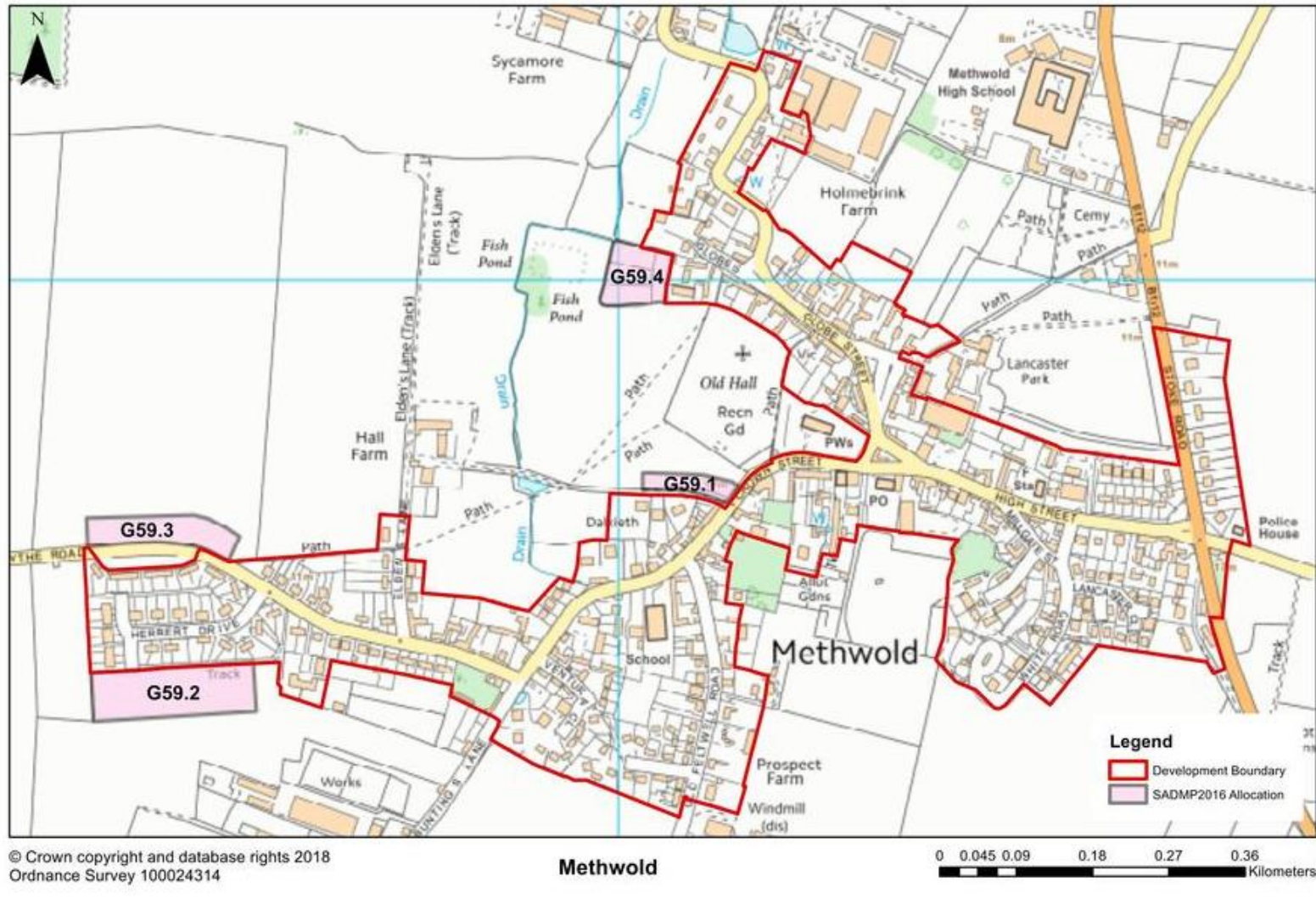
- G57.1 is allocated by the SADMP for 'at least' 15 new homes. The site has come forward and benefits from both outline planning permission (15/01826/OM) and revered matters (17/00866/RMM / 18/00242/RMM) for 17 dwellings.
- G57.2 is allocated by the SADMP for 'at least' 10 new homes. The site has come forward and benefits from outline planning permission for 6 dwellings (17/01675/O) and revered matters (18/00837/RM) for 2 of these dwellings. These permissions do not cover the entire site and the remaining area of the site is still available.

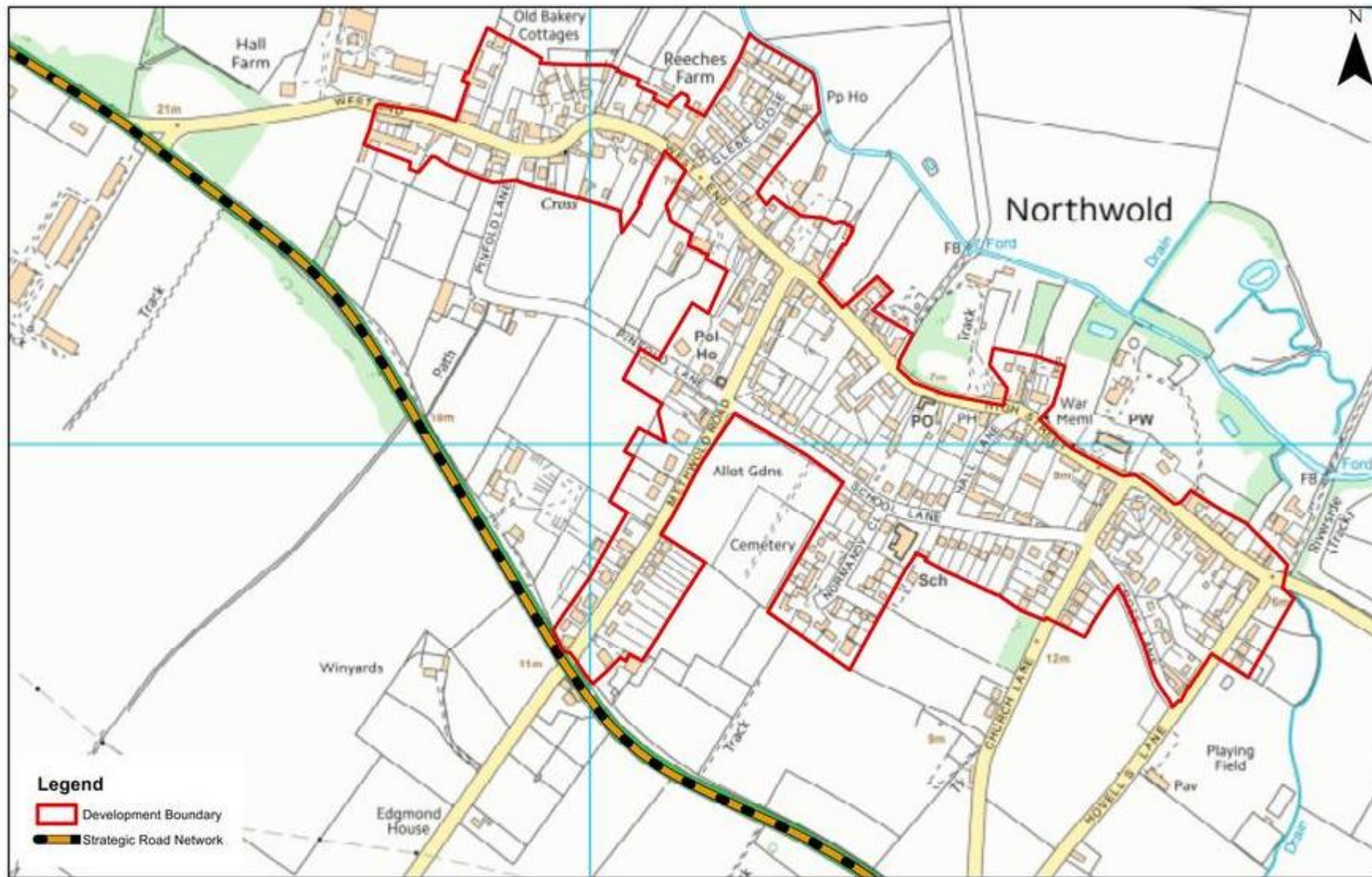
### **Marshland St James – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made two allocations for a combined total of 'at least' 25 new homes, and these are likely to be achieved. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward both site allocations, G57.1 and G57.2

# Methwold with Northwold – Sustainability Appraisal

## Methwold with Northwold – Sustainability Appraisal – Site Map





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Northwold

0 0.045 0.09 0.18 0.27 0.36  
 Kilometers

## Methwold with Northwold – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G59.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>xx</b>                         | <b>#</b>       |
| <b>SADMP G59.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>xx</b>                         | <b>n/a</b>     |
| <b>LPr G59.2</b>   | <b>+</b>                   | <b>+/x</b>         | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>xx</b>                         | <b>#</b>       |
| <b>SADMP G59.2</b> | <b>+</b>                   | <b>+/x</b>         | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>#</b>            | <b>xx</b>                         | <b>n/a</b>     |
| <b>LPr G59.3</b>   | <b>+</b>                   | <b>+/x</b>         | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>xx</b>                         | <b>#</b>       |
| <b>SADMP G59.3</b> | <b>+</b>                   | <b>+/x</b>         | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>xx</b>                         | <b>n/a</b>     |
| <b>LPr G59.4</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>xx</b>                         | <b>#</b>       |
| <b>SADMP G59.4</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>xx</b>                         | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Methwold with Northwold - Sustainability Appraisal – Site Commentary

**G59.1** – This site scores positively in the factor ‘flood risk’ as the section at a high risk to flooding has been excluded, resulting in the site being at a low risk to flooding (FZ1). A modest amount of moderate to good agricultural land (grade 3) will be lost. This site also scores positively in the indicator ‘highways & transport’ as Norfolk County Council Highways Authority have stated that this would be their preferred site location for growth in this settlement. The impact on the sustainability factor ‘heritage’ and ‘landscape and amenity’ depend on how the scheme is implemented as the potential negative impacts of development within the Conservation Area could be mitigated through good design. The

score for 'climate change' is considered to be '#' as the settlement and site location has been adjudged to be sustainable however, a lot will depend upon the detailed design of the scheme and individual homes.

**G59.2** - Located in the South of Methwold, off Herbert Drive. Access could be made onto Herbert Drive. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan. The site scores fairly well overall in terms of sustainability. The site is at low risk of flooding (FZ1). The impact on 'landscape and amenity' depends on how the scheme is implemented as potentially negative impacts could be mitigated through good design. There are some general infrastructure issues relating to the capacity of the local Wastewater Treatment Works which applies to the settlement. The site performs poorly in relation to indicator 'food production' as development will result in the loss of high-grade agricultural land (grade2). The score for 'climate change' is considered to be '#' as the settlement and site location has been adjudged to be sustainable however, a lot will depend upon the detailed design of the scheme and individual homes.

**G59.3** - This site is along Hythe Road. Some high-grade agricultural land will be lost to development. The Highway Authority would not object if this site were included in the plan. The site scores fairly well overall in terms of sustainability. The site is at low risk of flooding (FZ1). The impact on 'landscape and amenity' depends on how the scheme is implemented as potentially negative impacts could be mitigated through good design. There are some general infrastructure issues relating to the capacity of the local Wastewater Treatment Works which apply to the whole settlement. It is located outside of the Methwold Conservation Area. The score for 'climate change' is considered to be '#' as the settlement and site location has been adjudged to be sustainable however, a lot will depend upon the detailed design of the scheme and individual homes.

**G59.4** - Situated west of Globe Street. This location is well positioned in relation to local facilities; hence the highly positive score in relation to 'access to services'. Development here would lead to the loss of moderate to good (grade 3) and very good (grade 2) agricultural land. The site is subject to a low risk to flooding (FZ1). The impact on the sustainability factor 'heritage' and 'landscape and amenity' would depend on how the scheme is implemented as the potential negative impacts of development within the Conservation Area could be mitigated through good design. The score for 'climate change' is considered to be '#' as the settlement and site location has been adjudged to be sustainable however, a lot will depend upon the detailed design of the scheme and individual homes.

## **Methwold with Northwold - Sustainability Appraisal – Site Discussion**

- G59.1 is allocated by the SADMP for 'at least' 5 new homes. The site came forward during 2015 prior to the formal adoption of the SADMP (2016) during a period when the Borough Council experienced difficulties in demonstrating a healthy five-year housing land supply position. Full planning permission was gained for a wider sites area for 30 new homes (15/01683/FM). The site was subsequently sold and further permission granted (19/00144/F) to amend the approved plans, the development has since commenced.
- G59.2 is allocated by the SADMP for 'at least' This site has 25 new homes. The site has come forward with a planning proposal and now benefits from full planning permission for 44 new homes (15/02125/OM & 19/00029/RMM).
- G59.3 is allocated by the SADMP for 'at least' 10 new homes. This site has come forward with a planning proposal (15/02122/OM & 19/01261/FM) and now benefits from full planning permission for 12 new homes.
- G59.4 is allocated by the SADMP for 'at least' 5 new homes. This site has come forward with a planning proposal (16/00611/F) and now benefits from full planning permission for 5 new homes. The site has since commenced.

## **Methwold with Northwold – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made four allocations for a combined total of at least 45 new homes. All four of the sites have progressed and benefit from permission for 91 new homes in total. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward all four of these site allocations, G59.1, G59.2, G59.3 and G59.4.



## **Snettisham – Sustainability Appraisal**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Snettisham Parish Council have prepared a Neighbourhood Plan for their Area, which corresponds with the Parish boundary. The Snettisham Neighbourhood Plan has been made and came into force 03/12/2018. The Neighbourhood Plan sits alongside the Local Plan and forms part of the Local Development Plan. These policies are used to in the planning determination process.

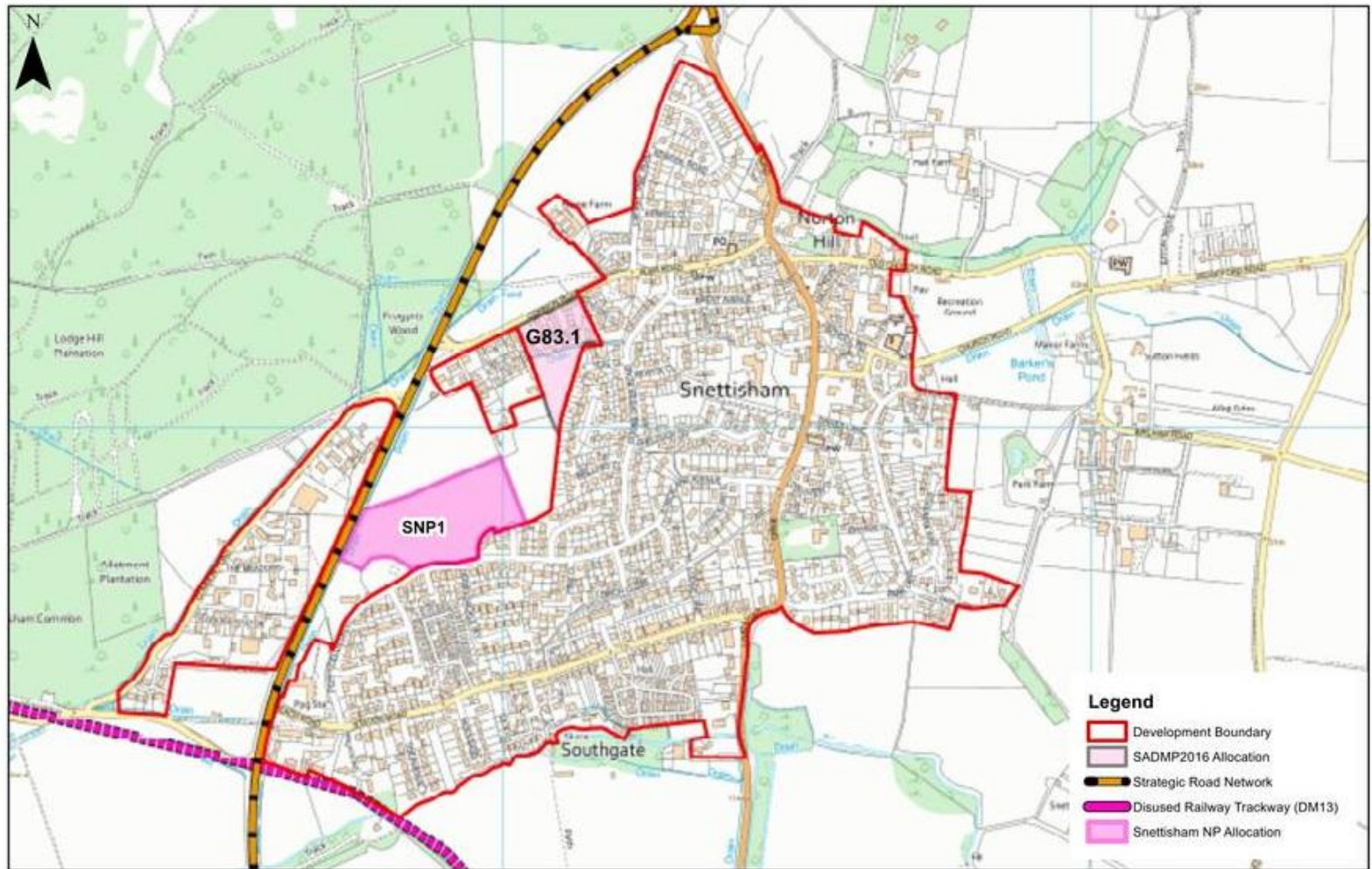
The Snettisham Neighbourhood Plan also makes an allocation (SNP1) at Poppyfields, this is shown on the map overleaf. The site has come forward with a planning proposal for 69 new dwellings (20/00226/OM) which is currently being considered.

For further details please see the Snettisham Neighbourhood Plan, link below:

[https://www.west-norfolk.gov.uk/download/downloads/id/5313/snettisham\\_neighbourhood\\_plan\\_adopted.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/5313/snettisham_neighbourhood_plan_adopted.pdf)

Snettisham Parish Council and local community have indicated a desire to undertake a review of their neighbourhood plan. This would be supported by the Borough Council.

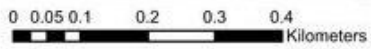
# Snettisham - Sustainability Appraisal – Site Map



- Legend**
- Development Boundary
  - SADMP2016 Allocation
  - Strategic Road Network
  - Disused Railway Trackway (DM13)
  - Snettisham NP Allocation

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Snettisham



## Snettisham – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G83.1</b>   | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>+/x</b>                | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G83.1</b> | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>+/x</b>                | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Snettisham - Sustainability Appraisal – Site Commentary

**G83.1** – The site scores a positive for the factor ‘access to services’ as it is reasonably close to a number of village services. There would be a neutral impact in the category ‘economy A business’, there are both positive and negative aspects in relation to ‘economy B food production’ as development would see the loss of grade 4 agricultural land (poor quality) and some grade 3 agricultural land (moderate quality). The site located within Flood Zone 1, hence the positive score for ‘flood risk’. Heritage impacts could be mitigated. The site is surrounded by existing development on the east, south and west aspects, this acts as screening resulting in a neutral impact on ‘landscape & amenity’ and ‘natural environment’. The score for ‘highways & transport’ reflects the fact that the Highway Authority identifies this location as their preferred site in Snettisham. The score for ‘climate change’ is considered to be ‘#’ as despite the settlement and location of the site being sustainable a lot will depend upon the individual measures built into the schemes overall design and that of the individual homes.

### Snettisham - Sustainability Appraisal – Site Discussion

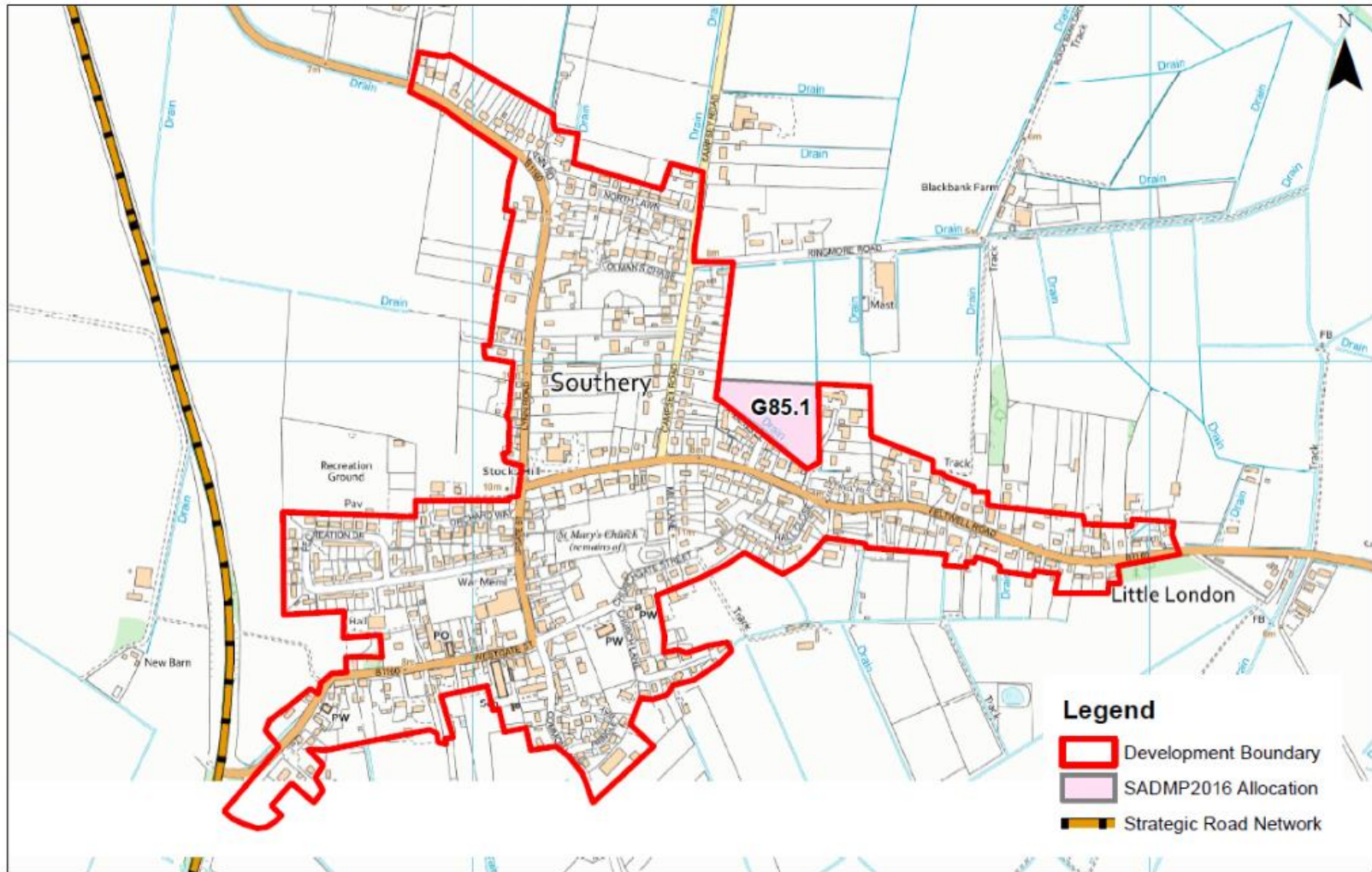
- G83.1 is allocated by the SADMP for ‘at least’ 34 new homes. This site has come forward in two parts. The first part gained full planning permission (14/00944/FM) for 23 dwellings and is now complete. The second part of the site currently benefits from planning permission (15/02006/OM & 19/00577/RM), this details a further 9 dwellings.

### Snettisham – Sustainability Appraisal – Site Conclusion

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review, even if there was the Borough Council would to continue to support the parish council and local community through their Neighbourhood Plan and review, so this would be for the Neighbourhood Plan/review to decide upon the location of future growth. This is consistent with approach advocated in the settlement introduction section within this report.
- As discussed, the SADMP made an allocation for new housing of 'at least' 34 new dwellings, this is likely to be achieved given the status of the site outlined earlier. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward site allocation G83.1.

# Southery – Sustainability Appraisal

## Southery - Sustainability Appraisal – Site Map



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Southery

0 0.05 0.1 0.2 0.3 0.4  
Kilometers

## Southery – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G85.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>x</b>                          | <b>#</b>       |
| <b>SADMP G85.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>xx</b>                 | <b>+</b>   | <b>O</b> | <b>+</b>             | <b>O</b>            | <b>O</b>            | <b>x</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Southery - Sustainability Appraisal – Site Commentary

**G85.1** – The site scores well in relation to the indicator access to services as it is located within the centre of the settlement. Development is likely to be well screened and have minimal impact in terms of landscape and amenity. In terms of flood risk the majority of the site is low risk (Flood Zone 1). The site performs poorly in relation to the indicator ‘food production’ as development would result in the loss of high-quality Grade 2 Agricultural land however this applies to the majority of the settlement. Scoring for ‘highways & transport’ is positive in order to reflect the fact access can be safely achieved from Lions Close which is an adopted road. In terms of ‘climate change’ the settlement and central location of site weigh in favour however the detailed design of the overall scheme and individual homes will have an impact.

