

North Norfolk District Council

# **Additional Sites Review Background Paper**

Contains details of North Norfolk District Council's review of additional sites, prepared in response to the Planning Inspector's Interim Findings on the Norfolk North Local Plan Examination.

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# **Additional Sites Review Background Paper**

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# Additional Sites Review Background Paper

## 1) Introduction

- 1.1. This Background Paper has been prepared to support the continued Local Plan examination.
- 1.2. Following public examination hearings held in early 2024, the appointed Inspector wrote to the Council setting out that more concrete steps needed to be taken to bring forward additional housing allocations to help address an undersupply across the revised plan period of 2024- 2040.
- 1.3. The potential sites identified in the Paper have already been assessed through the Plan's site assessment process, as set out in the Site Assessment Booklets available in the Council's Examination Library<sup>1</sup> on the authority's website. [\[D1- D12\]](#). This Paper does not introduce any new sites that have not been assessed previously.
- 1.4. The potential additional sites and options for extending existing allocations in the Local Plan have been collated into two separate groups as described below. It is important to note that the Council is still committed to bringing forward development based on the Local Plan's Settlement Hierarchy and the Plan's overall Housing Strategy. Each category below includes a table which identifies whether a site is:
  - Suitable – The site is considered appropriate for development.
  - Available – The site can be developed.
  - Deliverable – The site can come forward within the first 5 years of the Council's Housing Trajectory.
  - Current Status – The most up to date information regarding the site is provided.

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## 2) Identification of Potential Additional Sites & Extensions

### Group A - Additional sites

- 2.1. Group A sites are those that have been selected through a review of individual site assessments contained within each Site Assessment Booklet. The additional sites set out in Group A contains those sites that were previously assessed through the Local Plan's Site Assessment Process and were considered to be suitable for development but were not identified for allocation. This was either due to there being more sites than were needed at the time for that specific settlement or, a different site in the same location provided better opportunities for community benefit. Additionally, Group A sites include opportunities to expand existing allocations where there is an appropriate option to do so. All sites within Category A are being actively promoted by

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<sup>1</sup> <<https://www.north-norfolk.gov.uk/info/planning-policy/local-plan-examination/local-plan-examination-library/4-evidence-base-and-supporting-documents/#section-4-2>>

either the landowner, an agent or promoter. As a result of this, these sites are considered to be the most suitable additional sites as they have highest likelihood of delivery and availability is already confirmed.

2.2. Those promoting the sites have already established a desire for them to be identified as an allocation in the Local Plan or are in some cases actively seeking to pursue proposals for the site through the Development Management process. Category A sites are those that the Council know are Suitable, Available and Deliverable and have no significant barriers to overcome.

2.3. The review of these sites is based upon a number of sources, these being:

- Site Assessment Booklets
- Hearing Statements received from third parties as part of the Local Plan's Examination (EiP) held between January and March 2024, which requested their alternative sites to be considered for allocation.
- Discussions with relevant landowners, agents or promoters during EiP either before or after this period.
- Identification of potential extensions to existing proposed site allocations in the Local Plan where their suitability and availability have already been established.

2.4. The Group A potential sites identified are as follows:

- C10/1, Land at Runton Road/Clifton Park, Cromer
- C22/4, Land West of Pine Tree Farm, Cromer (Extension to existing allocation)
- NW16, Land at End of Mundesley Road, North Walsham
- ST19/B, Land adjacent to Ingham Road, Stalham (Extension to existing allocation)
- LUD01/C, Land South of School Road, Ludham (Extension to existing allocation)
- MUN03/A, Land off Cromer Road & Church Lane, Mundesley (Extension to existing allocation)
- BLA01/B Land West of Langham Road, Blakeney
- F05, Land between Holt and Greenway Lane, Fakenham
- HV01/C, Land East of Tunstead Road, Hoveton (Extension to existing allocation)
- HV06/A, Land at Stalham Road, Hoveton
- BRI02/C, Land at Astley Primary School, Briston