### Southery - Sustainability Appraisal – Site Discussion

- G85.1 is allocated by the SADMP for ‘at least’ 15 new homes. The site has come forward and benefits from full planning permission for 19 dwellings (16/00658/FM). The development has commenced, and several of the dwellings are now complete.

### Southery – Sustainability Appraisal – Site Conclusion

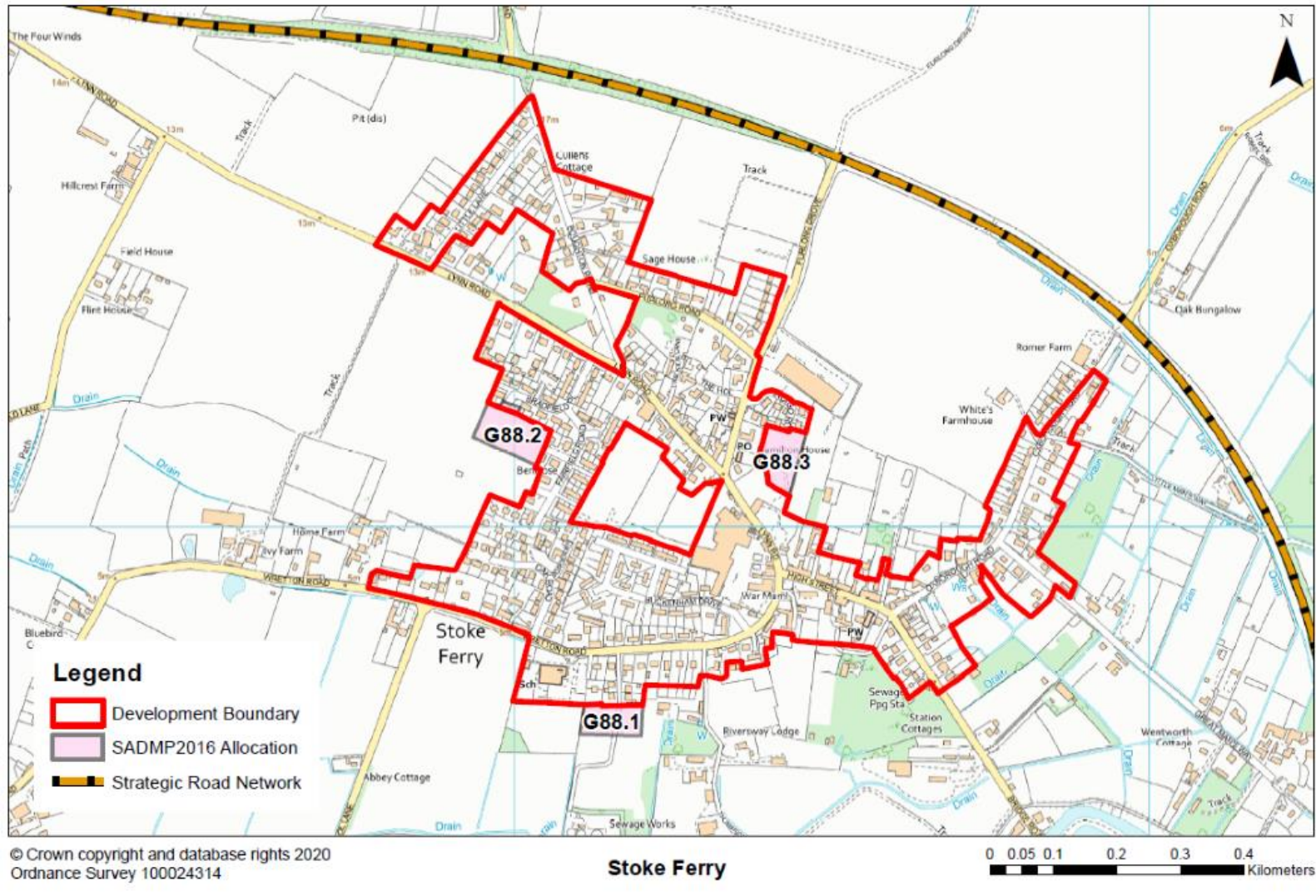
- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made a number of allocations. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward site allocation G85.1.

## **Stoke Ferry – Sustainability Appraisal**

The Borough Council is supportive of those wishing to undertake a Neighbourhood Plan. The Parish Council and local community have expressed their desire to prepare a Neighbourhood Plan for their Area. The Area corresponds with the Parish boundary and was formally designated by the Borough Council 24/10/2018. They are currently working towards a draft version of their plan for consultation

Their Neighbourhood Plan may assess sites and allocate sites. Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal due to the Local Housing Need (LHN) situation. The submitted site information has been shared with the Parish Council for their consideration in their Neighbourhood Plan.

## Stoke Ferry- Sustainability Appraisal – Site Map





## Stoke Ferry – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G88.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G88.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |
| <b>LPr G88.2</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G88.2</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |
| <b>LPr G88.3</b>   | <b>++</b>                  | <b>++</b>          | <b>O</b>           | <b>+</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>+</b>       |
| <b>SADMP G88.3</b> | <b>++</b>                  | <b>++</b>          | <b>O</b>           | <b>x</b>                  | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Stoke Ferry - Sustainability Appraisal – Site Commentary

**G88.1** - The site is in the south of the village. The site would act as natural extension to Lark Road, which currently has access for two detached bungalows and a recent housing development of 4 detached houses, 2 on either side of the road, a cul-de-sac style development. Development of this smaller site therefore would be seen as in context with the surrounding built up environment, density and settlement pattern. Views into the site are limited to short distance, as the site is screened by existing development and mature vegetation from the surrounding area. This also means that the site is screened from the conservation area and so it is considered that development of this site would not be of detriment to the appearance and character of this heritage asset. The site scores well especially in relation to 'access to services' as it is located next to the local school. The site is at low risk to flooding (Flood Zone 1). G87.1 performs poorly in relation to the indicator 'infrastructure, pollution and waste' as the site lies within a cordon sanitaire. There is support from Norfolk County Council Highways

for this site and Stoke Ferry Parish Council has previously favoured development of this site. The impact upon the factor 'climate change' is adjudged to be '#' as the settlement and site are considered to be sustainable however a lot will depend upon the detailed design of the scheme and individual homes.

**G88.2** - Site G87.2 is located at Bradfield Place in the west of Stoke Ferry. The boundaries meet the development boundary and existing residential development on two of its aspects, north and east. To the west is countryside. The surrounding built up area is in the form of an estate, developing this site with a similar pattern would be seen as in context. The site scores fairly well overall in terms of sustainability, especially in relation to the indicator 'access to services'. The site is at a low risk to flooding (FZ1). Development at this location is thought to have no detrimental impact on 'heritage' as it is located outside of the Conservation Area. The impact on 'infrastructure, pollution and waste' and 'landscape and amenity' depends on how the scheme is implemented as potentially negative impacts could be mitigated through good design. New development would result in the loss of good to moderate agriculture land (grade 3). Views into the site are limited to near distance from the local road network and properties. Where wider views are available, from the west, the site would be seen as in context with the existing settlement pattern. Stoke Ferry Parish council has shown support for this site to be developed and it is a supported site by Norfolk County Council Highways. Developing this site would be seen as a continuation of the existing estate. The impact upon the factor 'climate change' is adjudged to be '#' as the settlement and site are considered to be sustainable however a lot will depend upon the detailed design of the scheme and individual homes.

**G88.3** - This site is centrally located within Stoke Ferry. Access to the site could be gained from Lynn Road and Indigo Close. This central location results in a highly positive score in relation to 'access to services' factor. The site is at low flood risk (FZ1) and its boundary meets the Stoke Ferry Conservation Area. The site is identified as being good to moderate agriculture land (grade 3); however, in reality it is an unused site, formally a petrol station (now cleared) so is brownfield/previously developed land. The existing development seen on Indigo Road could be linked to the proposed new development, so that the site once developed would be seen as in- context with local area and settlement pattern. This site represents a rather unique opportunity to bring an un-used brownfield site at the centre of the village back into active use and tidy up this area of the village. Including addressing parking and village hall issues. The impact upon the factor 'climate change' is adjudged to be '+' as the settlement and site are considered to be sustainable and the site will re-use previously developed, the score could be higher but this will depend upon the detailed design of the scheme and individual homes.

### **Stoke Ferry- Sustainability Appraisal – Site Discussion**

- G88.1 is allocated by the SADMP for 'at least' 5 new homes. The site has come forward and benefits from planning permission for 13 dwellings (15/01931/OM & 18/02068/RM).
- G88.2 is allocated by the SADMP for 'at least' 10 new homes. The site has come forward and benefits from outline planning permission for 20 dwellings (16/00168/OM). The Borough Council is the owner of Site G88.2 and intends to develop the site for Custom and Self-Build housing, most likely in the form of serviced plots. This means that the infrastructure required for the site, such as roads and

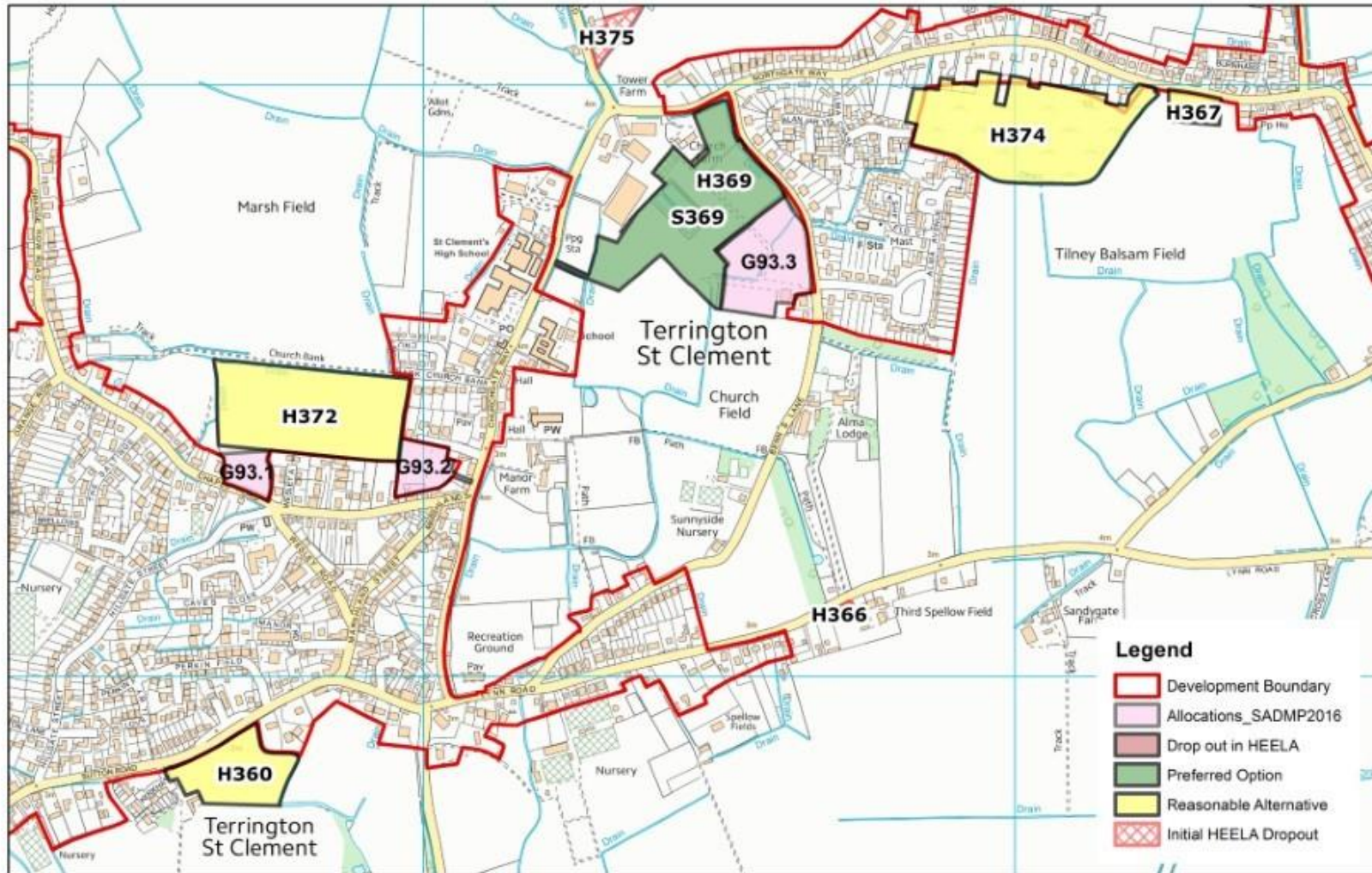
amenity connections will be provided, and then each plot will be sold separately to someone who is looking to build or commission the design and build of their own home.

- G88.3 is allocated by the SADMP for 'at least' 12 new homes. The site has come forward in combination with a section land which is within the development boundary and benefits from full planning permission for 29 dwellings (16/00493/FM). The development has subsequently commenced.

### **Stoke Ferry – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review, even if there was the Borough Council would to continue to support the parish council and local community through their Neighbourhood Plan and this would be for the Neighbourhood Plan to decide upon the location of future growth. This is consistent with approach advocated in the settlement introduction section within this report.
- As discussed, the SADMP made three allocations for new housing totaling 'at least' 27 new dwellings, this is likely to be achieved given the status of the sites outlined earlier, with some 62 new homes envisaged. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward all three site allocations, G88.1, G88.2, and G88.3.





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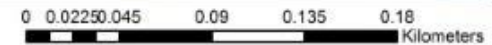
**Terrington St Clement**





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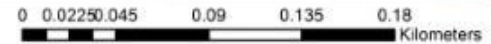
H369





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S369



## **Terrington St Clement – Sustainability Appraisal – Further Information**

A number of sites were rejected in the HELAA due to the concerns regarding flood risk according to the best information available at that time. This was primarily Environment Agency mapping and the 2009 BCKLWN SFRA, which showed pockets of the settlement being within lower risk flood zone than others. Since the HELAA exercise was completed, the BCKLWN have updated their SFRA, this is based upon the latest available modelling and data. The latest SFRA, which looks at all sources of flooding, shows that the entire settlement of Terrington St Clement to be within Flood Zone 3a. There is considered to be no risk from fluvial flooding, the highest risk flooding mechanism is tidal / coastal (1-200-year breach) and the most likely source of flooding is surface water flooding (1 in 30 year event). Most of the settlement is within an area benefiting from flood defences.

With no sites being located within a lower Flood Risk Zone than Flood Zone 3a, those sites which were excluded by the HELAA for flood risk reasons alone have been brought back for further assessment in the sustainability appraisal.

Site H372 was rejected by the HELAA on access grounds but brought back for further assessment. The final site brought back for further assessment is H369. This is because the site is classed as a Brownfield and there is a clear emphasis within planning and indeed the revised NPPF (2018/2019) upon the re-use of previously developed land.



## Terrington St Clement – Sustainability Appraisal – Site Scoring Matrix

| Site Ref    | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|-------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|             | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| LPr G93.1   | ++                         | +                  | O                  | XX                        | XX         | O        | #                    | O                   | O                   | #                                 | #              |
| LPr G93.2   | ++                         | +                  | O                  | +/X                       | XX         | #        | #                    | O                   | O                   | #                                 | +/#            |
| LPr G93.3   | +                          | +                  | O                  | +                         | XX         | #        | #                    | #                   | #                   | #                                 | +              |
| SADMP G93.1 | ++                         | +                  | O                  | XX                        | +/X        | O        | #                    | O                   | O                   | #                                 | n/a            |
| SADMP G93.2 | ++                         | +                  | O                  | +/X                       | +/X        | #        | #                    | O                   | O                   | #                                 | n/a            |
| SADMP G93.3 | +                          | +                  | O                  | +                         | XX         | ?        | #                    | #                   | ?                   | #                                 | n/a            |
| H360        | ++                         | +                  | O                  | XX                        | XX         | #        | #                    | #                   | O                   | O                                 | #              |
| H367        | ++                         | +                  | O                  | XX                        | XX         | O        | #                    | #                   | O                   | O                                 | #              |
| H369        | ++                         | +                  | O                  | +                         | XX         | #        | X                    | +                   | O                   | #                                 | #              |
| S369        | ++                         | +                  | O                  | +                         | XX         | #        | +/#                  | +                   | O                   | #                                 | +              |
| H372        | ++                         | +                  | O                  | XX                        | XX         | #        | X                    | #                   | O                   | #                                 | #              |
| H374        | ++                         | +                  | O                  | XX                        | XX         | O        | #                    | #                   | O                   | #                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Terrington St Clement - Sustainability Appraisal – Site Commentary

**G93.1 (Part of site 539)** – The site is well integrated with the village and sits at a central position in close proximity to a range of local services and amenities. Site access is proposed from Chapel Street; the Highway Authority made no objections to small scale development on the site subject to local improvements to the road and pedestrian network. The site is situated in a built-up part of the village with existing housing to the east, west and south (opposite the road). Development would constitute infill and would relate adequately with the existing form of the area. It is considered that given its scale and the nature of the area, development is likely to have minimal impacts on the landscape character and amenity of the area. The LPr version of the site is the same as the SADMP one however the scores have been updated to reflect the current situation with regards to flood risk and the new factor 'climate change'. Here a '#' is awarded as whilst the settlement and site have been found

to be sustainable and provide many services/facilities locally. Much will depend upon the design of the scheme, layout, and the details/specifications of the individual new homes.

**G93.2** – The site is identified as one of the higher scoring sites in terms of access and proximity to services. It is centrally located and within walking distance to a number of local services including a pub, church, bus stops, shops, surgery, village hall and the school. Safe site access and pedestrian access is obtainable. The Highway Authority made no objections to the site subject to its design implementation. The site comprises of brownfield land (previous industrial use) and grade 1 (excellent quality) agricultural land. The eastern site boundary immediately borders the Conservation Area, the proposed access is within the Conservation Area and there is a Listed Building adjacent the site. Any impacts on this sensitive area can be mitigated by a high standard design scheme and layout that preserves or enhances the character of the Conservation Area and the settings of the Listed Building. The site is well integrated with existing development and is mostly screened on all sides by existing housing. As such development is likely to have minimal impact on the landscape and visual amenity of the area. The LPr version of the site is the same as the SADMP one however the scores have been updated to reflect the current situation with regards to flood risk and the new factor 'climate change'. Here a '+/#' is awarded as whilst the settlement and site have been found to be sustainable and provide many services/facilities locally and part of the site is brownfield. Much will depend upon the design of the scheme, layout, and the details/specifications of the individual new homes.

**G93.3** – The site performs highly in the sustainability appraisal as the site comprises of only brownfield land meaning that development would not result in loss of productive agricultural land, also development of the site is likely to have no impact on the economy as it only comprises of derelict greenhouses and does not include employment area. The site scores positively in terms of proximity to services and is within reasonable walking distance to a good range of services including the school. Site access is proposed from Benn's Lane and safe access and impact on the road network is dependent on the design of the scheme. The site is subject to high flood risk (FZ3). There are minimal views of the site available as it is mostly screened on all sides by mature planting and built development. Development on the site is likely to have minimal landscape and visual impact but provides an opportunity to visually improve the derelict nature of the site. The potential allocation of the land adjacent through the local plan review could allow access through onto Northgate Way as opposed to Benns Lane. The LPr version of the site is broadly the same as the SAMP version however the scoring has been updated for 'heritage' and landscape' to '#' as will be discussed later the site now benefits from planning permission. The score for 'climate change' is considered to be '+' as the location and settlement are considered sustainable and offer services/facilities for daily life locally, and the site is brownfield. Clearly there would be room for further improvement depending upon the final design of the development. A change to the site is proposed to occur in the event that the adjacent land is allocated as there will be need for the buffer zone that was previously part of the policy. This was to separate housing from potential employment uses on the adjacent, as a buffer zone would not be required if both elements were to be residential.

**H360 (04-12-20161389)** – This site, located to the south of the village, south of Sutton Road. The site is a short distance from what could be considered the centre of the village and the services currently on offer here. The site is classed as Grade 2 Agricultural Land and the promoter of sites states that it is in agricultural use. In term of Flood Risk the site is located within Flood Zone 3a. Although the majority of site is masked existing development the Conservation Area and a number of listed building are only a short distance away and these heritage assets and their settings should be taken into consideration through the design of any scheme. NCC HA considers that access can be achieved and any potential constraints can be overcome through development. Likewise they consider that any impact upon the functioning of the local road

network could be reasonably mitigated. The site is predominantly surrounded by existing residential development of either a ribbon style or estate style (Perkin Field & Kerkham Close), so development of the site would be in keeping with the localised settlement pattern. It is considered that impact upon the natural environment would be neutral; no negatives have currently been identified with regard to 'Infrastructure, Waste & Pollution'. In terms of 'climate change' the site is located at a large Key Rural Service Centre which has the potential to limit the number of emitting trips to high order settlements, all of Terrington St Clement is within Flood Zone 3a. At this stage further details of the development in terms of layout and design of buildings are unknown.

**H367 (28-11-20162336)** – H367 is located to the east of the village on the southern side of Northgate Way. It is still within a reasonable distance to services and facilities but not as close as some of the other sites available. The site is classed as Grade 1 Agricultural Land and the promotor of sites states that it is in agricultural use. In term of Flood Risk the site is located within Flood Zone 3a. NCC HA considers that access can be achieved and any potential constraints can be overcome through development. Likewise they consider that any impact upon the functioning of the local road network could be reasonably mitigated. The site is predominantly surrounded by existing residential development of a ribbon style or estate/ cul-de-sac (The Burnhams) style. If developed the site would most likely be in a frontage ribbon style, the site would therefore be in keeping with the localised settlement pattern. No negatives have currently been identified with regard to 'Infrastructure, Waste & Pollution'. In terms of 'climate change' the site is located at a large Key Rural Service Centre which has the potential to limit the number of emitting trips to high order settlements, all of Terrington St Clement is within Flood Zone 3a. At this stage further details of the development in terms of layout and design of buildings are unknown.

**H369 (28-11-20165391)** – H369 is located in the eastern portion of the settlement and to the north west of SADMP allocation G93.3, which was found to be a sustainable location. The site has brownfield status as it was granted a certificate of lawful use for B2 General Industrial purposes in 2010. In the past the site hosted a horticultural business, it currently comprises a range of semi-derelict structures associated with this. The site has been vacant for some considerable time (almost 10 years), given this and potential for the site to meet the criteria set in Policy CS10 The Economy the impact upon 'economy A business' is judged to be neutral. The site isn't currently and is unlikely to be agricultural land used for farming associated with cattle or crop production; therefore, the score for 'economy B food production' is a positive. As with all of the growth options for Terrington St. Clement this site is within Flood Zone 3a. The Conservation Area and a number of listed buildings are a short distance away from the site and therefore these and their setting will need to be taken into account should the site be developed and Norfolk Historic Environmental Services team have previously stated that there is the potential for archaeological remains to be present on the site. They state that further investigation would be required and that these can be conditions of planning permission (involving further site investigation). NCC HA consider that Bennis Lane is substandard, including the junction with Lynn Road and Northgate Way and will remain substandard despite improvements associated with the development of SADMP allocation G93.1, hence the site receives a negative score for 'highways & transport'. Given the previous use the BCKLWN Environmental Protection state there is the potential for contamination. Anglian Water state that off-site mains reinforcements may be required. The score for 'landscape & amenity' is judged to be a positive, as whilst the scheme will need to take into account existing housing in the local area, it will clearly replace a semi-derelict brownfield site which currently has no practical use and could continue to deteriorate to detriment of the area.

**S369 (28-11-20165391)** – This site is similar to Site H369. However, it is slightly larger and corresponds to the site proposed as a planning application, 18/00940/OM. Through the evolution of the determination process, an alternative access arrangement has been proposed. With access now proposed off Northgate Way. This is considered to be more favourable than having an access off Benn's Lane, and Norfolk County Council as the Local Highway Authority would raise no objection. Consequently, the scores for the site in the majority of the site sustainability factors are similar, with exception of highways and transport which is now awarded a '+/#' positive/dependent upon implementation. As The larger site could also cater for a pedestrian link onto Churchgate Way, close to the schools. As well as link road and path through to the existing allocation G93.1 enabling traffic generation from this development a route onto Northgate Way rather than using Benn's Lane. With regard to 'climate change' site is located at a large Key Rural Service Centre which has the potential to limit the number of emitting trips to high order settlements, the site is also seeking to provide a footpath link to the schools and centre of the village. As discussed, all of Terrington St Clement is within Flood Zone 3a, and development of the site would take place on land classed as brownfield / previously developed. Through the planning application SuDs are proposed, the NCC as the LLFA welcome this and raise no objection, as do the Environment Agency. Therefore, the score for climate change on balance is a positive. It is recommended that the text above to Site H369 is consulted, rather than simply repeated in full here.

**H372 (28-11-20169444)** - This site was originally assessed in the HELAA and discounted as it was believed that there was no possibility of creating access to the site. However, the site promotor states that access can be gained through the existing SADMP allocation G93.1. Indeed a planning application for the site has been put forward and is currently being considered (17/01649/OM); the application is all matters reserved apart from access and the site plan shows the main access road traveling through the site to the land behind the application site, which is Site H372. A gap appears on the map between G93.1 and H372 but in reality, there isn't one as the outline application for site G39.1 covers this small gap. NCC HA considers that whilst access may be possible, the local road network is poor and there isn't the ability to achieve any significant improvements. They said yes to G93.1 on the basis that it was less than estate scale and they have stated previously they did not want to see any future development on land to the rear (which would include this site). The site is centrally located to the village with services close by. It is classed as Grade 1 Agricultural Land and appears to be in agricultural use. As with all of the growth options the site is within Flood Zone 3a. Although masked by existing development the Conservation Area is a short distance to east and south of the site. The site is boarded by development to the south and east, with some to the north east and some further to the west. Through the planning application previously mentioned it appears that there is a sewage pipe running across the north western portion of the H372 which would need further consideration. In terms of 'climate change' the site is located at a large Key Rural Service Centre which has the potential to limit the number of emitting trips to high order settlements, all of Terrington St Clement is within Flood Zone 3a. At this stage further details of the development in terms of layout and design of buildings are unknown.

**H374 (BCKLWN1)** – Site H374 is located to the south of Northgate Way, in the eastern section of the village. The site is behind frontage development and would fill a gap between this and two housing estates (Alma Chase & Alma Avenue). This site is a reasonable distance from services and facilities, but not as close as other options. NCC HA considers that access can be achieved, and any potential constraints can be overcome through development. Likewise, they consider that any impact upon the functioning of the local road network could be reasonably mitigated. It is considered that the impacts upon the natural and historic environment would be neutral. Anglian Water state that there is the potential for improvement to the utility capacity to facility development and that off-site mains reinforcement would therefore be required. The

BCKLWN Environmental protection team state that there may be the potential for some contamination to be present on site. In terms of 'climate change' the site is located at a large Key Rural Service Centre which has the potential to limit the number of emitting trips to high order settlements, all of Terrington St Clement is within Flood Zone 3a. At this stage further details of the development in terms of layout and design of buildings are unknown.

**2H062 (25-04-20191185)** – This site, located to the south east of the village, north of Lynn Road. The Scores positively for 'access to service' being a short distance from the village centre and services currently on offer. The site could provide housing and affordable housing which would be a benefit to 'community and social'. The site is currently classed as Grade 2 Agricultural Land and the promotor of site states it is agricultural use. The site like all Terrington St Clement is within Flood Zone 3a. Most of the site is masked by existing development from the conservation area, however medium/short distance views to the Church and conservation area to the north west are available and herniate assets and their settings will need to be taken into consideration in the design of any scheme. NCC HA consider that access could eb achieved from Lynn Road and that some footpath widening would eb required. Within the site are a number of TPO's and a significant belt of woodland in the eastern portion, countryside and housing surround the site. The design of any scheme will be required to respond to this setting and the features located within the site. In terms of 'climate change' the site is located at a large Key Rural Service Centre which has the potential to limit the number of emitting trips to high order settlements, all of Terrington St Clement is within Flood Zone 3a. At this stage further details of the development in terms of layout and design of buildings are unknown.

### **Terrington St Clement - Sustainability Appraisal – Site Discussion**

- **G93.1**– This site is allocated by the SADMP for a residential development of at least 10 dwellings. The site has come forward and benefits from full planning permission for 10 new homes (17/01649/O & 19/01589/RMM).
- **G93.2**– This site is allocated by the SADMP for a residential development of at least 17 dwellings. The site has come forward and benefits from full planning permission for 17 dwellings (19/00712/F). The majority of the site is complete. The site has come forward and benefits from outline planning permission for 44 dwellings (16/02230/O).
- **G93.3**– This site is allocated by the SADMP for a residential development of at least 35 dwellings. The site has come forward and benefits from outline planning permission for 44 dwellings (16/02230/O).
- All of the new sites considered through the Local Plan review score comparably similar through the sustainability appraisal. Whilst some sites score less well in certain factors other sites score better in other factors.
- Site H374 and H367 are greenfield site, they are slightly further away from what can be defined as the centre of the village, where the majority of service and facilities can be found.

- H372 is a greenfield site in close proximity to two SAMP allocations and the centre of the village, NCC HA would object to the development of the site based upon the nature of the local road network. H360 is a greenfield site and is located well in terms of services, as is potentially 2H062
- H369 merits further consideration as the site is Brownfield. The NPPF places a strong emphasis upon the re-use of previously developed land and states that housing need should be accommodated as much as possible on previously developed / brownfield land (para. 117). It also states that substantial weight should be given to the re-use of such land for homes, and appropriate opportunities should be supported to remediate despoiled, degraded, derelict, contaminated or unstable land (para. 118). S369 is a similar site to H369 albeit slightly larger, planning permission is being sought for the site and a part of this an alternative access arrangement utilising Northgate way has been proposed which is considered to be acceptable to NCC HA. The proposal also includes the provision of a link road with path to the adjacent site allocation (G93.3) which would also enable traffic generated from this site to utilise Northgate Way as opposed to Benn's Lane. The site also scored the highest for 'climate change' in Terrington St Clement.
- It is the information provided in the above paragraph that results in the site being proposed for allocation in the Local Plan review, as whilst other sites score overall as well they do not offer the opportunity to develop a brownfield/ previously developed site. As development of the site represents an opportunity to re-develop a brownfield site and bring back in to active use by contributing towards meeting the housing needs of the area. The site is not currently in active economic use, it is difficult to suggest it will be and the future of the site if not used for housing is uncertain. S369 is capable of delivering a slightly higher number of dwellings (76) than sought for allocation and overall scores comparatively well. It should be noted this mirrors what is currently proposed by the planning application.
- Some of the remaining sites could be proposed for development in a future a Local Plan or Neighbourhood Plan, if considered appropriate at that time.

### **Terrington St Clement – Sustainability Appraisal – Site Conclusion**

- Local Plan allocations G93.1, G93.2 & G93.3, for the reasons stated above, are proposed to carried forward as part of the Local Plan review.
- After very careful consideration and balancing all of the factors, including comments made by those consulted through the HELAA, the draft Local Plan review, and current planning application, Site S369 is proposed for the residential development of at least 76 dwellings, which is in-line with the current planning application, 18/00940/OM.

## **Terrington St John with St Johns Highway/Tilney St Lawrence – Sustainability Appraisal**

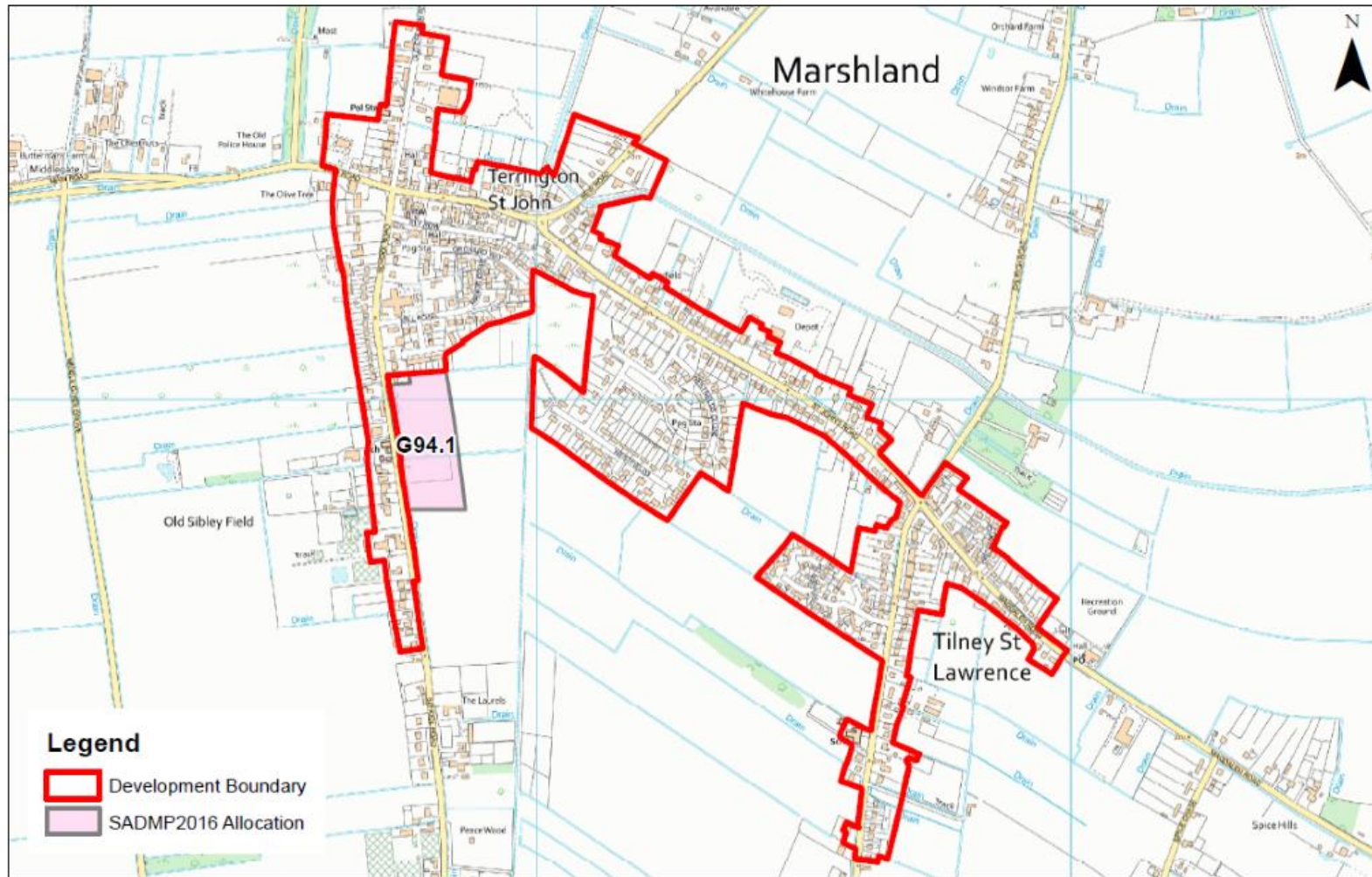
Terrington St. John, Tilney St. Lawrence and St. John's Highway are designated a joint Key Rural Service Centre in the Core Strategy due to the way that they function together.

### **Terrington St John Neighbourhood Plan**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Terrington St. John with St. Johns Highway / Tilney St. Lawrence combined form a Key Rural Service Centre. Terrington St. John is one Parish which includes St. Johns Highway. Tilney St. Lawrence is a separate Parish.

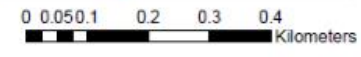
Terrington St. John Parish Council is in the process of preparing a Neighbourhood Plan for their area. The Terrington St. John Neighbourhood Plan Area was formally designated by the Borough Council 02/12/2015 and corresponds with the boundaries of Terrington St. John Parish. The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation.

# Terrington St John with St Johns Highway/Tilney St Lawrence - Sustainability Appraisal – Site Map



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Terrington St John with St Johns Highway & Tilney St Lawrence





## Terrington St John with St Johns Highway/Tilney St Lawrence – Sustainability Appraisal – Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G94.1</b>   | <b>+</b>                   | <b>+</b>           | <b>o</b>           | <b>xx</b>                 | <b>xx</b>  | <b>o</b> | <b>#</b>             | <b>o</b>            | <b>o</b>            | <b>?</b>                          | <b>#</b>       |
| <b>SADMP G94.1</b> | <b>+</b>                   | <b>+</b>           | <b>o</b>           | <b>xx</b>                 | <b>xx</b>  | <b>o</b> | <b>#</b>             | <b>o</b>            | <b>o</b>            | <b>?</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Terrington St John with St Johns Highway/Tilney St Lawrence - Sustainability Appraisal – Site Commentary

**G94.1** – The site fronts onto School Road and is within reasonable walking distance to Main Road where majority of the village services are situated and is also immediately opposite the school. There are existing footway links west of School Road with opportunity for further provisions which further enhances access to services. The highway authority made no objections to the site subject to its design and layout. Development would result in the loss of Grade 2 – good quality agricultural land but of a modest scale. The site is within Flood Zone 2 (medium flood risk). There is existing housing west of the site opposite the road with open fields to the north, south and east. Development of the site could integrate with the surrounding area, with minimal landscape impact and would represent a continuation of existing housing along School Road. There is a school playing field on the northern part of the site. This is proposed to be retained and relocated to a more useable size field thus alleviating any effect in terms of loss of community amenity. The score for the factor ‘climate change’ is ‘#’ as the settlement and site are sustainable ones, however the scoring could be influenced further depending upon the detailed design of the scheme and individual homes.

### Terrington St John with St Johns Highway/Tilney St Lawrence - Sustainability Appraisal – Site Discussion

- G94.1 is allocated by the SADMP for ‘at least’ 35 new homes. The site has come forward and benefits from planning permission (15/00438/OM & 17/02335/RMM) for 35 dwellings.

## **Terrington St John with St Johns Highway/Tilney St Lawrence – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review, even if there was the Borough Council would to continue to support the parish council and local community through their Neighbourhood Plan, so this would be for the Neighbourhood Plan to decide upon the location of future growth. This is consistent with approach advocated in the settlement introduction section within this report.
- As discussed, the SADMP made an allocation for new housing of ‘at least’ 35 new dwellings, this is likely to be achieved given the status of the site outlined earlier. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward site allocation G94.1.

## **Upwell & Outwell – Sustainability Appraisal**

Upwell and Outwell are grouped together to form a Key Rural Service Centre. Collectively the villages are considered to have a good range of services and community facilities to serve the community.

### **Neighbourhood Plans**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Upwell and Outwell together form a Key Rural Service Centre. The two settlements are individual parishes in their own right.

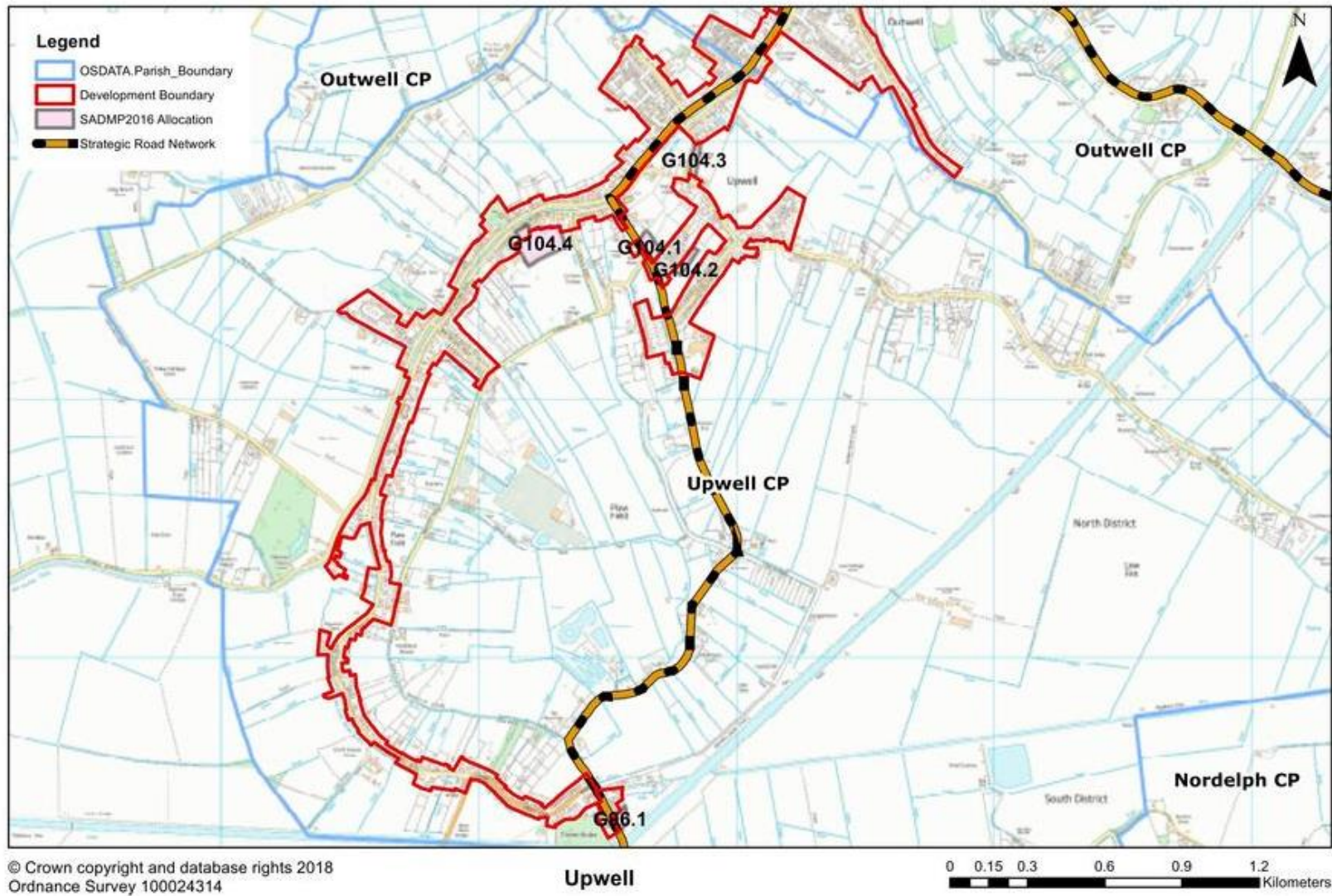
### **Upwell Neighbourhood Plan**

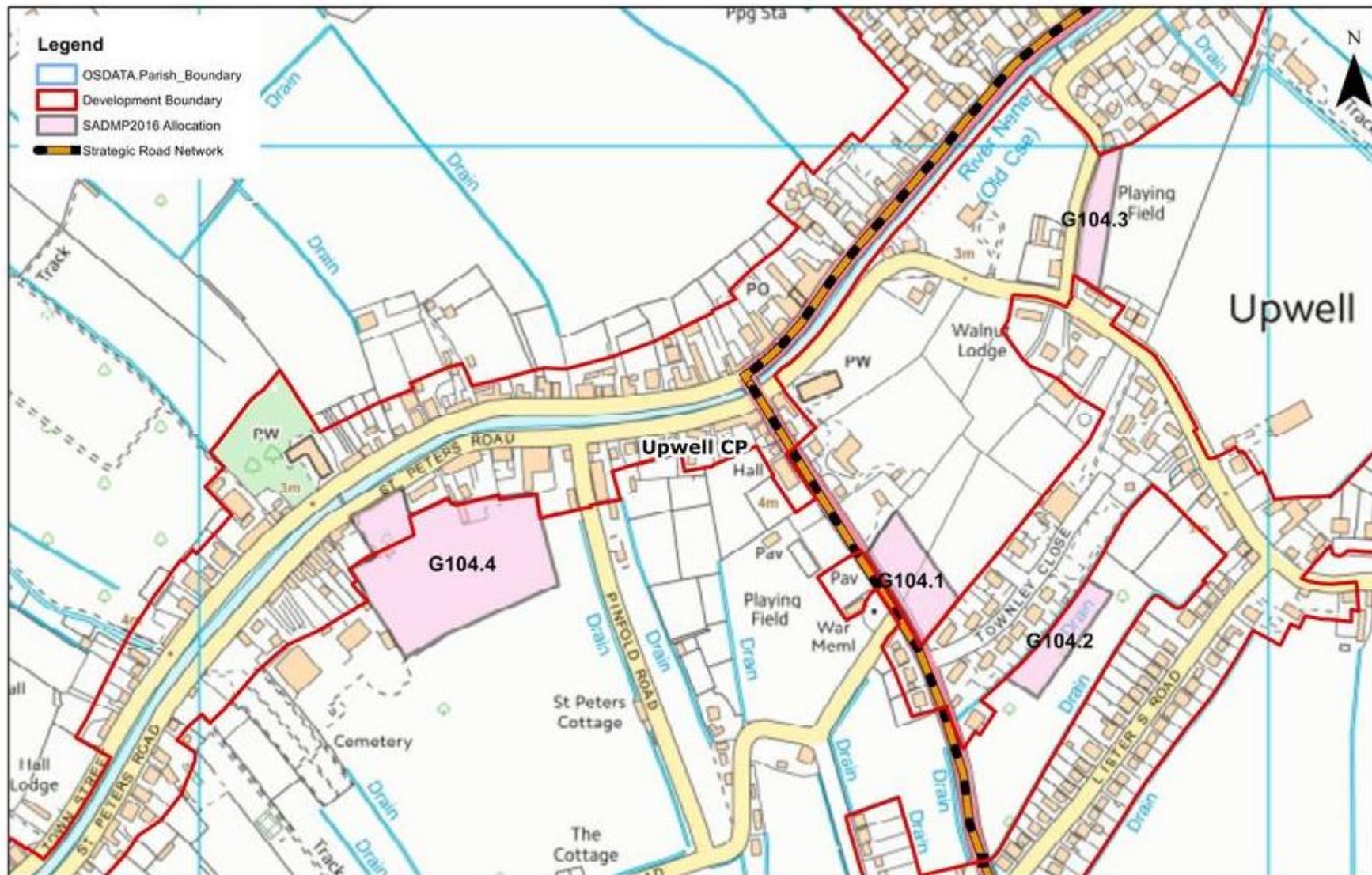
Upwell Parish Council are in the process of preparing Neighbourhood Plans for their Area. The Upwell Neighbourhood Plan Area was formally designated by the Borough Council 02/12/2015 and corresponds with the boundaries of Upwell Parish. The Plan is currently at the examination stage (June/July 2020).

### **Outwell Neighbourhood Plan**

Outwell Parish Council are in the process of preparing Neighbourhood Plans for their Area. The Outwell Neighbourhood Plan Area was formally designated by the Borough Council 09/10/2017 and corresponds with the boundaries of Outwell Parish. They are currently preparing draft version of their Neighbourhood Plan for consultation.