2.5. The following table provides a simplified summary for each alternative site.

**Table 1. Group A Sites Summary**

Site Name	Area (ha)	Capacity	Suitable	Available	Deliverable Within 5 Years	Current Status
<b>C10/1</b> Land at Runton Road/Clifton Park, Cromer	8.02	70	✓	✓	✓	Site was actively promoted throughout EiP.
<b>C22/4</b> Land West of Pine Tree Farm, Cromer	18.4*	100**	✓	✓	✓	Part of site is already allocated in the Local Plan
<b>NW16</b> Land at End of Mundesley Road, North Walsham	16	330	✓	✓	✓	Site was actively promoted throughout EiP.
<b>ST19/B</b> Land adjacent to Ingham Road, Stalham	5*	80**	✓	✓	✓	ST19/A (part of site) already a proposed allocation, remainder of site ST19/B or whole site being promoted post EiP.
<b>LUD01/C</b> Land South of School Road, Ludham	2.15*	40**	✓	✓	✓	Site was actively promoted throughout EiP and pre application advice sought.
<b>MUN03/A</b> Land off Cromer Road & Church Lane, Mundesley	0.72*	15**	✓	✓	✓	Part of site is already allocated in the Local Plan, extent of additional land determined post EiP.
<b>BLA01/B</b> Land West of Langham Road, Blakeney	3.17	30	✓	✓	✓	Site was actively promoted throughout EiP.
<b>F05</b> Land between Holt Road & Greenway Lane, Fakenham	0.71	21	✓	x	x	At the time of assessment, the site was available and is a current allocation in the adopted Site Allocations DPD but has not come forward. Deliverability is not yet known. The site is located inside the Settlement Boundary.
<b>HV01/C</b> Land East of Tunstead Road, Hoveton	4.2*	30**	✓	✓	✓	Site is an extension to an existing allocation in the Plan and was proposed at Reg.19 and put forward for allocation at the EiP.
<b>HV06/A</b> Land at Stalham Road, Hoveton	2.94	50	✓	✓	✓	Site was a previous option, not promoted at EiP but discussed with promoters post EiP.
<b>BRI02/C</b> Land at Astley Primary School, Briston	5.6*	50**	✓	✓	✓	The extended site was promoted post EiP and in conjunction with the proposed allocation(s) progressing through

						Development Management processes.
<b>Total</b>		791				

\*These figures indicate the extent of the extended area and not the total site area of the extension and the existing allocation.

\*\* These capacity figures indicate the quantum of dwellings that can be provided within the extended site area and does not show the total capacity of the entire site.

2.6. The following table provides a simplified summary for each alternative site. Where an extension to an existing allocation is being considered, the change to the site’s total area and capacity will change as a result to the following:

**Table 2. Total Site Areas**

Site Name	Total Area (ha)	Total Capacity
C22/4	44	500
ST19/A & B	7.25	150
LUD01/A & C	3.4	52*
MUN03/A & B	3.2	45
HV01/C	10.6	150
BRI02/C	9.4	90

\*This figure is based on the capacity of the planning permission received for the proposed allocation, LUD01/A for 12 dwellings. The allocation within the plan for LUD01/A is for 20 dwellings which would result in a total across both sites of 60 dwellings.

### Group B - Additional Sites

2.7. Group B sites are those that have been selected through a review of individual site assessments contained within each Site Assessment Booklet. This review looked at the potential for sites that were not considered suitable for development but were discounted from the process on grounds that could still allow some development to occur albeit on a smaller scale. Examples of this would be:

- Sites that were discounted from the process for being too large in scale.
- Sites that were discounted from the process for constraint reasons that could potentially be mitigated through smaller, more sensitive scale development.
- Sites that were discounted from the process for being too far from the town centre but are still within reasonable walking distance to other key services and facilities such as a train station.

2.8. The potential-sites listed within this group would require further assessment to identify the potential scale at which the sites could be considered suitable for development and allocation in the Local Plan and consult the necessary specialists. The Council would need to engage with the relevant landowners, agents or promoters of the sites to understand their willingness to progress the allocation of a site. Additionally, as referred to above, consideration would need to be given to any additional growth impacts in locations with existing proposed allocations.

2.9. The sites identified in Group B are:



- C19/2, Land at Compitt Hills (Larner’s Plantation), Cromer
- ST04, Land at Brumstead Road, Stalham
- HV05, Land at Horning Road, Hoveton

2.10. The table below provides a simplified summary for each alternative site.

**Table 3. Group B Sites Summary**

Site Name	Area (ha)	Capacity	Suitable	Available	Deliverable Within 5 Years	Current Status
<b>C19/2</b> Land at Compitt Hills, Cromer	4.96	100	x	✓	x	The site was discounted from the site assessment process, but a smaller portion of the site could be considered suitable for development pending appropriate mitigation to constraints.
<b>ST04/A</b> Land at Brumstead Road, Stalham	5	45	✓	x	x	At the time of assessment, the site was not suitable but a review identifies a portion could be suitable. The site was available at the time of assessment, deliverability is not yet known.
<b>HV05</b> Land at Horning Road, Hoveton	13.38	150	x	✓	x	Site was promoted at Reg.19, the site was available at the time. Deliverability is not yet known.
<b>Total</b>		295				

### Site Area & Capacity

2.11. The site areas and capacity provided within the tables above were either determined by the Council using a desktop assessment or provided by the relevant promoters.

## 3) Site Assessment Conclusions

3.1. The following sites are considered suitable for allocation as an additional site. The detailed assessments are included in the appendix to this document. The conclusions of these assessments are provided below:

### Group A Sites

#### **C10/1, Land at Runton Road / Clifton Park, Cromer**

3.2. There are no significant constraints on-site however, the site can be considered to lie within the setting on the National Landscape, therefore, development will need to be

sensitive in its design and avoid extension of its built form too far westwards towards this designation. Access from Runton Road is suitable however alternative access from Clifton Park to the east could also be suitable. The presence of the WRC to south has no impact on the development suitability but some consideration in the site's design should be given towards its location, preferably providing a buffer of open space and landscaping between the WRC and the built form. There are no designated heritage assets on-site and there is no impact on the setting of assets in the wider area. The Sustainability Appraisal provided a positive scoring, and the site is well located to existing services and facilities in Cromer. In addition, the site is referred to by the Inspector, [Examination reference EH006 (f), who states in paragraph 29 *"a further site outside the National Landscape, Land at Runton Road/Clifton Park was proposed as an allocation for 90 dwellings in the 2019 draft plan but was not carried forward into the submitted plan. The merits of this site should clearly be reconsidered..."* as an additional allocation. The site is suitable, available and deliverable. It lies within single ownership.