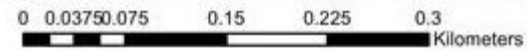
# Upwell & Outwell - Sustainability Appraisal – Site Map

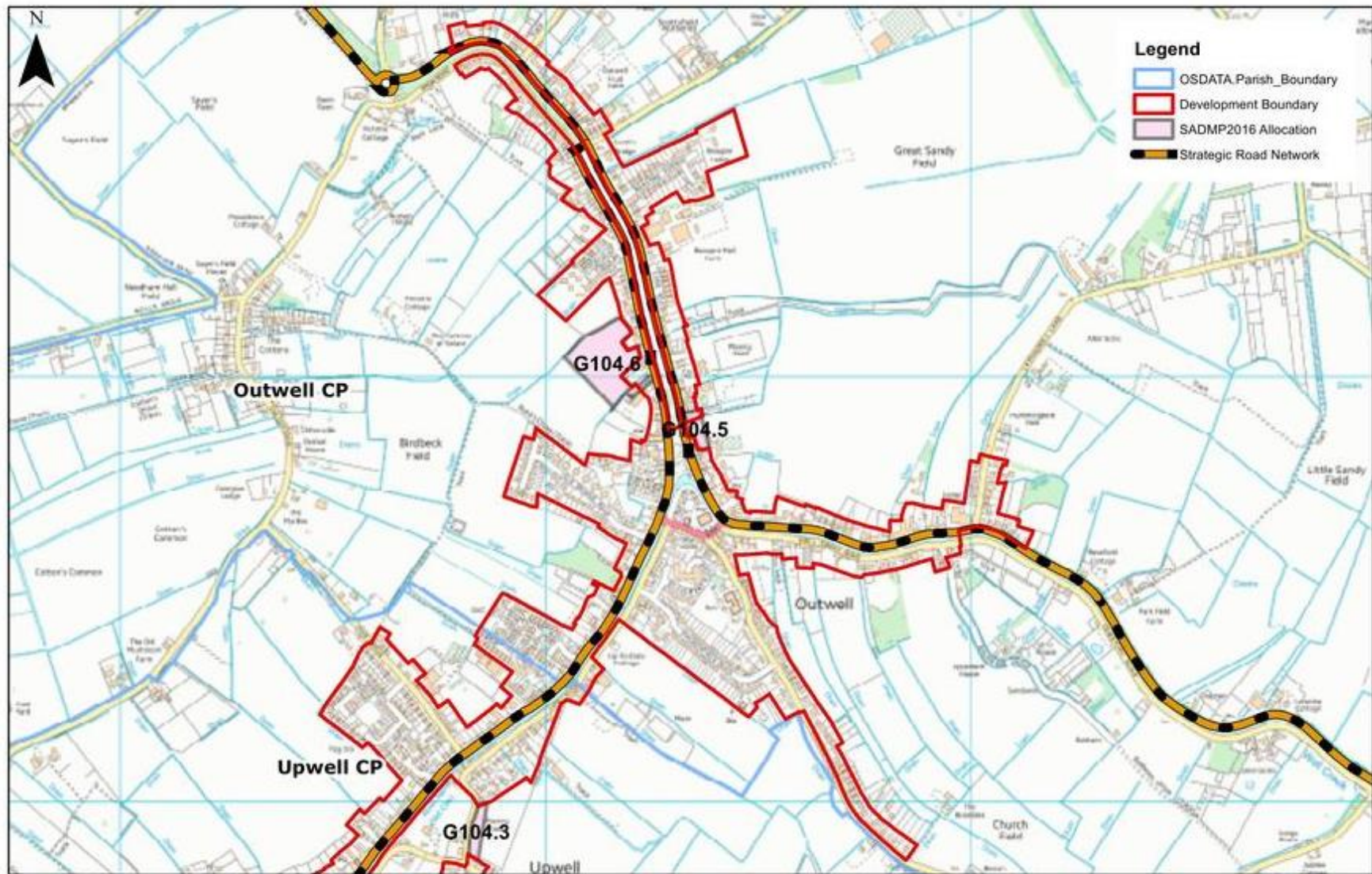




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Upwell Zoomed

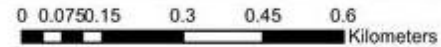


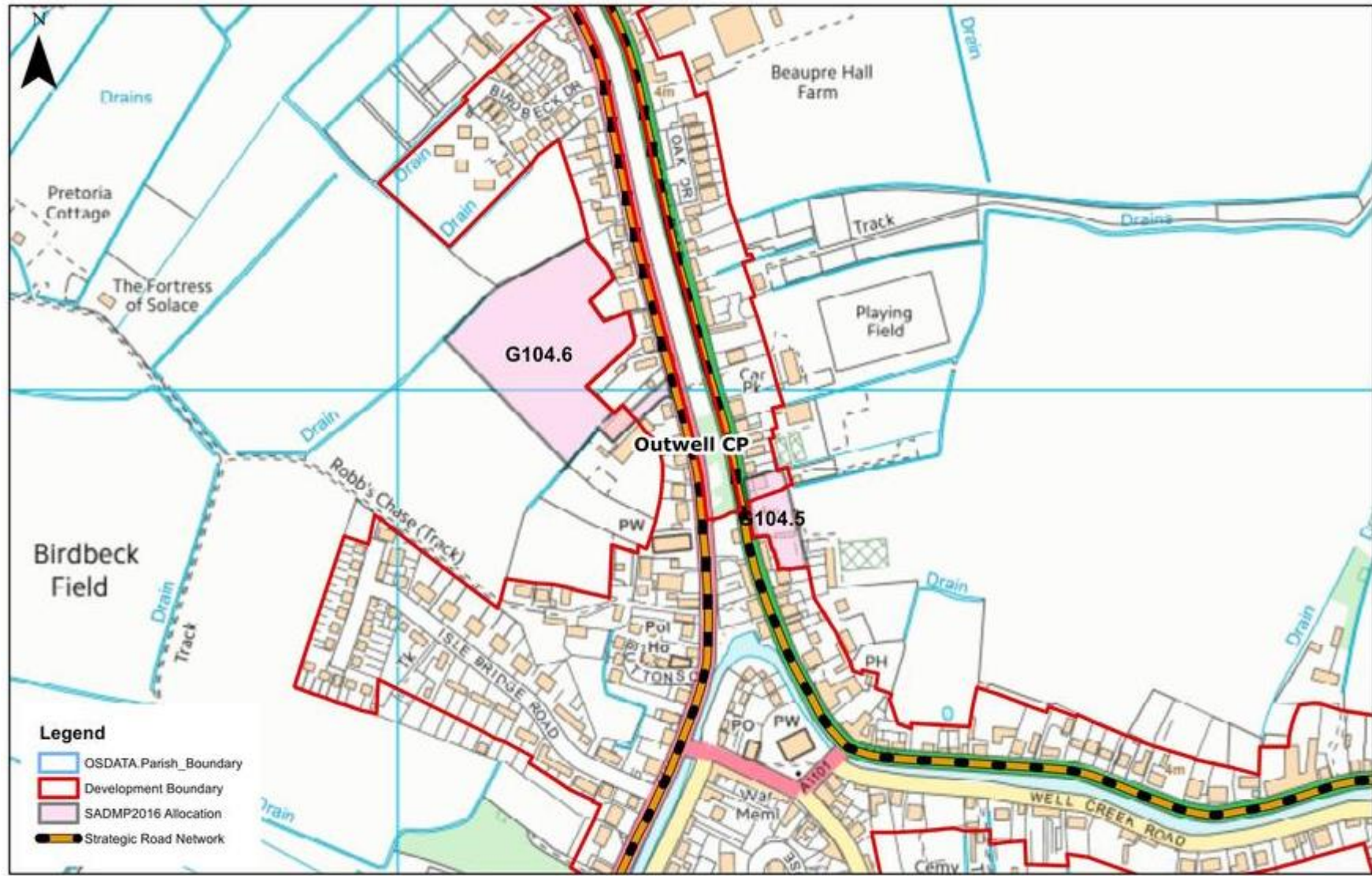


- Legend**
- ▭ OSDATA Parish\_Boundary
  - ▭ Development Boundary
  - ▭ SADMP2016 Allocation
  - Strategic Road Network

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**Outwell**





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Outwell Zoomed



## Upwell & Outwell – Sustainability Appraisal – Site Scoring Matrix

| Site Ref            | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|---------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                     | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G104.1</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>#</b> | <b>+</b>             | <b>+</b>            | <b>O</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G104.1</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>+</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |
| <b>LPr G104.2</b>   | <b>++</b>                  | <b>+/x</b>         | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>O</b>            | <b>O</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G104.2</b> | <b>++</b>                  | <b>+/x</b>         | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>O</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |
| <b>LPr G104.3</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G104.3</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |
| <b>LPr G104.4</b>   | <b>+</b>                   | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G104.4</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |
| <b>LPr G104.5</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G104.5</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>#</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |
| <b>LPr G104.6</b>   | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>#</b>       |
| <b>SADMP G104.6</b> | <b>++</b>                  | <b>+</b>           | <b>O</b>           | <b>XX</b>                 | <b>+</b>   | <b>O</b> | <b>#</b>             | <b>#</b>            | <b>O</b>            | <b>#</b>                          | <b>n/a</b>     |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain



## Upwell & Outwell - Sustainability Appraisal – Site Commentary

**G104.1** – The site scores well overall in terms of sustainability, especially in relation to ‘access to services’. The impact of the site upon ‘heritage’ and ‘landscape & amenity’ would depend on how the development is implemented. It is considered that appropriate mitigation could be secured through a sensitively designed scheme. Development could take on a linear nature form that would be more in-keeping with the local settlement pattern and this would also minimise the impact upon the setting of the Grade II\* listed building, Welle Manor Hall, There is a neutral score recorded for ‘natural environment’ and ‘economy A business’. The site will result in the loss of high-grade agricultural land but this is the same for all growth options proposed for the settlement. With regard to the SA factor ‘climate change’ the score is considered to be ‘#’ as the settlement and site location are considered to be sustainable and the score could be improved depending upon the detailed design of the scheme and the individual homes.

**G104.2** - The site scores relatively well in terms of sustainability, especially in relation to ‘access to services’, being centrally located. Development at this location will have a neutral impact on ‘heritage’, ‘natural environment’ or ‘landscape and amenity’ as it relates well to the existing settlement and is outside of the Conservation Area. The site scored both positively and negative for community and social as some negative comments were received regarding development on part of this site, however the development will provide community benefits through housing and the Parish Council support the scale of development proposed on this site. Development at this location will fit in with surrounding development and it is unlikely to impact on the landscape and townscape, forming an extension to existing residential development. The site will result in the loss of high-grade agricultural land but this is the same for all growth options within the settlement. With regard to the SA factor ‘climate change’ the score is considered to be ‘#’ as the settlement and site location are considered to be sustainable and the score could be improved depending upon the detailed design of the scheme and the individual homes.

**G104.3** - The site scores well in terms of sustainability, especially in relation to ‘access to services’ recording a highly positive score, as it is located in the centre of Upwell resulting in easy walking distances to local services and an existing footpath network. There is a positive recorded for ‘community & social’ as the scale of growth proposed at this site is supported by the Parish Council. The impact of the site in terms of ‘landscape & amenity’ and ‘heritage’ depends on how the development is implemented as the site is adjacent to the Conservation Area, however any negative impact could be mitigated by appropriate design and implementation. The site will result in the loss of high-grade agricultural land but this is the same for all growth options within the settlement. With regard to the SA factor ‘climate change’ the score is considered to be ‘#’ as the settlement and site location are considered to be sustainable and the score could be improved depending upon the detailed design of the scheme and the individual homes.

**G104.4** - As with G104.3 this site scores well in terms of sustainability, especially in relation to ‘access to services’ recording a highly positive score, due its central location within Upwell. The impact of the site in terms of ‘landscape& amenity’ and ‘heritage’ depends on how the development is implemented, as the site is partly within the Conservation Area, although any negative impact could be mitigated by appropriate design and implementation. The site will result in the loss of high-grade agricultural land but this is the same for all growth options within the settlement, this the only negatives scored for this site in terms of sustainability. The Highway Authority does not object to this site, subject to

satisfactory vision splays being achieved. With regard to the SA factor 'climate change' the score is considered to be '#' as the settlement and site location are considered to be sustainable and the score could be improved depending upon the detailed design of the scheme and the individual homes.

**G104.5** – Site G104.5 scores well in terms of sustainability, especially in relation to 'access to services' as the site is centrally located within the settlement and within close proximity to local facilities and services. The impact of the site in terms of the indicator 'infrastructure, pollution and waste' and 'highways and transport' depend on the scheme is implemented. Development will have minimal impact on the landscape and amenity as the development will be well screened and integrated with the existing village, offering an opportunity for an infill style development along Wisbech Road. The level of growth proposed at this site is supported by the Parish Council and this reflected by a positive score in the 'community & social' factor. The site will result in the loss of high-grade agricultural land but a constraint upon the settlement. With regard to the SA factor 'climate change' the score is considered to be '#' as the settlement and site location are considered to be sustainable and the score could be improved depending upon the detailed design of the scheme and the individual homes.

**G104.6** - The site scores fairly well in terms of sustainability, especially in relation to 'access to services' with a highly positive score recorded, as the site is centrally located within the settlement and therefore close to a number of local facilities and services. Development at this location will have a neutral impact on 'heritage' and 'natural environment'. The impact of the site in terms of landscape and amenity will depend on how the development is implemented. It is considered that any adverse impact could be mitigated through appropriate design to form an extension off Isle Road. The site will result in the loss of high-grade agricultural land but this a constraint upon the settlement. With regard to the SA factor 'climate change' the score is considered to be '#' as the settlement and site location are considered to be sustainable and the score could be improved depending upon the detailed design of the scheme and the individual homes.

### **Upwell & Outwell - Sustainability Appraisal – Site Discussion**

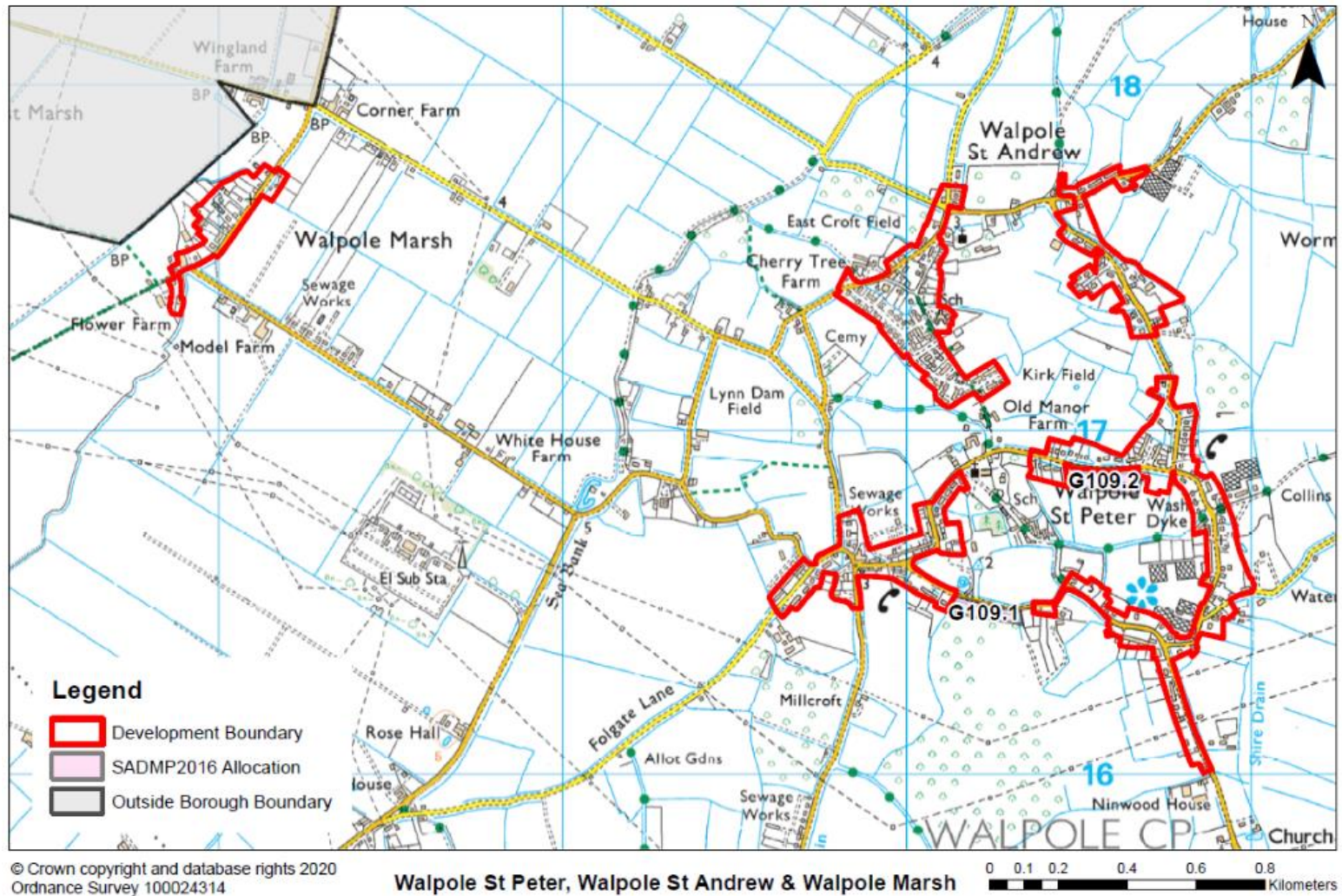
- G104.1 is allocated by the SADMP for 'at least' 5 new homes. This site benefits from outline planning permission (18/01980/O) for 5 dwellings.
- G104.2 is allocated by the SADMP for 'at least' This site has 5 new homes. This site benefits from planning permission (16/01480/O & 19/01062/RM) for 5 dwellings.
- G104.3 is allocated by the SADMP for 'at least' 5 new homes. The site is owned by Upwell Parish Council and through their Neighbourhood Plan they are seeking to expand the site in area and increase the allocation number to in the region of 30 new homes.
- G104.4 is allocated by the SADMP for 'at least' 15 new homes. This site has come forward as a Custom and Self-Build site for 27 dwellings. The site gained outline planning permission with subsequent reserved matters applications coming forward broadly for each individual plot. All but one plot benefits from reserved planning permission and the majority of the site has now been built out.

- G104.5 is allocated by the SADMP for 'at least' 5 new homes. This site came forward during a period in which the Borough Council had difficulties in demonstrating a healthy five-year housing land supply position. It now benefits from outline planning permission (16/00248/OM) for 40 dwellings on a larger site area. A reserved matters application has been submitted for consideration and is currently pending a decision (19/00858/RM).
- G104.6 is allocated by the SADMP for 'at least' 35 new homes. This site came forward with a planning proposal and now benefits from outline planning permission (18/00581/OM) for 50 dwellings.

### **Upwell & Outwell – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. Both Upwell and Outwell Parish Councils and the local communities are engaged in preparing Neighbourhood Plans for their respective Areas. Upwell is seeking to make further allocations for housing and should Outwell follow suit this would potentially be supported by the Borough Council.
- As discussed, the SADMP made six allocations for a combined total of at least 45 new homes. All six sites have progressed and either benefit from permission, the site is under construction or is sought for modification through a Neighbourhood Plan. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward all six of these site allocations, G104.1, G104.2, G104.3, G104.4, G104.5 & G104.6.

**Walpole St Peter/Walpole St Andrew/Walpole Marsh – Sustainability Appraisal**  
**Walpole St Peter/Walpole St Andrew/Walpole Marsh - Sustainability Appraisal – Site Map**



## Walpole St Peter/Walpole St Andrew/Walpole Marsh – Sustainability Appraisal – Site Scoring Matrix

| Site Ref            | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|---------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                     | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G109.1</b>   | +                          | +                  | O                  | xx                        | +          | O        | #                    | O                   | O                   | #                                 | #              |
| <b>SADMP G109.1</b> | +                          | +                  | O                  | xx                        | +          | O        | #                    | O                   | O                   | #                                 | n/a            |
| <b>LPr G109.2</b>   | +                          | +                  | O                  | xx                        | +          | O        | O                    | O                   | O                   | #                                 | #              |
| <b>SADMP G109.2</b> | +                          | +                  | O                  | xx                        | +          | O        | O                    | O                   | O                   | #                                 | n/a            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

### Walpole St Peter/Walpole St Andrew/Walpole Marsh - Sustainability Appraisal – Site Commentary

**G109.1** – The site does not score significantly highly in terms of proximity/access to services, but this is largely due to the limited services available and the dispersed nature of the settlement. It is however within walking distance to the village shop. The highway authority indicates that improved pedestrian facilities along the front of the site would be required. There are no highway objections in terms of safe site access or adequacy of the surrounding road network. Development would result in the loss of grade 2 agricultural land. The site is not within a flood risk area. There is existing housing development to the east and west of the site and open countryside and fields to the north and south. Development of the site would form a natural continuation of development along Walnut Road, consistent with the existing village form of linear frontage development. Suitable landscaping can be used to the site boundaries to soften any potential impact of development to the wider countryside. The score for ‘climate change’ is ‘#’ as the settlement and site are adjudged to be sustainable however the score could be improved depending upon the detailed design of the scheme and individual homes.

**G109.2** – The site scores averagely in terms of proximity to services. This is largely due to the rural nature of the settlement and the limited services available. The site is however within reasonable walking distance to the Church, village hall, bus stops and the community centre. There are no highway issues in terms of pedestrian and vehicular access. The Highway Authority made no objections. The site comprises of excellent quality (Grade 1) agricultural land and it is not subject to flood risk. The site is situated in a built-up part of the village with existing

housing to the north, east and west. Development of the site will in-fill the gap between existing housing and would continue the existing frontage linear pattern of development in the village. As such development is not considered to be detrimental to the landscape character and amenity of the area. There are mature hedgerows along the site boundaries. The score for 'climate change' is '#' as the settlement and site are adjudged to sustainable however the score could be improved depending upon the detailed design of the scheme and individual homes.

### **Walpole St Peter/Walpole St Andrew/Walpole Marsh - Sustainability Appraisal – Site Discussion**

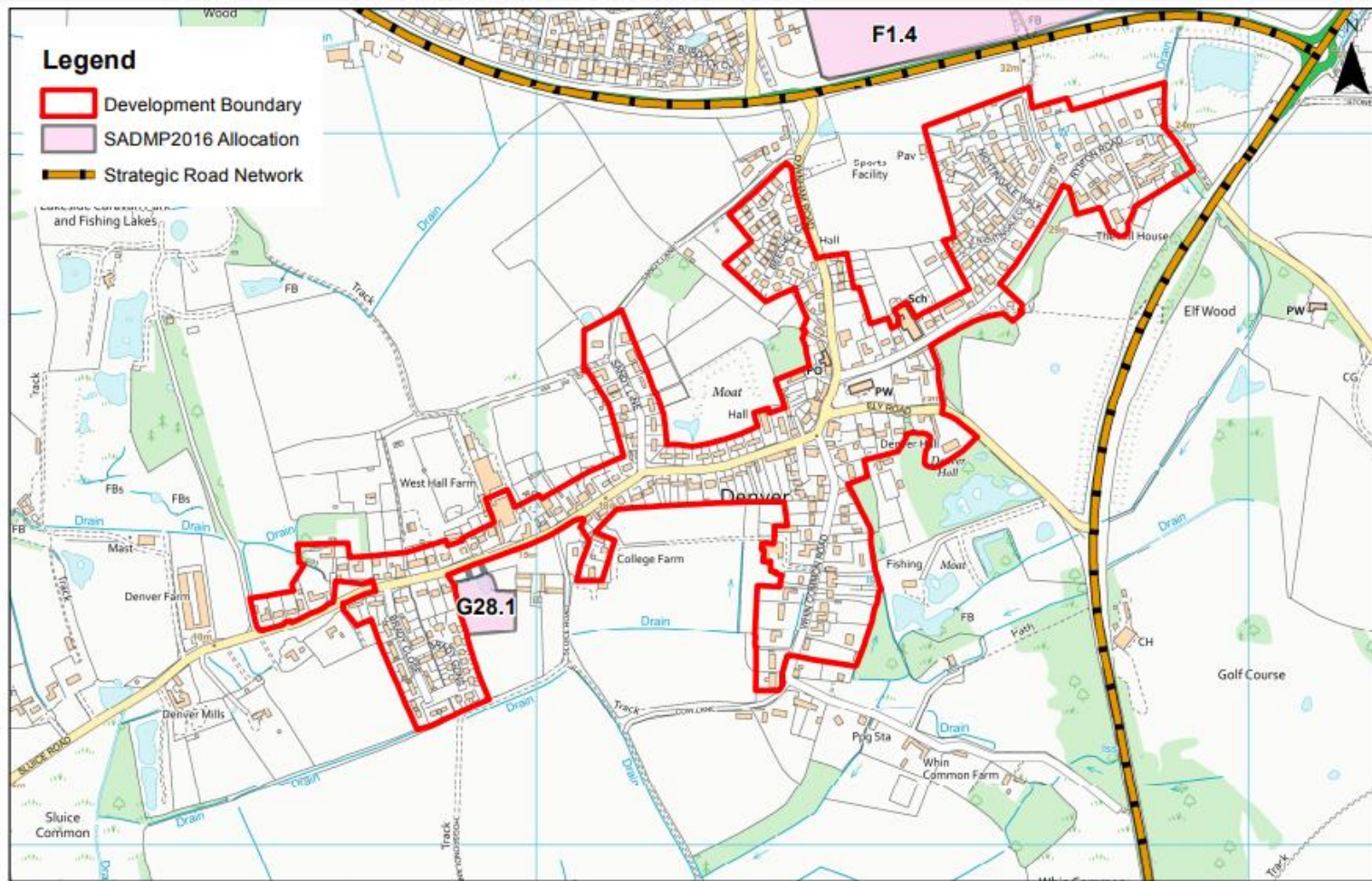
- G109.1 is allocated by the SADMP for 'at least' 10 new homes. The site has come forward and benefits from outline planning permission (16/01867/O, 16/01705/O & 17/012174/O) and reversed matters (18/01573/RM) for a total of 9 dwellings. Most recently the entire site has come forward under one development proposal which details a total of 19 new dwellings (20/00068/FM). This is currently being considered.
- G109.2 is allocated by the SADMP for 'at least' 10 new homes. The site has come forward and benefits from outline planning permission (15/01520/OM) and reversed matters (18/01472/RMM) for 10 dwellings. The development has commenced and 6 of the dwellings have completed (19/02/2020).

### **Walpole St Peter/Walpole St Andrew/Walpole Marsh – Sustainability Appraisal – Site Conclusion**

- Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review. As discussed, the SADMP made two allocations for a combined total of 'at least' 20 new homes, and these are more than likely to be achieved. Given that this is a review of the Local Plan, and the information provided above, it is the intention of the Local Plan review to carry forward both site allocations, G109.1 and G109.2

# Rural Villages

## Denver - Sustainability Appraisal Map



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Denver

0 0.04 0.09 0.18 0.27 0.36  
Kilometers

**Denver- Sustainability Appraisal- Site Scoring Matrix**

| Site Ref         | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                  | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G28.1</b> | +                          | +                  | O                  | x                         | +          | #        | ++                   | #                   | #                   | #                                 | +/#            |
| SADMP G28.1      | +                          | +                  | O                  | x                         | +          | #        | +                    | #                   | #                   | #                                 | +/#            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain



## **G28.1 Denver – Land South of Sluice Road**

### **Denver - Sustainability Appraisal – Site Commentary**

The site performs relatively well in relation to its position within the village as a whole, access to facilities and the location within the landscape. Previously there were concerns relating to the achievement of access, as this would rely upon the use of common land. The promoters of the site had provided information at the examination stage of the Sites Allocation Development Management Policies 2016 plan, that now allows access to be achieved. Between the site and Sluice Road there is a thin strip of common land, the site owner has provided information that an agreement with the common land owner in relation to rights across this land has been agreed in principle and the local highways authority (Norfolk County Council) state the site is considered appropriate for inclusion within the plan with this access point; this is reflected in the scoring as a '+' under Highways & Transport.

The scoring for Heritage and the Natural Environment are '#' and this is because the impact upon heritage will be dependent upon implementation, as there is a heritage asset to the east and the development scheme for the site will have to take into account the setting of this. The score for the factor 'natural environment' is also dependent upon implementation, as there is documentary evidence relating to the presence of Great Crested Newts with the pond at the northern end of the site, this would usually lead to a negative score however the promoters of the site had provided a site-specific ecology report detailing appropriate mitigation measures. The scores reflect an overall positive change as a result of the proposed modifications in the SADMP examination and this allocation will be carried forward for the Local Plan Review.

The indicator 'Climate Change' has been incorporated since the SADMP was adopted and represents an important part of the Local Plan review. The score for both the existing allocation and the proposed amendment is '+/#' positive/dependent upon implementation. This is because the site is located within Denver which benefits from a range of services/ facilities locally including primary school, church, village hall, shop with post office, playing field, public house. It is also only a short distance from the main town of Downham Market (which benefits from a train station). The two settlements are linked by the local footpath network, bus network, national cycle route. The site is located within Flood Zone 1. The design of the houses and wider scheme will need to consider climate change and as the full details of this are not known at this time, on balance the score of '+/#' is awarded for this factor.

The site lies immediately adjacent to the development boundary. The site is located a short distance from a bus stop and relatively close to other village services including the school. The site is classified as Grade 3 agricultural land but is currently uncultivated. Whilst development would result in the loss of undeveloped land, this applies to all potential development options. There are some

protected trees located towards north east of the site, the site will need to consider how to respond to this in the design of the development. The site is well integrated with the village and development will be well screened on the west by the existing development at Brady Gardens. The majority of the views into the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area.

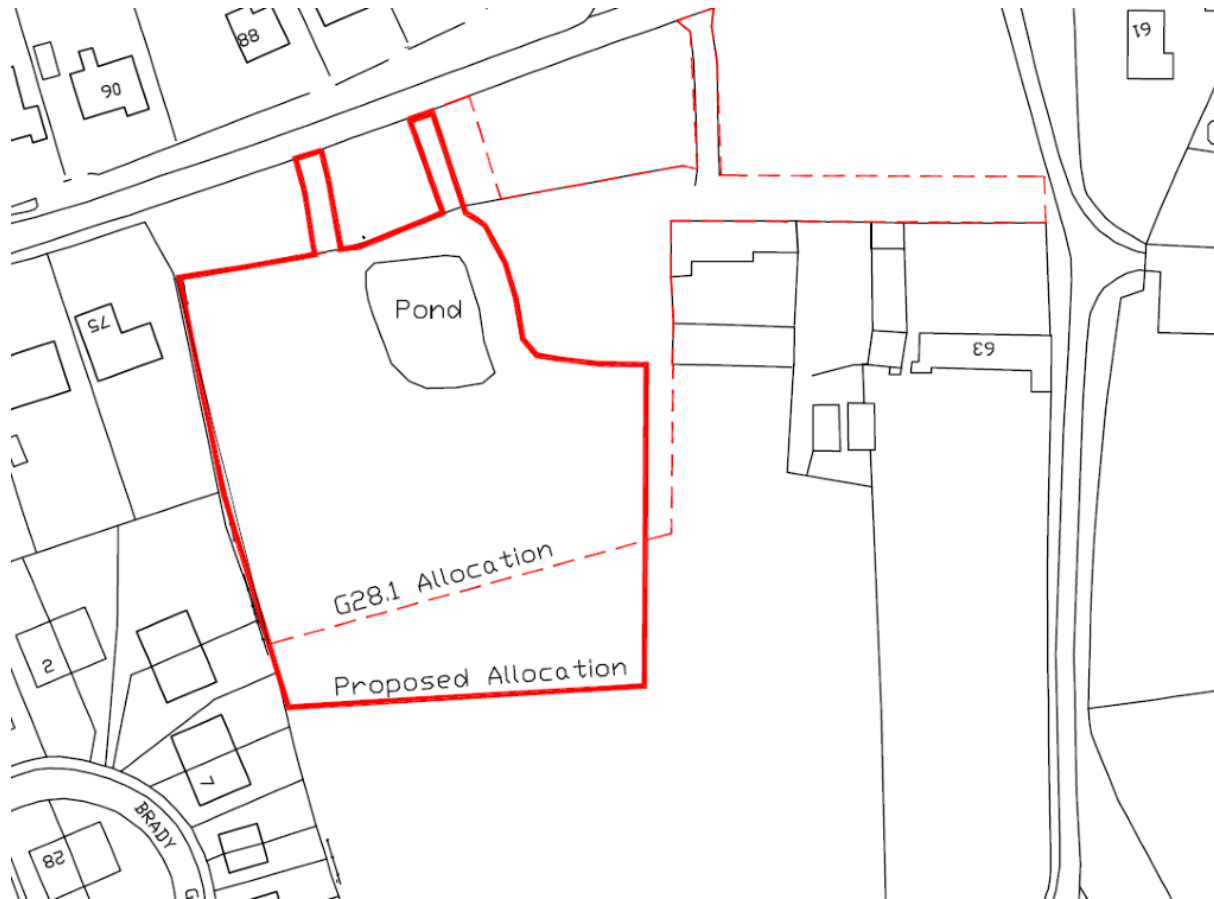
In the limited views that are available the site is seen in the context of the existing settlement. In close proximity to the eastern boundary of the site there is a Grade II Listed building, Manor Farmhouse. The sensitivity of its location requires careful design to ensure that the site makes a positive contribution to the setting of the nearby Listed Building. Standard housing designs are unlikely to achieve this. The design and layout of the scheme must be sympathetic to the historic character of the area. Submission of details showing how sustainable drainage measures will integrate with the design of the development, and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission.

### **Denver - Sustainability Appraisal – Site Discussion**

G28.1 has been allocated via the SADMP, having been through the whole Local Plan process and classed as sound G28.1 is allocated for 'at least' 8 dwellings within the Local Plan Review. This followed on from evidence submitted during the hearing sessions and subsequently by the landowner and agent at the SADMP examination. The allocated site is situated in the southern area of the settlement immediately south of Sluice Road. The site agent has come forward with a pre-application and as part of this has suggested changes to the Local Plan to reflect the latest situation and additional works which have been undertaken. These minor changes proposed to the Denver site allocation, as summarised below, do not impact upon the scoring of the site. However, they do represent latest situation with regard to the site and how the site is likely to come forward and be developed (as envisaged at this time).

- The original Site Allocations area includes now redundant tracks across the common and land which was sold away with the adjacent Barns.
- It also includes the old stack yard which has a Group TPO's on its perimeter trees.
- The reduced site can still accommodate the number of dwellings required by the policy "at least 8". The total will need to be below the Adoptable roadway threshold of 10 homes. Consequently, the pre-app and indicative layout shows 9 dwellings.

- It is proposed that the Site Allocations Boundary is amended to exclude areas which are no longer relevant, allow for management of the ecology pond and agricultural field access but amend the southerly and eastern field boundaries to allow for comfortable density and layout for 9 dwellings.
- The overall Site Allocations size was 0.6Ha and is would now be 0.54Ha.



## **Denver - Sustainability Appraisal – Site Conclusion**

It should be noted that the examiner of the SADMP was very keen for the Borough Council to have a site allocation at Denver. It was described by the examiner at the hearing session as a rather unique situation given both the services and facilities within the village and the proximity to a main town in Downham Market. A very sustainable location. Given the emphasis of the examiner and subsequently that the Borough Council's adopted Local Plan contains the allocation it is a site that the Borough Council would very much like to see come forward and be delivered. It is debatable that site could still come forward as outlined in the pre-app without making changes to the Local Plan allocation as the proposal is broadly in line with the allocation policy. However, given the timing and for completeness it is recommend that these minor changes are incorporated in the Local Plan review.



### East Winch Sustainability Appraisal- Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G33.1</b>   | ++                         | +                  | ○                  | +/x                       | +          | ○        | #                    | #                   | ○                   | xx                                | +/#            |
| <b>SADMP G33.1</b> | ++                         | +                  | ○                  | +/x                       | +          | ○        | #                    | #                   | ○                   | xx                                | +/#            |

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

## **G33.1 East Winch- Land South of Gayton Road**

### **East Winch Sustainability Appraisal – Site Commentary**

The site scores highly in terms of proximity to services; it is centrally located in the village with good vehicular and pedestrian access to local services. The highway authority made no objections to the site. The site comprises of Grade 4 (poor quality) agricultural land and other than mature hedgerows along the site boundaries there are no landscape features of note within the site. The site is in a built-up area with established residential development to the east, west and north. Development would represent infill linear development along Gayton road which would be in keeping with the form and character of the area with minimal landscape impacts. Appropriate landscaping could be used to mitigate and soften any conflicts of development with the wider landscape. The site is a mineral safeguarded area containing carstone silica sand and sand & gravel; however, this is not considered a constraint as the proposed scale of development is less than 1 hectare. The developer is however encouraged to explore the potential to extract the minerals and utilise them on site in the development. Norfolk County Council advises that this wouldn't prevent small scale development below 1 hectare in size coming forward, but developers are encouraged to explore the opportunity to extract the minerals on the development site for use in the construction process.

The indicator 'Climate Change' has been incorporated since the SADMP was adopted and represents an important part of the Local Plan review. The score for this allocation is '+/#' positive/dependent upon implementation. The site is in a low risk area for flooding and is linked to the local footpath network and approximately 0.5 mile away from the nearest local bus route on the A47 which go in between Peterborough and Norwich through King's Lynn. The site is located within Flood Zone 1. The design of the houses and wider scheme depend on the factors stated within the planning application; assessing the documents last submitted in 20/00834/F, the design statement under 22.0 highlights a range of design features which addresses energy efficiency consumption, performance and efficiency for the buildings including solar orientation, local materials, reducing/reusing waste materials and high thermal insulation. The score for climate change has been given '+/#' for the factors explained, and if implementation of such sustainable and energy efficient methods are adopted this will be a positive '+' for the development site.

### **East Winch Sustainability Appraisal – Site Discussion**

This site benefits from full planning permission (15/01793/OM, 18/0897/RM, 19/00863/RM, 20/00834/F) for 10 dwellings and development of the site has started.

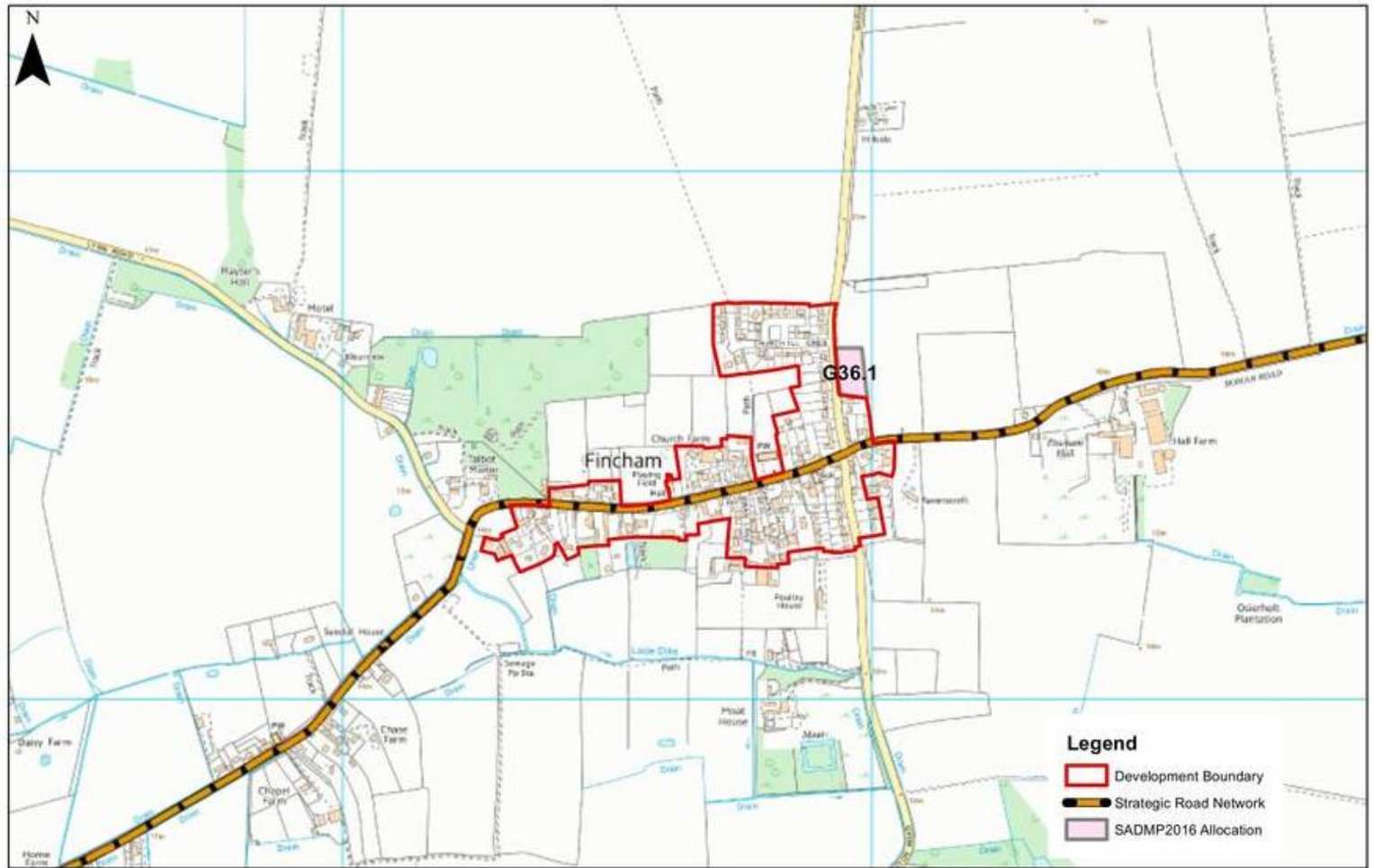
The site is well integrated with built development and does not encroach into surrounding countryside in comparison to other considered site options. The site is well screened by existing housing and boundary planting, as such it is considered that development on the site is likely to have minimal impacts on the visual amenity of the area but would be mainly viewed in the context of the existing settlement. Its central position in the village means that it is well located to the available local services, providing some opportunity for residents to walk and cycle to these services. The site fronts directly onto Gayton Road. The local Highway Authority indicates that the road network can adequately accommodate the proposed development.

### **East Winch Sustainability Appraisal – Site Conclusion**

Development on the site would constitute a continuation of housing along Gayton Road, in-filling the gap between existing housing rather than extending the settlement further. In addition, the site is considered favourable by the Council as it lends itself to development that is consistent with the existing form and character of the surrounding area. The allocated site is also supported by the local Parish Council.



# Fincham Sustainability Appraisal Map



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Fincham



**G36.1 Land East of Marham Road**

**Fincham Sustainability Appraisal- Site Scoring Matrix**

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G36.1</b>   | ++                         | O                  | ?                  | x                         | +          | O        | O                    | #                   | O                   | ?                                 | +/#            |
| <b>SADMP G36.1</b> | ++                         | O                  | ?                  | x                         | +          | O        | O                    | #                   | O                   | ?                                 | +/#            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Fincham- Sustainability Appraisal- Site Commentary**

The allocated site is located just outside the settlement boundary on the eastern side of Marham Road within County Farms. It is well located and is within reasonable walking distance to village services and amenities meaning it could have a positive effect upon the local economy. There are adequate highways provisions in place and a pedestrian footpath along the western side of Marham Road. The Highways Authority would not object to small scale development taking place. Development on the site would result in the loss of Grade 3 Agricultural Land but is not subject to flood risk (Flood Zone 1). This site falls outside of the Fincham Conservation Area; however, it does lie within the 15.2m height consultation zone surrounding RAF Marham. Development here on part of the wider site forms a natural extension of existing development along Marham road and would be in-keeping with existing settlement pattern with minimal landscape impact. The majority of the views into the site are limited to near distance from adjacent roads and properties. Medium and long-distance views from the wider landscape are possible from the north and there are limited views from the east. However, in these views the site is seen in the context of the existing settlement.

Most of the village is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents. Any application for development would need to provide an odour assessment to demonstrate this will not be a problem. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development. A new factor has been added 'climate change', this score has been given '+/#' depending on design implementation of the development, the site is in walking distance to public bus stops which travel to Downham Market a local town which benefits from a train station to further destinations to avoid options of private car use when possible.

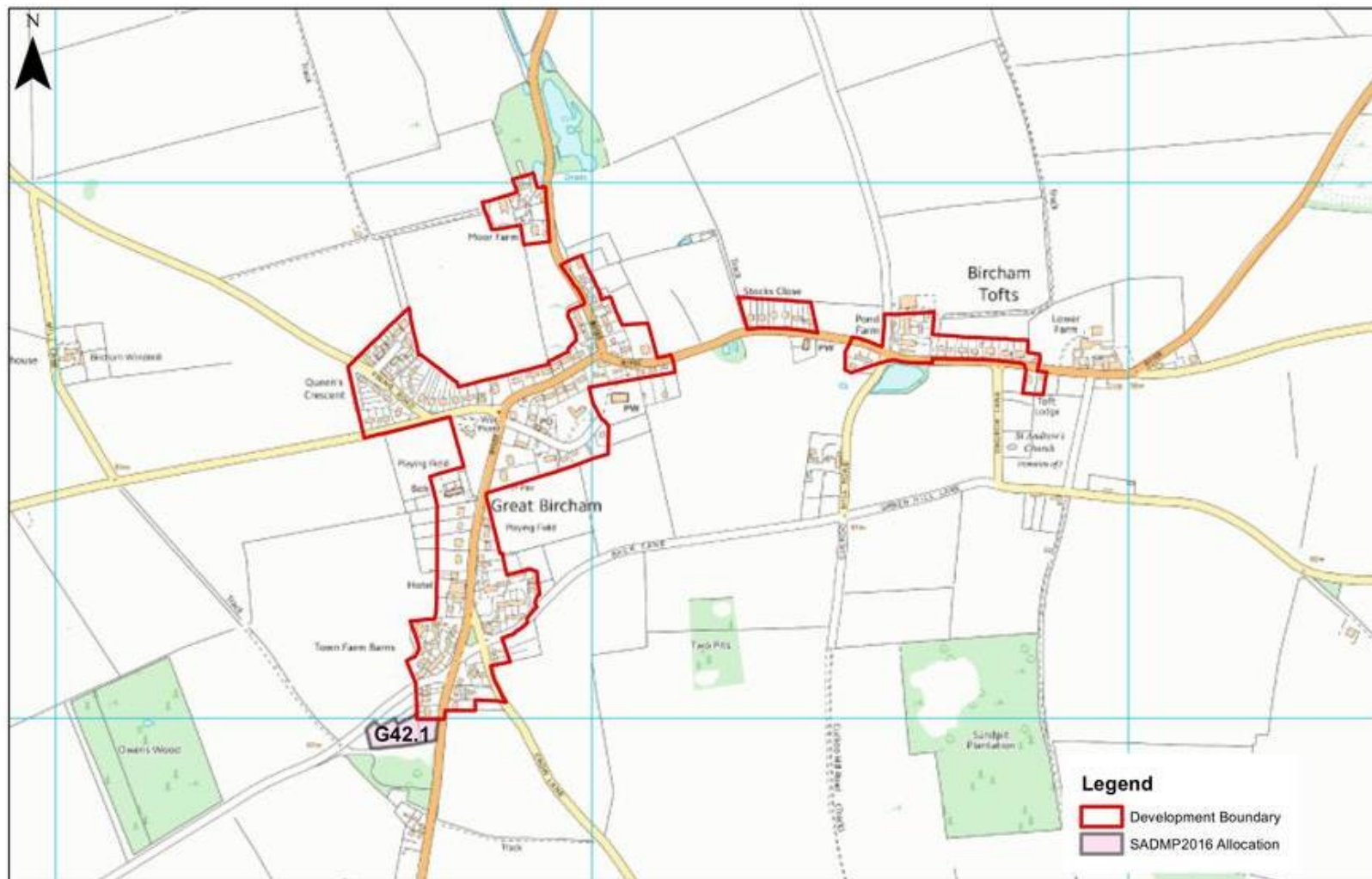
### **Fincham- Sustainability Appraisal- Site Discussion**

The allocated site is situated towards the north east edge of the settlement. The current proposed development boundary immediately abuts the site's southern and western boundaries. The Council considers the site is capable of providing 5 dwellings at a density appropriate to its location. The Highway Authority has no objection to small scale development on this site. The site benefits from full planning permission (19/01756/F) for 5 dwellings.

### **Fincham- Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G36.1 for at least 5 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

# Great Bircham/Bircham Tofts Sustainability Appraisal Map



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Great Bircham and Bircham Tofts

0 0.075 0.15 0.3 0.45 0.6  
Kilometers

**G42.1 Great Bircham and Bircham Tofts- Land adjacent to 16 Lynn Road**

**Great Bircham/Bircham Tofts Sustainability Appraisal- Site Scoring Matrix**

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G42.1</b>   | +                          | +                  | ?                  | O                         | +          | O        | #                    | O                   | #                   | ?                                 | #              |
| <b>SADMP G42.1</b> | +                          | +                  | ?                  | O                         | +          | O        | #                    | O                   | #                   | ?                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

## **Sustainability Appraisal – Site Commentary**

The allocated site is relatively free of constraints. The site scores positively in relation to sustainability indicator 'access to services' as it is within walking distance from services, however there is currently no footpath provision. NCC Highway Authority would not object to development subject to provision of safe access and local improvements to the footway network. The site is mostly overgrown, and the location and shape of the site does not lend itself to commercial farming therefore development will not result in the loss of productive agricultural land.

The site is well screened on all sides by hedgerow, trees and existing development and provided the hedge at the front of the site remains largely intact, development would not be intrusive in the landscape or road frontage. In comparison to alternative options, the majority of views of the site are limited to the near distance from adjacent properties; however, there are wider views when entering the village from the south. New development will be partially screened by existing vegetation and hedgerows to the south of the site which will help to reduce the visual impact on the wider countryside. The Council considers that development on this site would have the lowest visual impact on the wider countryside in comparison to other alternative site options.

The site is not subject to flood risk (Flood Zone 1) giving the score a '+' and it is not within the cordon sanitaire relating to odour issues. It has received no objection from the Highways Authority and development would not compromise the landscape separation between Great Bircham and Bircham Tofts. Taking into consideration the new factor 'climate change', the score for this allocation has been given '#' due to it is uncertain how positive future design will be in reference to climate change and mitigation/adaptation to such issues within implementing development.

## **Sustainability Appraisal- Site discussion**

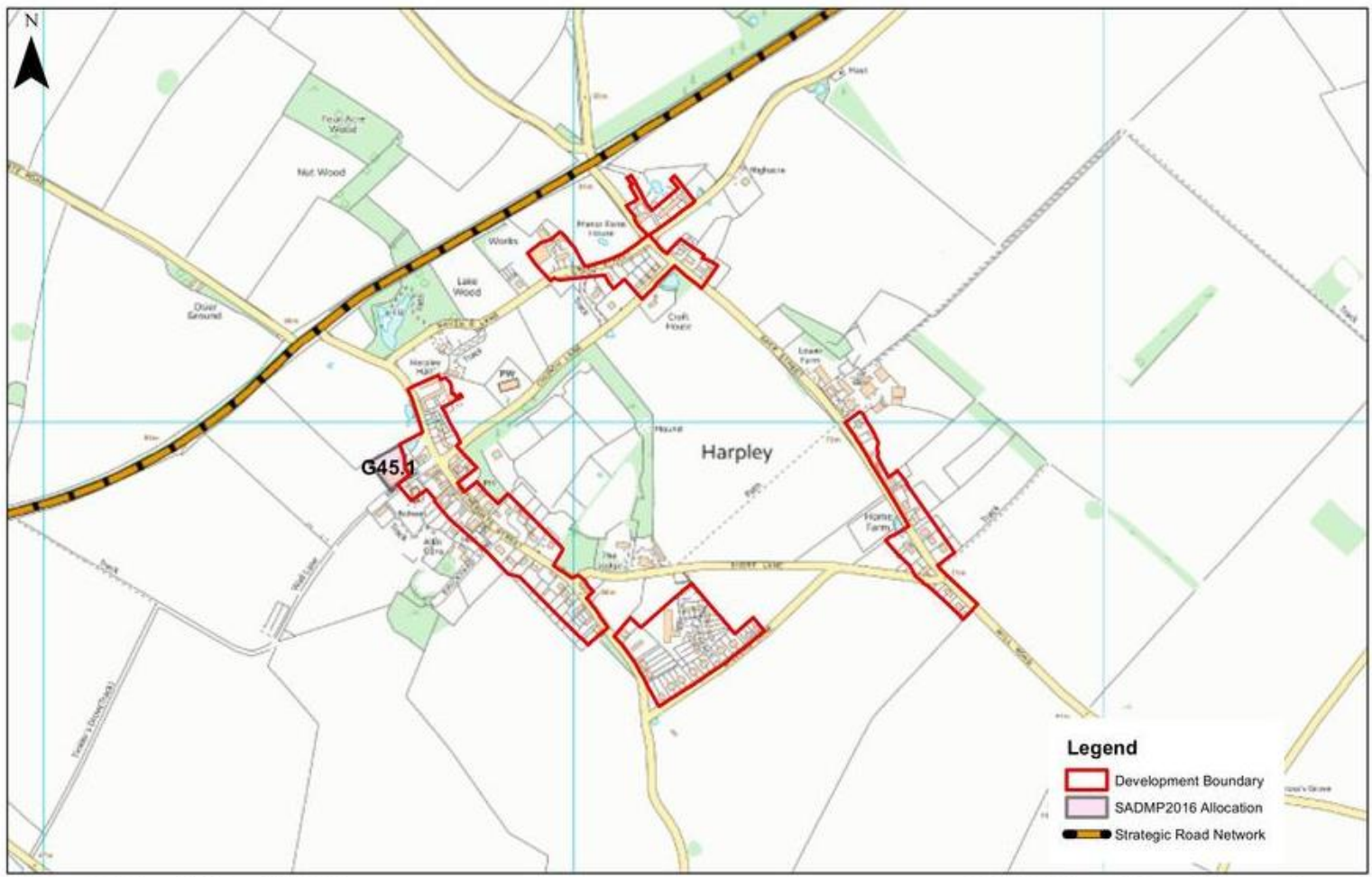
This site benefits from outline planning permission (16/00888/O) for 10 dwellings.

Within the SADMP Sustainability Appraisal of G42.1 it was stated that development may have potential adverse impact on wildlife habitat. This issue was addressed in an Ecology report. The ecological appraisal which was undertaken by the developer has identified mitigation strategies to minimise the impact of development on local species and native habitats. The site is currently heavily vegetated, with a number of mature trees and hedgerows within the site itself as well as on the boundaries. It is considered that the site is of a sufficient scale to accommodate the 10 dwellings sought in the village at a density consistent with the surrounding area and without detriment to the form and character of the locality.

### **Sustainability Appraisal- Site conclusion**

The SADMP made a residential site allocation of G42.1 for at least 10 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

# Harpley Sustainability Appraisal Map



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Harpley

0 0.075 0.15 0.3 0.45 0.6  
Kilometers



**G45.1 Harpley – Land at Nethergate Street/School Lane**

**Harpley Sustainability Appraisal- Site Scoring Matrix**

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G45.1</b>   | ++                         | +                  | O                  | X                         | +          | ?        | #                    | #                   | #                   | #                                 | +              |
| <b>SADMP G45.1</b> | ++                         | +                  | O                  | X                         | +          | ?        | #                    | #                   | #                   | #                                 | +              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Sustainability Appraisal- Site Commentary**

The Sustainability Appraisal identifies no significant negative effects 'xx' and one significant positive effect '++'. The allocated site is within a central location with safe walking access to village services and the school and the village is served by public transport links '++'. Site access is from Nethergate Street and the site is surrounded by development to the west and south. The site is well screened from the surrounding built area (other than two properties fronting School Lane). Site is not screened from wider countryside to the north and west but impact on the landscape could be mitigated by natural screening (enhancement of native hedgerow).

The site is not subject to flood risk (zone 1), and it is being developed on a brownfield site and for this reason along with improvement for the community the new climate change factor has been awarded a '+'. Due to risk of climatic issues including flood risk will not be present within this allocation and the dwellings are situated closely to a range of local services which can improve active travel and the reduction of private car use. Scoring could have been made higher '++' if more greener design principles were put in place to incorporate energy efficiency measures within building design.

### **Sustainability Appraisal- Site Discussion**

The area currently comprises a non-operational grain store, a small area of uncultivated arable land (grade 3), a redundant barn, a pond, and an access onto Nethergate Street. Development of the site would result in the loss of an agricultural storage barn and the loss of agricultural land (classification grade 3), although the site is not used for agricultural purposes. Whilst a grain store occupies the site, evidence has satisfied the Borough Council that it cannot be used for this purpose due to its proximity to the school and the amenity issues when using the dryer. It is considered that an appropriate scheme of development could result in an improvement on the visual amenity of the site that is currently dominated by the grain store.

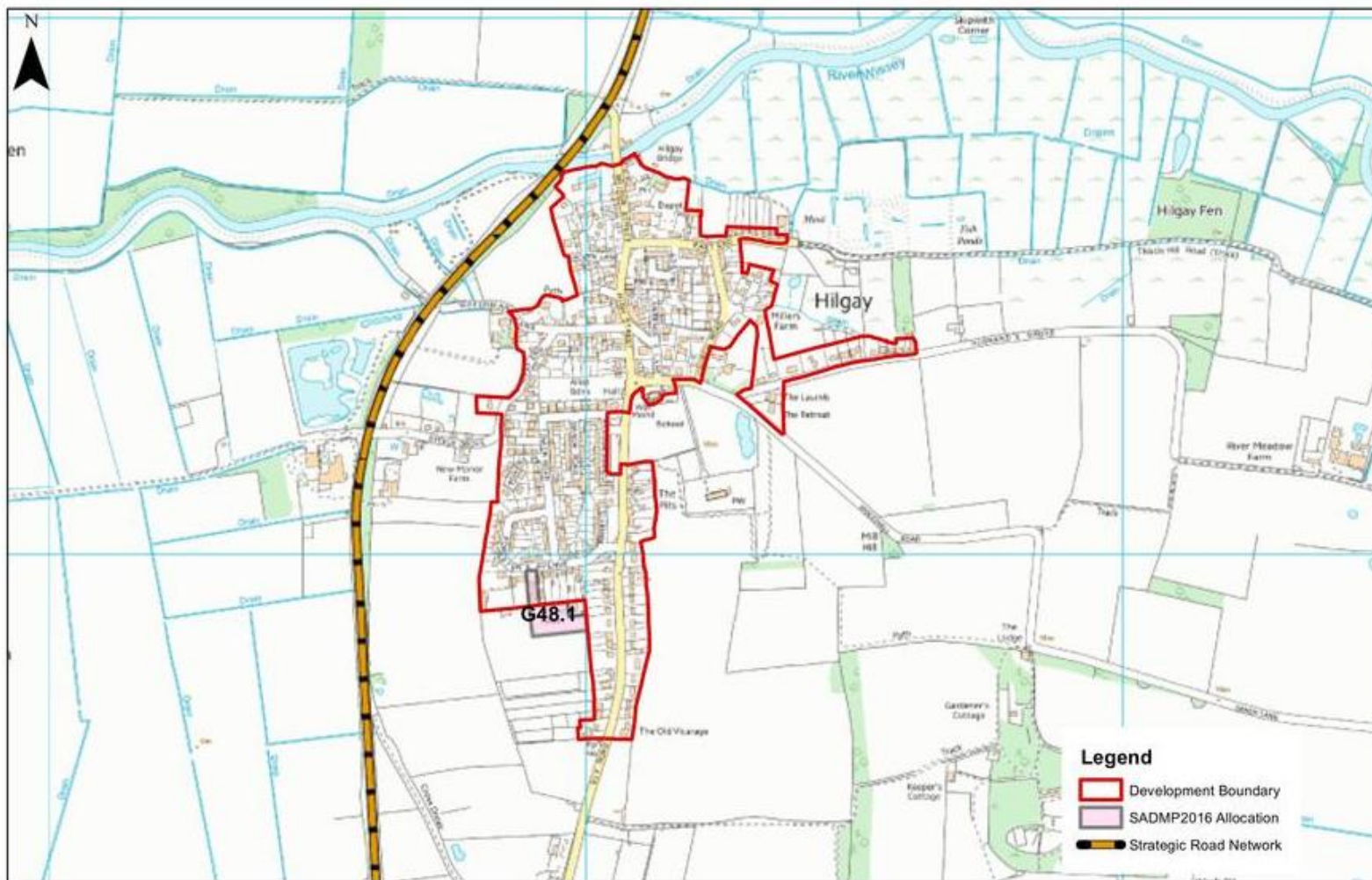
Site is within an undeveloped section of Harpley and contains a traditional flint barn and therefore investigation into the historic significance is necessary to determine the impact. The Historic Environment Service have indicated that the site is within a deserted section of Harpley. They recommend any development in this location be informed by an archaeological field evaluation by trial trenching, and that any development takes into account the result of the field evaluation. A large undeveloped area adjacent to the north and west boundaries of the site have been found to contain earthworks of a former medieval settlement within parkland belonging to Harpley Hall. Norfolk Wildlife Trust have indicated the applicant should seek retention of or mitigate against the loss of hedge and pond. The Council seek to retain these features on the site.

The site benefits from full planning permission (19/00301/F) for 6 dwellings.

**Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G45.1 for at least 5 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

# Hilgay Sustainability Appraisal Map



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Hilgay

0 0.075 0.15 0.3 0.45 0.6  
Kilometers

**G48.1 Land South of Foresters Avenue**

**Hilgay Sustainability Appraisal- Site Scoring Matrix**

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G48.1</b>   | +                          | ++                 | O                  | X                         | +          | #        | #                    | #                   | O                   | #                                 | #              |
| <b>SADMP G48.1</b> | +                          | ++                 | O                  | X                         | +          | #        | #                    | #                   | O                   | #                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Sustainability Appraisal- Site Commentary**

The allocated site is situated towards the south west of the settlement, south of Forester's Avenue. The development boundary immediately abuts the northern and eastern site boundaries. The site is located close to a bus stop and within a relatively short distance of the local school. The Council considers the site capable of accommodating the 12 residential units required in the settlement at a density reflecting that of the surrounding area. Development on this site is supported by Hilgay Parish Council. This site also would reduce the potential impact upon 'heritage' and 'landscape & amenity' and this could be mitigated further through a good design scheme.

The site is currently agricultural land (grade 3) and there is a water tower located towards the north east corner of the site. There are no important landscape features on the site (e.g. hedgerows or trees) and development would be well screened in the context of the existing settlement. Views into the site are limited, by existing residential dwellings on Ely Road and Foster's Avenue, as are long distance views from the A10 (screened by vegetation). Where the site could be viewed, it would be seen as in-context because the site would form an extension of the already built up estate area. The site lies outside of the Groundwater Vulnerability Zone, but the site does sit within an area of agrolological interest.

With regard to 'Highways & Transport', providing that safe access is deliverable and local improvements are made to the footpath network, then Norfolk County Council as the local highway authority have no objection to this site been developed; access would be achieved from Forester's Avenue. The new indicator for climate change has been given a '#' due to design, materials and implementation of the dwellings will depend on information which at present have not been submitted with the application.

### **Sustainability Appraisal- Site Discussion**

This site was allocated and found sound in the SADMP. The Sustainability Appraisal for the SADMP indicated that G48.1 did not score negatively in any category other than 'business B food production' which relates to the loss of good to moderate agricultural land (grade 3). This is a constraint upon the settlement and so applies to all the proposed growth sites.

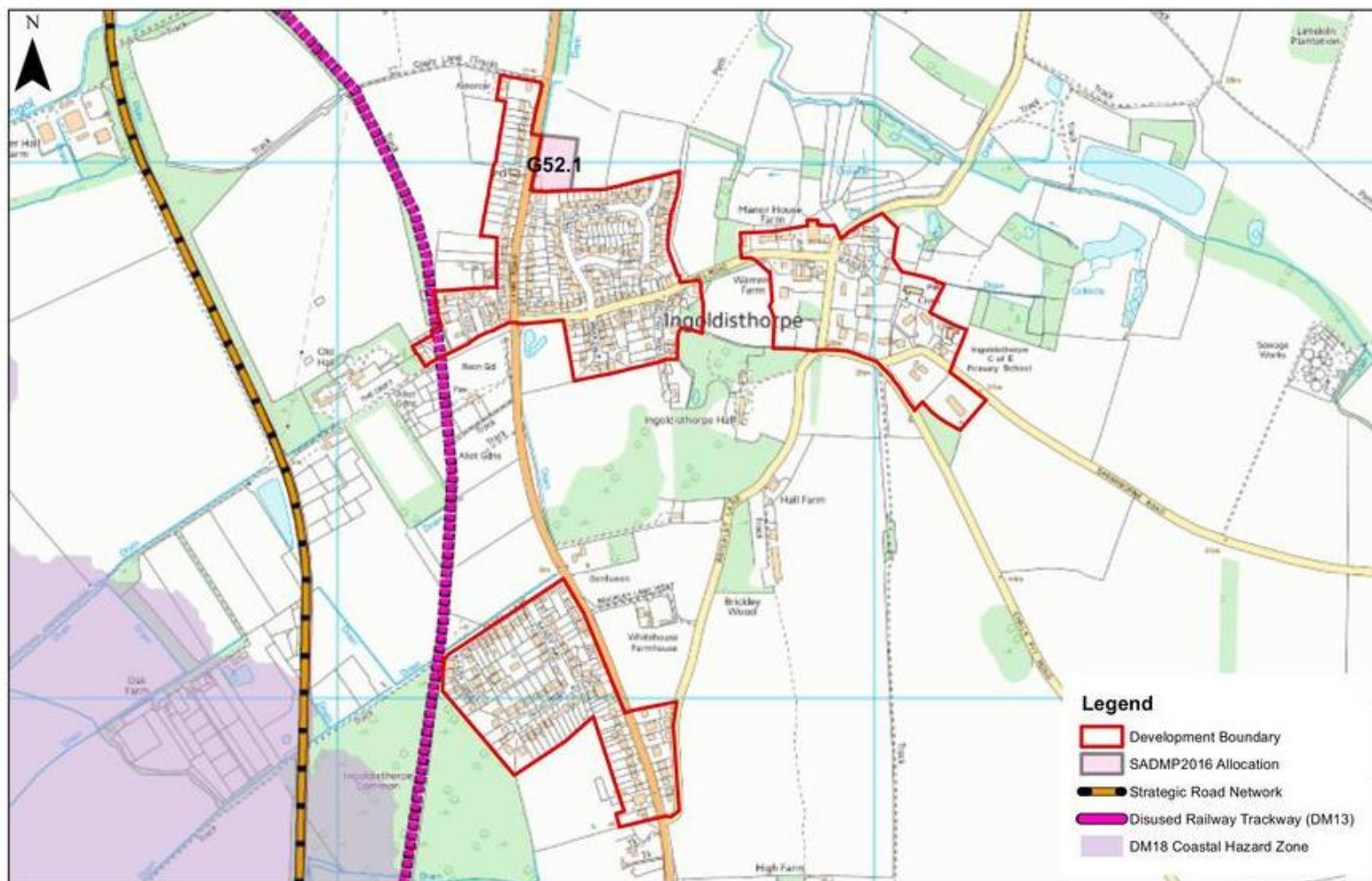
The Historic Environment Service have identified the site as an area of archaeological interest and therefore the allocation policy requires a desk based archaeological assessment prior to development. The following constraints must be resolved prior to development, a sewer and water mains cross the site and therefore easement/ diversion may be required in consultation with Anglian Water.

The site benefits from outline planning permission (16/00718/OM) for 17 dwellings, and a reserved matters application has been submitted for consideration (20/00119/RMM).

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G48.1 for at least 12 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

# Ingoldsthorpe Sustainability Appraisal Map



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Ingoldsthorpe





**G52.1 Land opposite 143-161 Lynn Road**

**Ingoldisthorpe Sustainability Appraisal- Site Scoring Matrix**

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G52.1</b>   | +                          | ++                 | O                  | X                         | +          | #        | #                    | #                   | O                   | #                                 | +/#            |
| <b>SADMP G52.1</b> | ++                         | +                  | O                  | X                         | +          | ?        | #                    | #                   | O                   | O                                 | +/#            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

## **Ingoldisthorpe**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Ingoldisthorpe Parish Council have designated their Area in February 2020 which corresponds with the Parish Boundary. The Parish Council are in the process of drafting up their neighbourhood plan and moving forward with this.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information have been shared with the Parish Council for their consideration through their Neighbourhood Plan.

### **Sustainability Appraisal- Site Commentary**

The sustainability appraisal identifies no significant negative effects for G52.1. The allocated site lies to the north of the village adjacent the proposed development boundary on its south and west sides. The site is situated in a fairly built up part of the settlement with the surrounding area consisting of road frontage residential developments to the west and south, and undeveloped agricultural land on the remaining two sides to the north and east. The site itself is currently flat, undeveloped agricultural land (grade 3), bordered by trees and hedgerows on all sides. Whilst development would result in the loss of undeveloped land, the limited land required for the development of ten houses would enable the remainder of the field to continue to be used for arable farming. The site is not subject to flood risk (Flood Zone 1) scoring the site a '+' for this factor and there is no historical significance. Views of the site from the existing properties and the rest of the village are fairly near distance, as it is largely screened by the vegetation surrounding the site. Wider views exist when entering the village from the north, however the site is again hidden somewhat by trees and hedgerows.

The site presents the opportunity to develop 10 dwellings fronting onto the B1440 road, mirroring existing housing on the opposite (western) side of the road. The site is well located to some local amenities including ones in walking distance of 0.4 miles (8-minute walk) from Snettisham a Key Rural Service Centre adjacent to the north; it is directly opposite the village hairdressers, and a local bus stop which goes in-between the towns Hunstanton and King's Lynn giving this factor a '++'. Norfolk County Council, as the local highway authority, have expressed concern about pedestrian access to the school from the proposed site. To address this issue, the Council would require a new footway from the proposed site to be joined up with the village services and the existing footway on Lynn Road.

For the factor 'climate change', the score has been given a '+/#' due to the site is within walking distance to public transport and some local amenities which can reduce private car use (particularly fossil fuelled cars) and can encourage active travel. However, much will depend upon the detailed design of the scheme and individual homes, documents submitted suggests that in reference to flood risk and climate change events such as increased rainfall in the future, design of SUDS will be implemented to cope with flood resilience in this development.

### **Sustainability Appraisal- Site Discussion**

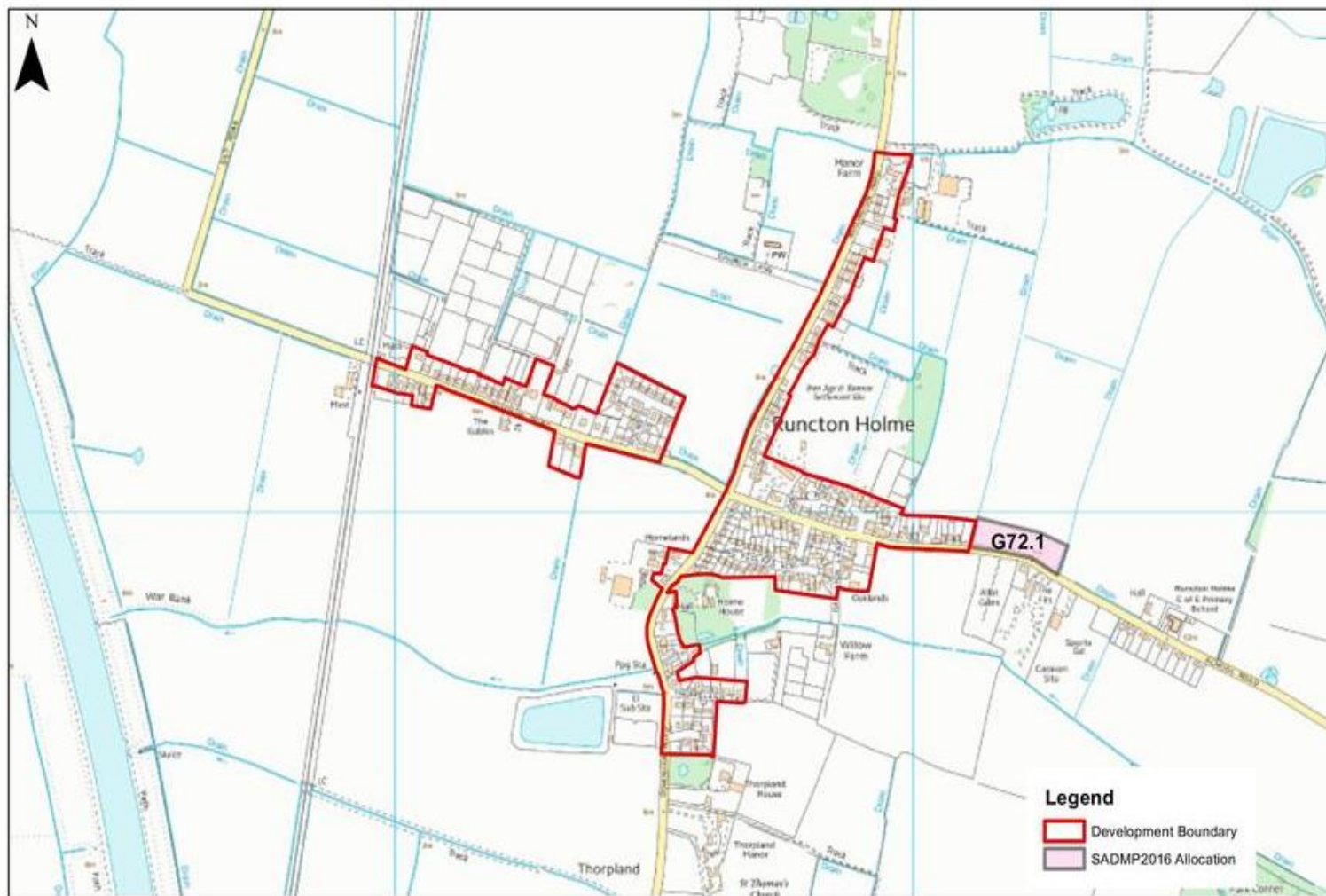
The site has come forward and benefits from outline planning permission (15/02135/OM). This details 15 dwellings. Subsequently a reserved matters application has been granted and work has commenced on site (17/00088/RMM).

### **Sustainability Appraisal- Site Conclusion**

Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review, even if there was the Borough Council would to continue to support the parish council and local community through their Neighbourhood Plan and review and this would be for the Neighbourhood Plan to decide upon the location of future growth. This is consistent with approach advocated in the settlement introduction section within this report.

The SADMP made a residential site allocation of G52.1 for at least 10 new dwellings. The site now benefit from reserved matters and developed is underway. Given this is a review of the Local Plan and the information provided above it is the intention of the Local Plan review to carry forward both of these site allocations.

# Runcton Holme Sustainability Appraisal Map



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**Runcton Holme**

0 0.075 0.15 0.3 0.45 0.6  
Kilometers

## G72.1 Land at School Road

### Sustainability Appraisal- Site Scoring Matrix

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G72.1</b>   | ++                         | +                  | O                  | XX                        | +          | O        | #                    | O                   | O                   | ++                                | +/#            |
| <b>SADMP G72.1</b> | ++                         | +                  | O                  | XX                        | +          | O        | #                    | O                   | O                   | ++                                | +/#            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

## **Sustainability Appraisal- Site Commentary**

The site scored well in terms of sustainability, particularly in relation to access to services ‘++’ and infrastructure, pollution and waste ‘++’. Scoring highly in terms of sustainability, the site is located close to the local primary school and adjacent to detached dwellings. New housing would form an extension of this residential linear frontage style development along School Road towards the east of the settlement. The site is high quality agricultural land (Grade 2) and bounded to the west by hedgerows, however the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land. The site is situated to the eastern edge of the settlement. The development boundary immediately abuts the site's western boundary. The Council considers that the site is capable of accommodating 10 residential units in the settlement at a density which reflects that of the surrounding area.

The majority of the views into the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the west boundary. In the limited views that are available the site is seen in the context of the existing settlement. Access to the site is gained via School Road, which is supported by the local highway authority provided that safe and deliverable access can be achieved, and improvements are made to the local footpath network. The number of driveways directly linked to School Road should be limited through either the use of shared driveways as seen with existing development along School Road, or an access road.

The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SuDS) would be required to serve new development. This then leads into the new factor ‘climate change’, this score has been given ‘+/#’ based on the discussion above that access to sites are scored highly positive which may encourage less car use and more active travel. The implementation on green design and climatic implementation are considered ‘#’ until implementation of buildings commence. However, documents suggest sustainable construction and detailed design of reducing water consumption, recycling waste materials and plantation of native trees can suggest such climate adaptation and mitigation techniques are taken on board in the sites application.

This site is considered favourably by the Borough Council as the allocation for housing in Runcton Holme due to its proximity to the school and as it is considered to have a less negative impact on the landscape in comparison to the potential alternatives.

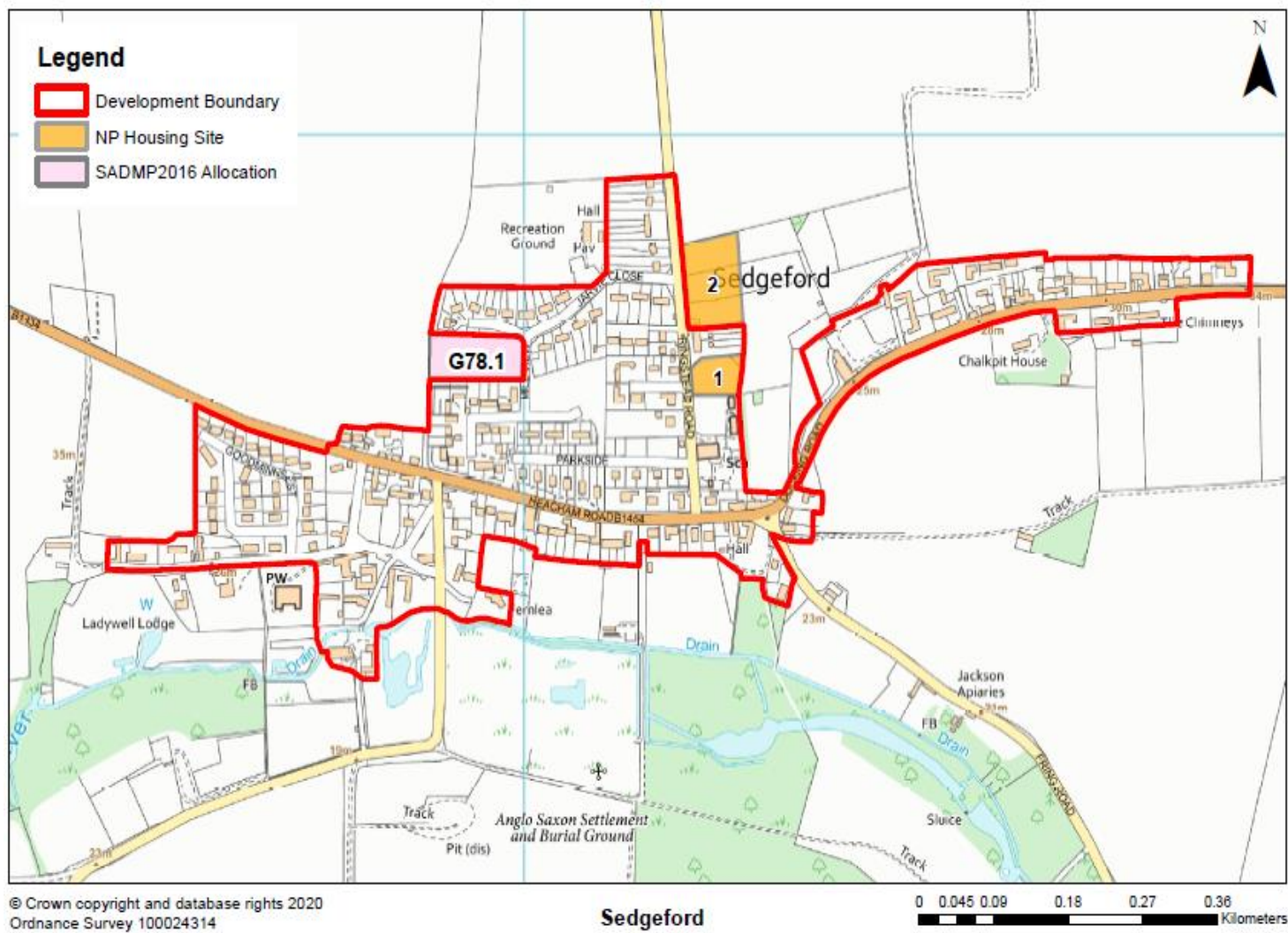
### **Sustainability Appraisal- Site Discussion**

This site benefits from full planning permission (16/01186/OM & 19/01491/RMM) for 10 dwellings.

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G72.1 for at least 10 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

# Sedgeford- Sustainability Appraisal Map





**G78.1 Sedgeford- Land off Jarvis Close**

**Sedgeford Sustainability Appraisal- Site Scoring Matrix**

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G78.1</b>   | ++                         | +                  | O                  | X                         | +          | O        | +                    | #                   | O                   | #                                 | #              |
| <b>SADMP G78.1</b> | ++                         | +                  | O                  | X                         | +          | O        | +                    | #                   | O                   | #                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

## **Sedgeford**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Sedgeford Parish Council designated their Area in July 2016 which corresponds with the Parish Boundary. The Parish Council adopted their neighbourhood plan in September 2016.

### **Sustainability Appraisal- Site Commentary**

This allocated site scores positively in relation to sustainability indicators: 'Access to Services', 'Community & Social', 'Flood Risk' and 'Highways & Transport'. The site lies in a relatively central location in the village, with existing housing on three sides. The site currently comprises uncultivated Grade 3 agricultural land. There are no available opportunities to utilise previously developed land for new housing in Sedgeford. In this context, the site provides the opportunity to develop land which has no identified use. The area in the immediate vicinity slopes in a north south direction with the site sitting in a central position between Jarvie Close (on higher ground to the north) and Mill View (on lower ground to the south). The natural topography of the site, being on a slope with development on both higher and lower ground, would lessen the impact of development on the surrounding area, limiting the impact on the local visual amenity and the scenic beauty of the Area of Outstanding Natural Beauty and other countryside. Long views are afforded of the site from the west, but any development would be read in the context of the existing village and not be of detriment to the character of the settlement.

Apart from the hedgerows on the western boundary, there are no important landscape features on the site although the site itself is within the Area of Outstanding Natural Beauty. The Conservation Area sits a good distance from the site (approximately 100 metres to the south). Due to the distances involved and the built form in the immediate vicinity of the site, it is not considered that development of the site would be of detriment to the character and appearance of Sedgeford's Conservation Area. There are no Listed Buildings in the vicinity of the site; which gives the reasoning why heritage is scored 'O'.

Norfolk County Council as the local highway authority consider the site well located and appropriate for development subject to the delivery of safe access. They have also expressed preference for minor development of this site over the alternative development option. Sedgeford Parish Council and the Norfolk Coast (AONB) Partnership have both expressed a preference for minor development of this site due to the lesser visual impact on the landscape and Area of Outstanding Natural Beauty. Sedgeford Parish Council have also identified potential ownership constraints in accessing the alternative site and would strongly resist development of that site.

The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development. One constraint which must be resolved prior to development is that a water main(s) cross the site and therefore easement / diversion may be required in consultation with Anglian Water. For the factor 'climate change', the score has been given a '#' due to many climatic benefits will come from future implementation and design of the scheme which currently is not in place.

Housing affordability is a key issue for local people within settlements in the Area of Outstanding Natural Beauty. Cumulatively, new allocations will increase choice in the market and enable some new affordable housing to benefit local residents. An allocation of ten houses on the preferred site would enable the delivery of two affordable homes.

### **Sustainability Appraisal- Site Discussion**

The Borough Council is the current landowner, previous planning permission was granted for 9 dwelling on the site (16/01414/O). However, the Borough Council is now seeking to bring forward the land as a Custom and Self-Build site. It should be noted that Sedgeford Parish Council has prepared a Neighbourhood Plan and has implemented the policy 'H1' to help shape development of G78.1, to help retain and be in respect of density, layout, design to the special character of Sedgeford, and the provision of access to the existing footpath on Jarvie Close.

The Sedgeford Neighbourhood Plan was made/adopted and came into force on 16 September 2019: [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/117/completed\\_plans](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans)

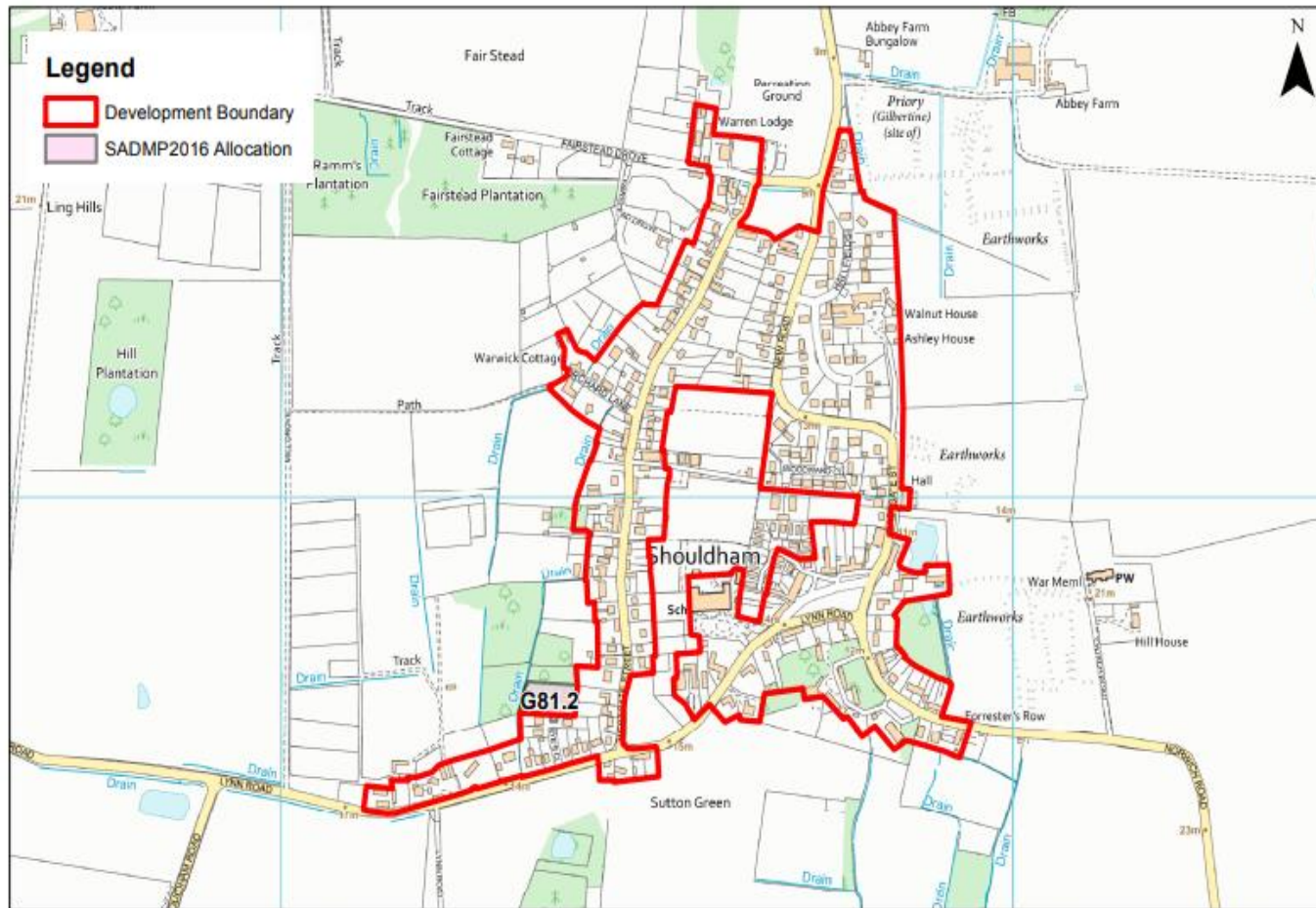
### **Sustainability Appraisal- Site Conclusion**

Given the Local Housing Need (LHN) context explained earlier in this paper, there is no absolute need to make further housing allocations to meet the housing need through the Local Plan review, even if there was the Borough Council would to continue to support the parish council and local community through their Neighbourhood Plan and review and this would be for the Neighbourhood Plan to decide upon the location of future growth. This is consistent with approach advocated in the settlement introduction section within this report. The Sedgeford Neighbourhood Plan stated in point 6.8 that "in order to provide some smaller scale housing for permanent residents and to maintain the vitality of the village the Plan has sought to identify sites for about 10

new dwellings. It is likely that in addition to this some further dwellings will be accommodated on infill windfall sites” and do with support in H2 of their adopted plan.

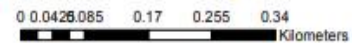
The SADMP made a residential site allocation of G78.1 for at least 10 new dwellings. Given this is a review of the Local Plan and the information provided above it is the intention of the Local Plan review to carry forward this site allocation.

# Shouldham Sustainability Appraisal Map



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Shouldham



**G81.2 – Land accessed from Rye’s Close**

**Sustainability Appraisal- Site Scoring Matrix**

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G81.2</b>   | +                          | +                  | ○                  | ○                         | +          | ○        | #                    | +                   | #                   | #                                 | #              |
| <b>SADMP G81.2</b> | +                          | +                  | ○                  | ○                         | +          | ○        | #                    | +                   | #                   | #                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Sustainability Appraisal- Site Commentary**

The allocated site is situated towards the south west of the settlement. The current development boundary immediately abuts the sites south and east boundary. The Council considers the site is suitable to accommodate 5 residential units at a density reflecting that of the surrounding area. The site scores positively in relation to a number of indicators including: “access to services”, “flood risk” and “community and social”. There are some concerns regarding access which Norfolk County Council, as local highways authority have advised the only suitable access point is on to Rye’s Close.

The site is located a short distance from the school and is of a distance from the Conservation Area such that development would not impact to any significant degree on this heritage asset. The site is well screened from the settlement by existing development. The site is bounded by trees which could be incorporated into the design. It is currently used as agricultural land (grade 4), and therefore is not a constraint on development due to its low quality. A water main crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. For the new factor ‘climate change’, this has been scored ‘+/#’ due to factors are influenced by the site location itself and the final design of the site. It is in walking distance of local amenities, employment services, which can reduce private car use and the implementation of such measures to mitigate and adapt to climate change including features such as SUDS and internal design.

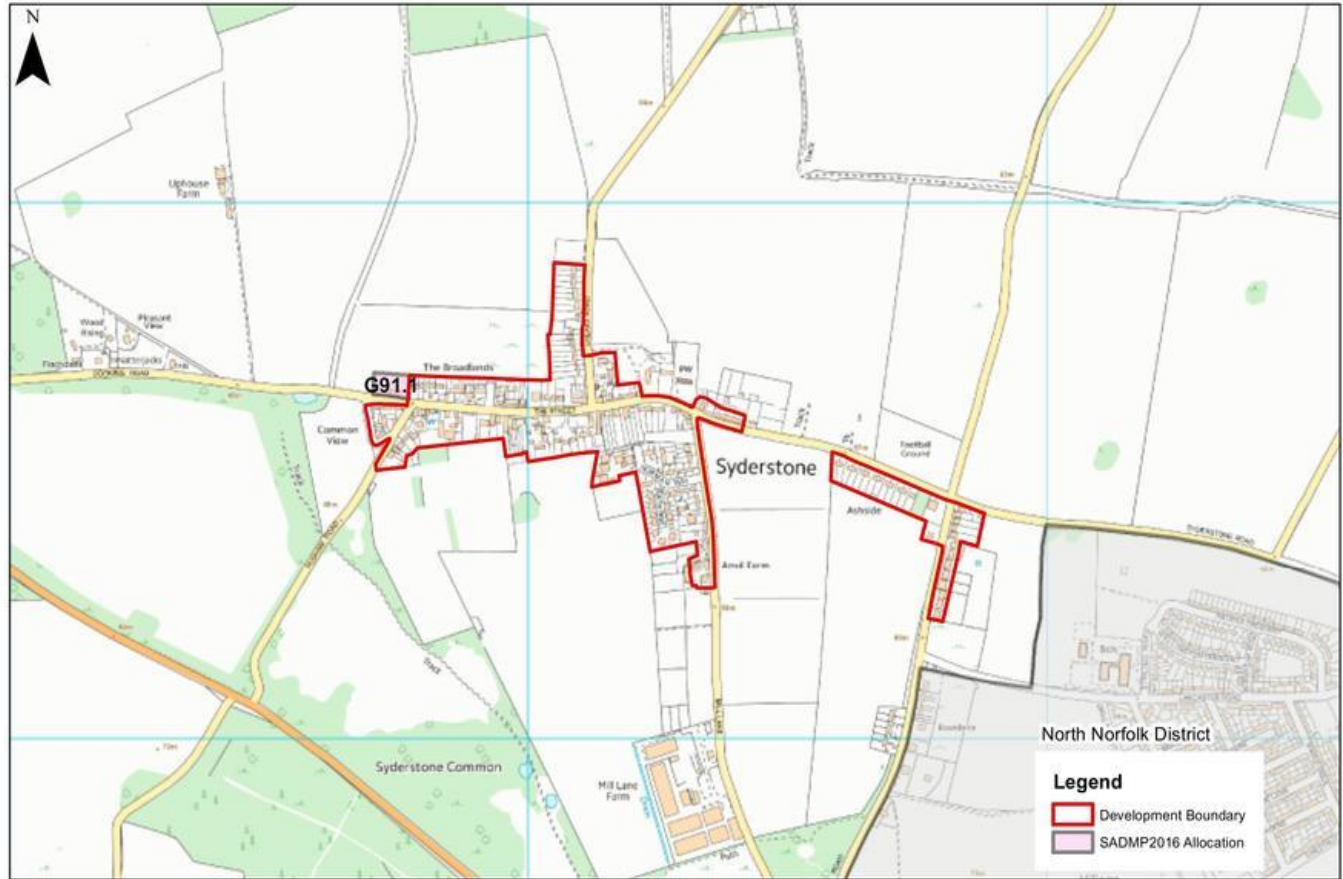
### **Sustainability Appraisal- Site Discussion**

This site benefits from full planning permission (18/00604/F) for 5 dwellings. Construction is under way with a number of homes having been completed.

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G81.2 for at least 5 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

# Syderstone Sustainability Map



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Syderstone

0 0.075 0.15 0.3 0.45 0.6  
Kilometers



**G91.1 Land West of No.26 The Street**

**Syderstone Sustainability Appraisal- Site Scoring Matrix**

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G91.1</b>   | +                          | +                  | O                  | X                         | +          | O        | +/#                  | #                   | O                   | O                                 | +/#            |
| <b>SADMP G91.1</b> | +                          | +                  | O                  | X                         | +          | O        | +/#                  | #                   | O                   | O                                 | +/#            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Sustainability Appraisal- Site Commentary**

The allocated site is situated on the western edge of village and is within walking distance to central village services which gives this positive scoring for access, community and social factors. The site is furthest from the primary school in Sculthorpe, however, can accommodate five dwellings taking full regard of the form, character and density of development in the locality of the site. The site boundary has been extended to accommodate 5 dwellings. The site is classed as agricultural grade 3 and therefore any development would result in a loss of productive agricultural land. However, only a small amount of land would be required due to the nominal amount of housing sought.

The site is adjacent to frontage development on the northern side of The Street and opposite to development along the southern side of Docking Road, it is considered that development could take place without detriment to the form and character of the settlement by reflecting the existing frontage development. The site is screened by existing development to the south and east meaning that short distance views into the site are afforded from the local highway and these properties, these would be read in the context of development of the adjacent and opposite local built up environment. There are some opportunities for medium and long-distance views from the wider countryside to the north and west of the site; there are also no known heritage issues.

Norfolk County Council as local highway authority have no objections to site subject to evidence demonstrating a safe and deliverable access and improvements being made to the footway network giving this factor a '+/#'. The site is not at risk of flooding (Flood Zone 1), however the Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development. This also leads into the climate change factor which is new being given a '+/#', due to the site is not considered to be at future risk of coastal or fluvial flooding which can be made worse from future events, however, depending on implication of design for accommodating to future flood risk for surface water needs and energy efficiency this will depend on the future design of the dwellings.

The Council considers the site to offer the best combination of advantages in the settlement as it would form a natural extension to the western edge of the village and is favoured by Syderstone Parish Council.

### **Sustainability Appraisal- Site Discussion**

The site benefits from full planning permission for 5 new homes (18/01917/F).

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G91.1 for at least 5 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.



**G97.1 Land between School Road and Lynn Road**

**Tilney All Saints Sustainability Appraisal- Site Scoring Matrix**

| Site Ref           | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|--------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                    | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G97.1</b>   | ++                         | +                  | O                  | XX                        | X          | O        | +                    | O                   | O                   | ?                                 | #              |
| <b>SADMP G97.1</b> | ++                         | +                  | O                  | XX                        | XX         | O        | +                    | O                   | O                   | ?                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

## **Neighbourhood Plans**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Tilney All Saints Parish Council have designated their Area which corresponds with the Parish Boundary in June 2016. The Neighbourhood Plan has had a draft document go through examination of an independent health check in March 2020 as well as the regulation 14 stage which took place in July 2019.

Whilst those sites submitted for consideration in the Local Plan review process to the Borough Council, via the 2016 'Call for Sites and Policy Suggestions' consultation, were considered and assessed by the Borough Council as part the HELAA there is no further assessment of those sites carried out by the Borough Council in the Local Plan review Sustainability Appraisal. The submitted site information has been shared with the Parish Council for their consideration through their Neighbourhood Plan review if they wish to do so.

## **Sustainability Appraisal- Site Commentary**

The allocated site lies south of Tilney High End, Tilney All Saints, on the edge of a built-up area, immediately abutting the development boundary. The site currently comprises of an area of uncultivated flat scrub land designated as Grade 2 (good quality) agricultural land, resulting to why highly negative scoring of 'xx' has been given under this factor. Nevertheless, development would result in the loss of good quality agricultural land, all sites within the settlement fall within this category and the scale of development proposed is not likely to have a detrimental impact on the availability of productive agricultural land.

The site has defined boundaries in the form of mature hedges and planting. Other than this, there are no landscape features of note within the site. The surrounding area is predominantly residential in character with housing to the north and west and some housing to the east. The site is well screened in terms of views from the wider landscape and it is considered that development is not likely to be visually intrusive in the landscape but would rather be seen in the context of the existing settlement. The site relates well with the existing form and character of the area. For these reasons scoring under heritage, landscape and amenity and natural environment have been scored 'O'.

The site is in close proximity to the villages main facilities including the school and a bus route; but generally, there are limited services and facilities in the village which resulted the scoring achieving '+' and not '++'. The site is well located with good highway and pedestrian access and the Highway Authority raised no objections subject to delivery of safe access to this allocation.

With regards to flood risk, the sequential test is applied in line with the National Planning Policy Framework. The allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher flood risk sites in the settlement. Development is subject to the appropriate flood mitigation measures as outlined in the allocation policy in the Local Plan Review. Due to these reasons the score factor for flood risk has been given 'X' instead of 'XX' from the previous SADMP SA. In relation to this point the new climate change factor has been given a score of '#', due to positive sustainability for climate change measures will come from the design of the dwellings and the measures taken to address flood risk issues which will be sustainable for future users and the community.

There is established residential development on the northern and western sides of the site. Development would form a natural extension of existing residential dwellings along School Road. The site is also supported by the local parish council.

### **Sustainability Appraisal- Site Discussion**

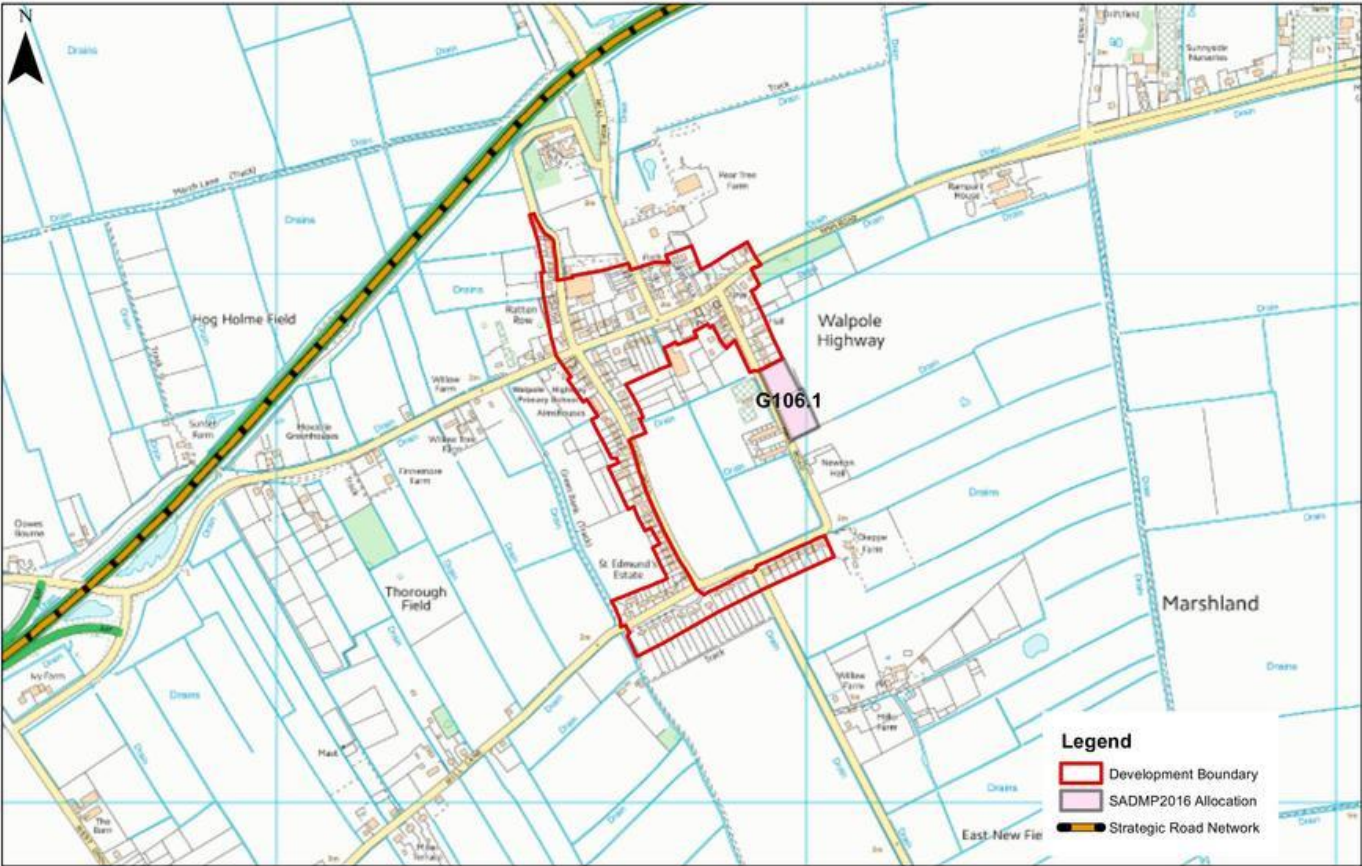
This site benefits from outline planning permission for 5 dwellings (17/00027/O). A reserved matters application is currently being considered (18/01627/RM).

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G97.1 for at least 5 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

After careful consideration and on balance no further site are allocated. The parish council and local community have commenced preparation of a Neighbourhood Plan for Tilney All Saints and in line with the approach the Borough Council have sought to take with other settlements, and neighbourhood plans this will be considered through the Tilney All Saints neighbourhood Plan.

# Walpole Highway Sustainability Appraisal Map



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Walpole Highway

0 0.075 0.15 0.3 0.45 0.6 Kilometers



**G106.1 Land East of Hall Road**

**Walpole Highway Sustainability Appraisal- Site Scoring Matrix**

| Site Ref            | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|---------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                     | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G106.1</b>   | ++                         | +                  | O                  | XX                        | X          | O        | #                    | #                   | O                   | ?                                 | #              |
| <b>SADMP G106.1</b> | ++                         | +                  | O                  | XX                        | X          | O        | #                    | #                   | O                   | ?                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Sustainability Appraisal- Site Commentary**

The allocated site is situated in a relatively central position on the eastern part of the village. The site comprises of an area of uncultivated scrubland classed as Grade 2 (good quality) agricultural land which is why the score for this factor is 'XX'. Whilst development would result in the loss of good quality agricultural land, this applies to all potential development options in the settlement and on balance it is considered that the benefits of selecting the site outweighs this constraint.

Landscape features on the site includes boundary hedgerows and trees. The site is located in a fairly built up area, the surrounding area comprises of open fields to the east, residential development to the north and south-west and green houses to the west. The site is considered to be well related to the existing form of development without encroaching into surrounding countryside. It is screened on the north and south by existing housing and boundary planting. In the medium and long-distance views that are available particularly from the east, development would be seen in the context of the existing village. Walpole Highway is largely characterised by ribbon development along the main routes of the village, and the development of the allocated site would represent a natural continuation of this along Hall Road.

The Council considers that the development of 10 dwellings on the site along the road frontage would likely have little impact on the form and landscape character of the locality. In terms of proximity to services, the site is reasonably close to Main Road where the majority of village services are located. Norfolk County Council as the local highway authority made no objection to the allocation of the site for small scale frontage development onto Hall Road, subject to provision of safe access and local improvements to the footway links.

The site is identified to be partly within Flood Zone 2 (medium flood risk) which has led to the negative score of 'X'. However, the site is considered to be more suitable in comparison to other sites at lower degrees of flood risk in terms of form and highway constraints. Development on the site is subject to the appropriate flood mitigation measures as set out in the policy in the Local Plan Review. For climate change the score has been given a score '#', this is because measures will be put in place through implementation of the site to address such risks which may come from climate change and increased weather events of rainfall.

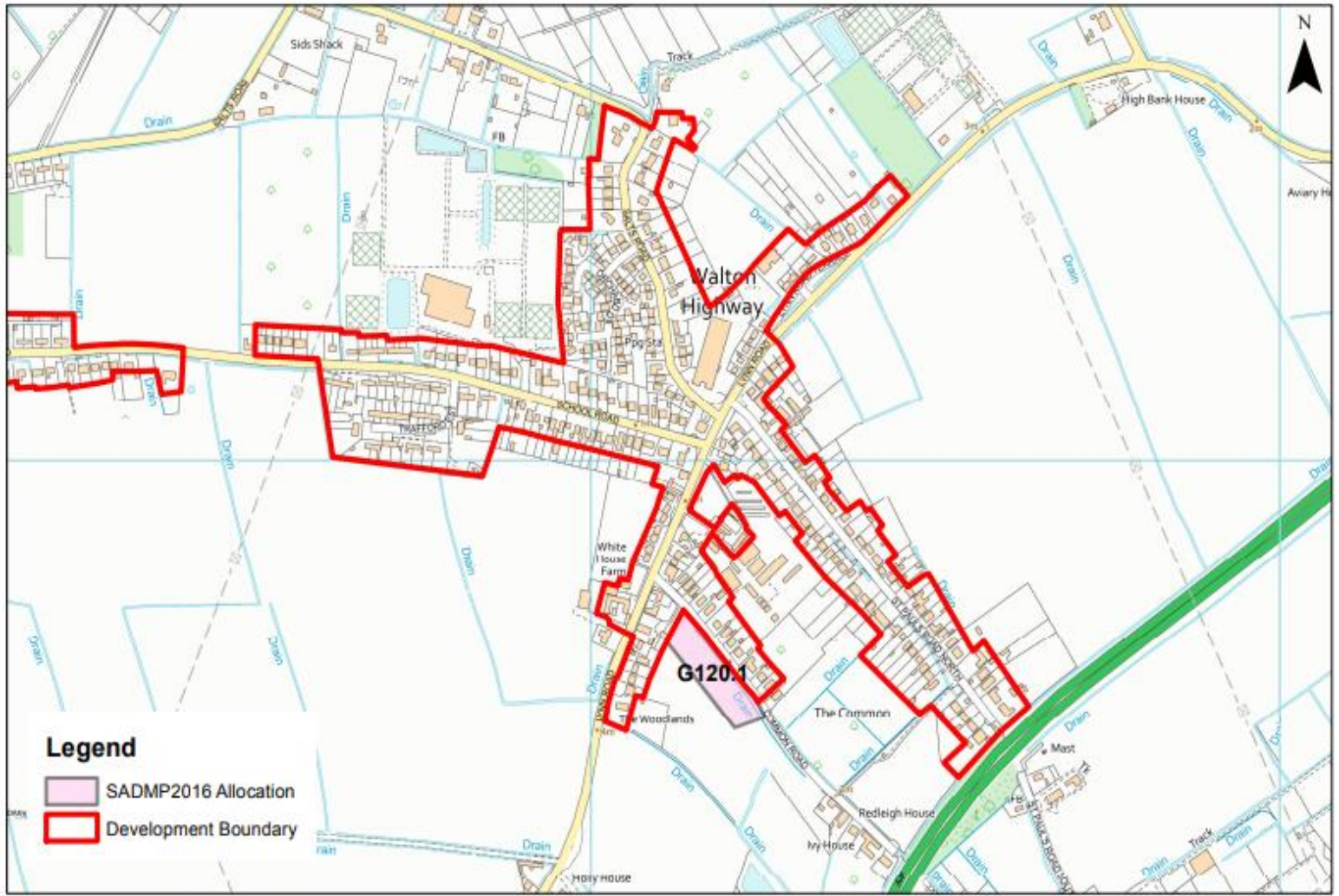
### **Sustainability Appraisal- Site Discussion**

The site benefits from full planning permission for 8 dwellings (15/01412/O + 16/00113/O & 16/01036/RM + 19/00541/RM). Currently four dwellings have completed.

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G106.1 for at least 10 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

# Walton Highway Sustainability Appraisal Map



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Ordnance Survey 100024314

Walton Highway



**G120.1 Land adjacent to Common Road**

**Walton Highway Sustainability Appraisal- Site Scoring Matrix**

| Site Ref            | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|---------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                     | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G120.1</b>   | +                          | +                  | O                  | XX                        | X          | O        | #                    | O                   | O                   | #                                 | #              |
| <b>SADMP G120.1</b> | +                          | +                  | O                  | XX                        | X          | O        | #                    | O                   | O                   | #                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

## **Sustainability Appraisal- Site Commentary**

The allocated site is situated south-east of Walton Highway, on the edge of the built extent of the village facing onto detached bungalows on Common Road. The site comprises of Grade 2 (good quality) agricultural land currently in marginal arable use, which is the reason the factor for Economy B Food Production has been scored 'XX'. Although development would result in the loss of productive agricultural land, the entire settlement consists of either excellent or good quality agricultural land but the need for additional housing to sustain existing village services outweighs this constraint.

Landscape features on the site includes boundary hedgerows and a number of small trees within the site. Other than this, there are no significant landscape features giving this score a 'O'. The surrounding area is predominantly residential in character with existing housing on the north, east and partly to the west and open fields to the south. It is considered that development in this location would be well related to the character of the surrounding area with minimal landscape and visual impacts in comparison to other considered sites. Views are mostly restricted to near distance from adjacent roads and properties. In the wider views that are available from the south, development would be seen against the backdrop of the existing settlement.

Development of the site would form a continuation of housing along Common Road. Immediately opposite the site, on the other side of Common Road is existing linear frontage development. Walton Highway is largely characterised by this pattern of development and the site lends itself to this form of development. In addition, the site is within reasonable walking distance to some services in the village although there is a general scattered distribution of services in the village. The local Highway Authority identified no constraints in terms of access or adequacy of the road network provided safe access and visibility can be demonstrated.; how these reasons Highways was scored '#'.

In line with the principles of the sequential test, the allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher risk areas in the settlement (tidal flood zone 3). However, due to this reason the allocated site was scored 'X', a flood risk assessment is required prior to development as set in the allocation policy above. The climate change factor has also been scored '#' due to implementation of such measures to accommodate climate change issues and flood risk events wil depend on final design of the dwellings.

In summary, it is considered that the site is of sufficient scale to accommodate 10 dwellings at a density consistent with its surrounding and without detriment to the form and character of the locality.

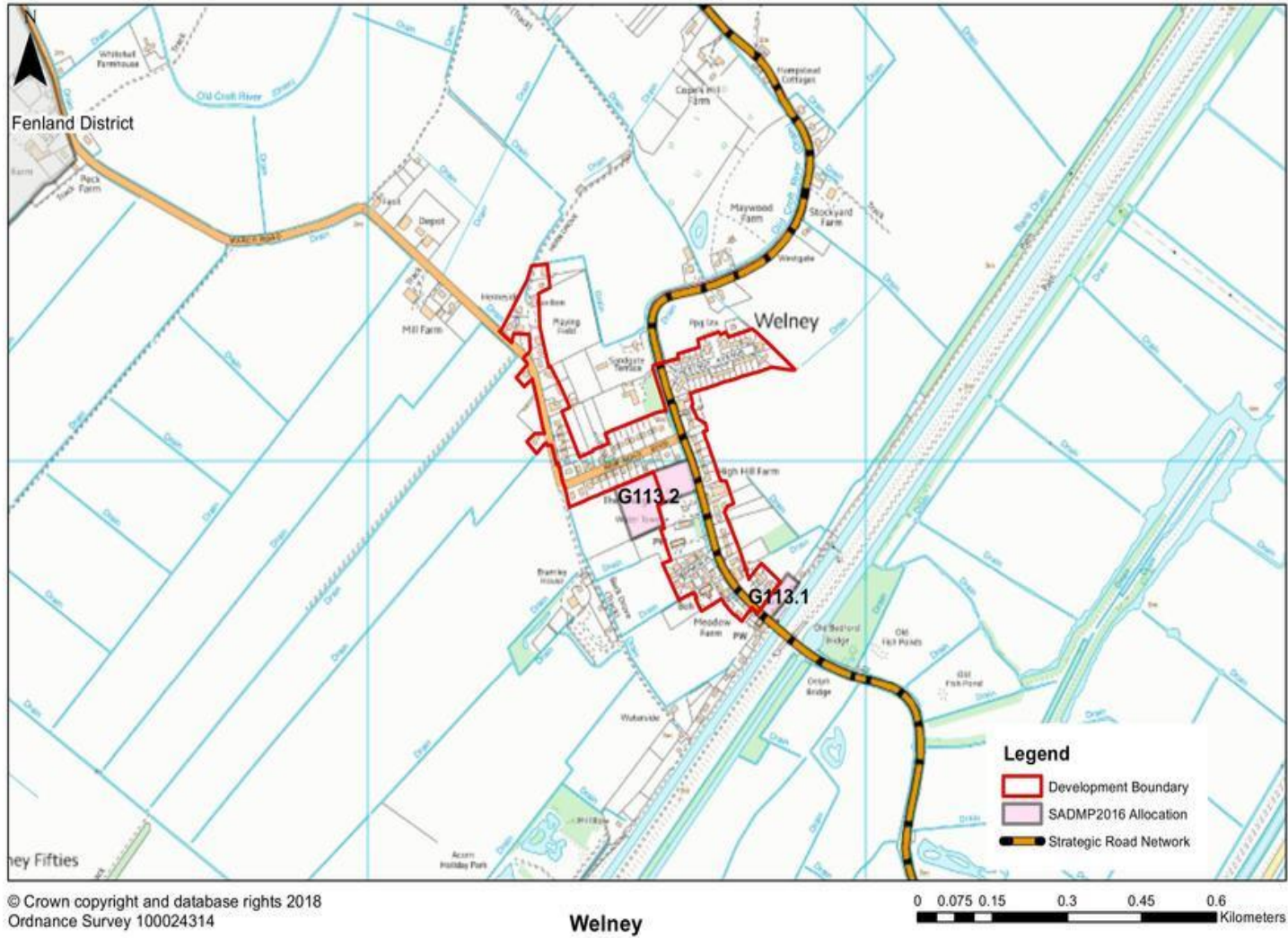
## **Sustainability Appraisal- Site Discussion**

This site benefits from full planning permission (16/00023/OM, 19/01130/RMM, 20/00687/F) for 10 dwellings

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G120.1 for at least 10 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

# Welney Sustainability Appraisal Map for G113.1 and G113.2





**G113.1 Welney- Former Three Tuns/Village Hall**

**Sustainability Appraisal- Site Scoring Matrix**

| Site Ref            | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|---------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                     | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G113.1</b>   | ++                         | ++                 | O                  | +/x                       | xx         | O        | #                    | #                   | X                   | ?                                 | +/#            |
| <b>SADMP G113.1</b> | ++                         | ++                 | O                  | +/x                       | xx         | O        | #                    | #                   | X                   | ?                                 | +/#            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Sustainability Appraisal- Site Commentary**

The allocated site is situated towards the south east of the village. The site is in walking distance to village services and has been scored highly in relation to indicators 'access to services' and 'community & social'. The site is adjacent to the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. For this reason, the score was given a 'X'. The site is well located in terms of proximity to the school and access to services and will form a natural extension to the village in keeping the existing character and form; scoring positively as '+'.

The local highways authority has no objection to this site providing safe access is achieved from Main Street, giving a score of '#'. The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long-distance views from the wider landscape are possible from across the field to the east. In these views the site is seen in the context of the existing village.

The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone, so this has been scored highly negative 'xx'. A small area of the allocated site falls partially within a hazard zone; however, the Council considers due to the brownfield nature of this site and the location within the settlement it is appropriate to develop on this land. This leads onto also why the new climate change factor has been given a score of '+/#' due to development on brownfield land and appropriate measures through implementation/design being put in place could alleviate present issues which will also be impacted by climate change. With this in mind, site topography is undulating but well below the flood defence embankment which may have an impact on drainage and site design. New development in this location would require sensitive planning and design to mitigate potential adverse impacts. The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the Local Plan Review policy giving the heritage score a 'O'. There are some general infrastructure issues relating to the capacity of the surface water network which apply to all options for growth, so scoring is given a '?'.

### **Sustainability Appraisal- Site Discussion**

The site is brownfield land and development is linked to the relocation and replacement of the existing village hall. There was a previous planning permission for seven houses on the site, but this has now expired. The Council considers the site is capable of accommodating the 7 residential units required in the settlement at a density reflecting that of the surrounding area.

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G113.1 for at least 7 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

**G113.2 Welney- Land off Main Street**

**Welney Sustainability Appraisal- Site Scoring Matrix**

| Site Ref            | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|---------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                     | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G113.2</b>   | ++                         | +                  | O                  | XX                        | XX         | O        | #                    | #                   | O                   | #                                 | #              |
| <b>SADMP G113.2</b> | ++                         | +                  | O                  | XX                        | XX         | O        | X                    | #                   | O                   | #                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Sustainability Appraisal- Site Commentary**

The allocated site is situated towards the south west of the village. The site is adjacent to the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site was scored positively for 'access to services', 'community and social' since it is well located in terms of the overall position within the village, proximity to the school and access to services. The development of the site would be facilitated by its open character and the lack of mature trees within the field itself.

The site is currently low-grade agricultural land leading to the highly negative scoring of 'xx' for this factor. The Council considers the site is capable of accommodating the 13 residential units required in the settlement at a density reflecting that of the surrounding area. The local highways authority has no objection to this site providing safe access is achieved accompanied by improvements to the footpath network, so the scoring is now '#'.

The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone so for this reason was scored 'XX'. The Parish Council in their response to the Preferred Options Consultation would like to see an additional allocation up to 20 dwellings in order maintain the vitality of the village. The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the Local Plan Review policy. The climate change factor has been scored '#', in relation to design implementation in the building phase for dealing with future flood risk and climate change issues including documents stating the scheme planned to reduce onsite emissions through the incorporation of photovoltaic panels and air source heat pumps.

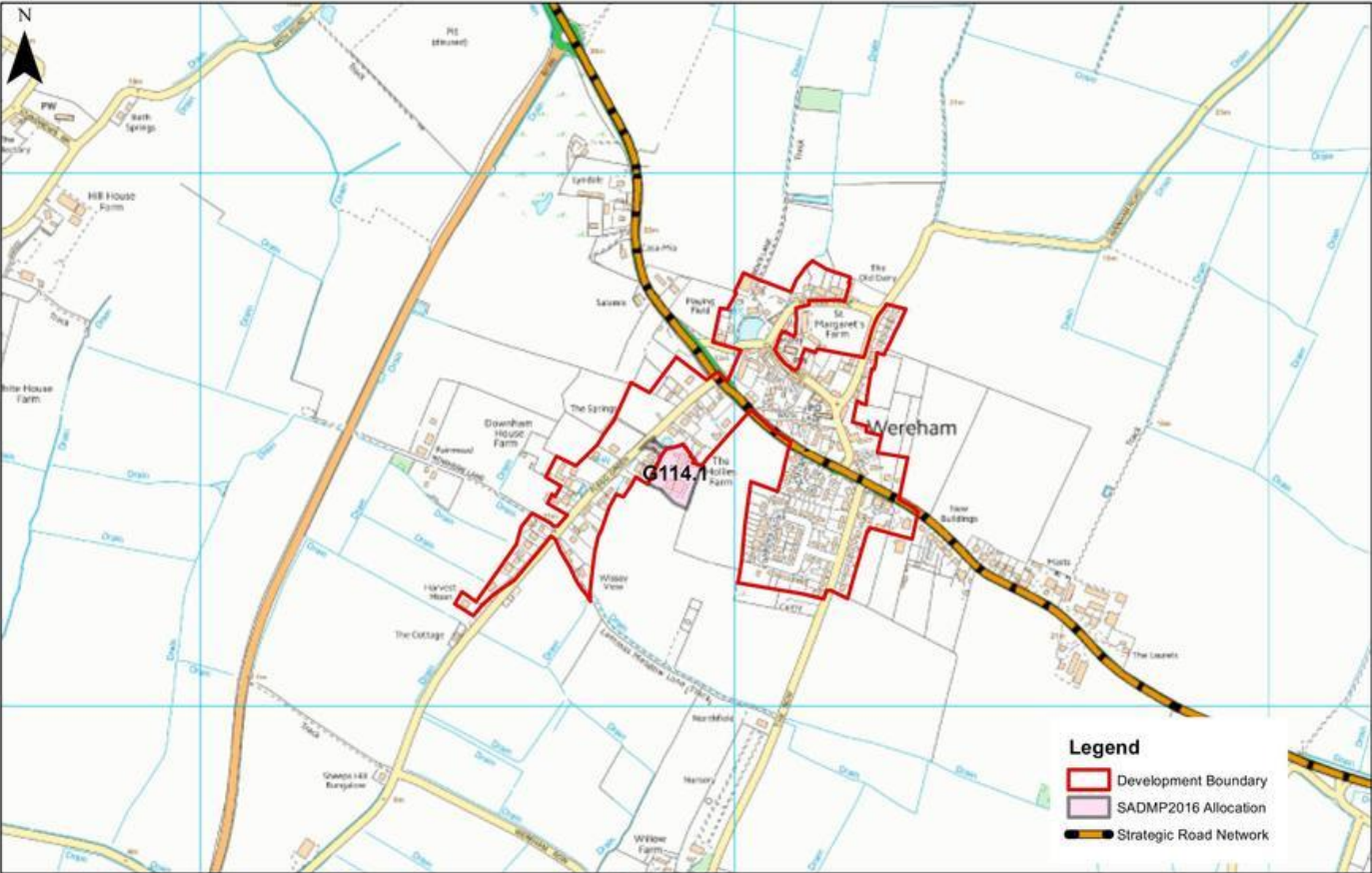
### **Sustainability Appraisal- Site Discussion**

The site has come forward with a full planning proposal and this details 17 dwellings. (18/00195/FM).

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G113.2 for at least 13 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

# Wereham Sustainability Appraisal Map



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Wereham

0 0.075 0.15 0.3 0.45 0.6 Kilometers

**G114.1 Wereham- Land to the rear of ‘Natanya’, Hollies Farm, Flegg Green**

**Wereham Sustainability Appraisal- Site Scoring Matrix**

| Site Ref            | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|---------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                     | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G114.1</b>   | ++                         | +                  | O                  | X                         | +          | O        | #                    | #                   | O                   | #                                 | +/#            |
| <b>SADMP G114.1</b> | ++                         | +                  | O                  | X                         | +          | O        | #                    | #                   | O                   | #                                 | +/#            |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Sustainability Appraisal- Site Commentary**

The allocated site identified as a suitable location for development in comparison to other options which came forward from the SADMP. It is located to the south of the settlement and is a brownfield site, this previously developed land has not been in employment uses for some time. It is currently containing a number of dilapidated storage structures and is unlikely to be used for employment purposes going forward; so, for this reason scores a 'O' under factor Economy A Business. The surrounding area consists of residential housing development along Flegg Green. The site is adjacent to the development boundary with open fields to the south. It is considered that development on the site would not be visually intrusive in the landscape so for this reason scoring will depend on implementation. Views of the site are limited to near distance from adjacent roads and properties. Redevelopment of the site has the potential to positively contribute to the street scene and local area. There are few opportunities for medium and long-distance views, in these limited views, development would be seen in the context of the existing built form.

Development of the site would form an extension onto the rear of existing housing development along Flegg Green. The site is located relatively close to services and facilities within the village giving positive scoring for access to services and the community. Access is obtainable from Flegg green, as supported by Norfolk County Council as the local highway authority; this is subject to demonstration of safe access setting the score as '#'.

The Parish Council made no objections to the allocation. The site is situated away from the Wereham Conservation Area and development would not have an impact on the intrinsic beauty and distinctive character of this heritage asset' giving this factor a neutral score 'O'. In terms of flood risk was positive due to the site is within Flood Zone 1 and the climate change factor scoring is set at '#' depending on how implementation and design of the dwellings come forward will contribute to further climatic needs.

### **Sustainability Appraisal- Site Discussion**

The site benefits from full planning permission for 10 dwellings. (16/01378/FM).

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G114.1 for at least 8 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.





**G123.1 Land North of Mill Road**

**Wiggenhall St. Germans Sustainability Appraisal- Site Scoring Matrix**

| Site Ref            | Site Sustainability Factor |                    |                    |                           |            |          |                      |                     |                     |                                   |                |
|---------------------|----------------------------|--------------------|--------------------|---------------------------|------------|----------|----------------------|---------------------|---------------------|-----------------------------------|----------------|
|                     | Access to Services         | Community & Social | Economy A Business | Economy B Food Production | Flood Risk | Heritage | Highways & Transport | Landscape & Amenity | Natural Environment | Infrastructure, Pollution & Waste | Climate Change |
| <b>LPr G123.1</b>   | +                          | +                  | O                  | xx                        | xx         | O        | #                    | O                   | O                   | ?                                 | #              |
| <b>SADMP G123.1</b> | +                          | +                  | O                  | xx                        | xx         | O        | ?                    | O                   | O                   | ?                                 | #              |

**KEY:** ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

### **Sustainability Appraisal- Site Commentary**

The allocated site is situated north of Mill Road, Wigenhall St. Germans. The site is situated at the edge of the settlement but is adjacent to the settlement with its south-east boundary immediately abutting the development boundary. Open fields border the site on the northern boundary with dwellings neighbouring the site to the east and west of the site. The site comprises of greenfield, grade 2 (good quality) land and development would have an impact on food production as the site in agricultural use; this resulted in a highly negative score 'xx' for Economy B Food Production.

There are no significant landscape features within the site other than boundary drain and existing Public Right of Way to the east of the site. The site is subject to high flood risk (FZ3) and is located in a Hazard Zone so scoring was set to be 'xx'. Climate change factor has been scored at '#' due to implementation and design further down the line may show positive, neutral or negative effects on this scoring.

The site is not screened from the wider landscape on the northern side but in this view, development will be viewed against the backdrop of the existing village. As such it is considered development on the site is not likely to harm the landscape character and visual amenity of the locality. Directly opposite the site there is a local facility with a football field being located there; so scoring was set as neutral 'O'.

Development would form a continuation of existing housing on Mill Road without detriment to the form and character of the locality. In terms of visual and landscape impacts development would mostly be seen in the backdrop of the existing settlement and would not cause significant harm to the visual amenity of the area. The site access is obtainable from Mill Road as supported by the Local Highway Authority subject to the design and layout; so, this score is now '#'.

The site is identified to be the least constrained site over other considered sites in the settlement and is of a sufficient scale to accommodate the 5 dwellings sought in the village at a density that is consistent with its surrounding area.

### **Sustainability Appraisal- Site Discussion**

The site benefits from outline planning permission for 4 dwellings (18/02190/O).

### **Sustainability Appraisal- Site Conclusion**

The SADMP made a residential site allocation of G123.1 for at least 5 new dwellings. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.