#### **C22/4, Land West of Pine Tree Farm, Cromer (Extension)**

3.3. The site is an existing allocation in the Local Plan (C22/2) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension to this allocation will progress the site further southwards and further into the National Landscape, which the entire site lies within, this will require landscape mitigation to off-set the visual impact on the landscape and soften the impact on wider views. Although clearly a significant development in the context of the existing town it is considered that development of the site would appear as a natural extension to the settlement and could be carefully designed to minimise any adverse effect on the wider landscape and as such represent an appropriate addition to the town which is broadly in keeping with the character of the area. The extension is located south of Beckett's Plantation which is already identified in the Site-Specific Policy for C22/2 as a feature that needs to be retained and enhanced, alongside existing RoW connections. The extension will need to avoid any negative impact and support this policy requirement. There are no heritage assets within the extension and existing assets are a significant distance away from this part of the site where there will be no impact on their significance/setting. Mitigation against the impact on the Grade II Pine Tree Farmhouse is already established in the site-specific policy for C22/2. The extension will help to deliver an existing requirement to provide a roundabout on the A149 by providing additional land for its construction. The Sustainability Appraisal assessed the site as Positive and Mixed for environmental impacts. The site is suitable, available and deliverable. It lies within single ownership.

#### **NW16, Land at End of Mundesley Road, North Walsham**

3.4. The site includes a County Wildlife Site that lies to the west and intersects through the site, encompassing the Paston Way Trail. Design will need to carefully consider its impact on this designation and where possible, enhance the existing features of the CWS. The Paston Way Trail is also positioned at a lower elevation to the rest of site which becomes more severe towards the Mundesley Road access point, the layout of the site will need to avoid providing residential development in this location, instead offering open space

and landscaped buffering. Access will be primarily from the B1145 and enter the site to the north-west, and will need to cross the Paston Way Trail, as aforementioned, the design will need to carefully consider the impact of any crossing over this designation. An additional secondary access could potentially be provided from Mundesley which lies immediately adjacent to the site's south-western boundary however, the principal access should be from the B1145. In addition to this, there is an opportunity to provide a pedestrian/cycle link that could connect the site to Acorn Road, which would improve the site's connectivity with the existing development to the south. The site's elevation undulates throughout site's area and landscape mitigation should be provided along the northern and eastern boundary to mitigate the impact of views from the north and the setting of any nearby heritage assets. The Sustainability Appraisal assessed the site as Positive and Mixed for environmental impacts. The site is suitable, available and deliverable. It lies within single ownership.

### **ST19, Land adjacent to Ingham Road, Stalham (Extension)**

3.5. The site is an existing allocation in the Local Plan (ST19/A) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension will extend the site north-eastwards and is well situated within the existing built form, complementing the existing development on the other side of Ingham Road. Landscape mitigation will be required along the north-eastern boundary to off-set the impact on wider views and provide a buffer between the development and existing dwellings. The Sustainability Appraisal assessed the site as Positive. The site is suitable, available and deliverable. It lies within single ownership.

### **LUD01/C, Land South of School Road, Ludham (Extension)**

3.6. The site is an existing allocation in the Local Plan (LUD01/A) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension will extend the site south of the allocation, LUD01/A and to its south-west. There are no significant constraints on-site however, the extension does remain within the setting of the Grade I listed, St. Catherine's Church. To mitigate the site's impact, an area of open space should be provided to retain the existing open views of the church from across the site area to School Road and beyond. In addition, a landscaped buffer should be provided along the extension's northern frontage that helps soften views from the north. Access will be provided by Norwich Road or Willow Way however, a pedestrian access to the existing allocation, utilising the aforementioned area of open space should also be provided to help improve connectivity between the two areas of development and the existing built form. The Sustainability Appraisal assessed the site as Positive and Mixed for environmental impacts. The site is suitable, available and deliverable. It lies within single ownership.

### **HV01/C, Land East of Tunstead Road, Hoveton (Extension)**

3.7. The site is an existing allocation in the Local Plan (HV01/B) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension was discussed at the aforementioned

hearing sessions and proposed as a modification to the Local Plan at that time. The extension includes no significant constraints and will extend the site northwards which may potentially have some impact on the setting of the heritage asset to the north, the Grade II\* Listed Church of St Peter which lies north of St. Peter's Lane, landscape mitigation may be required to off-set any impact on this designation. Access for the site is from Tunstead Road, the extension will not require an additional access however it does provide an opportunity to provide a through connection to Stalham Road and the adjoining allocation, HV06/A. Due to the increase in development in Hoveton from this site and HV06/A, A joint Transport Assessment for both sites will be required to assess the impact on the wider road network and provide any necessary mitigation. HV01/C and HV06/A will also need to provide foul drainage mitigation by adding a pipeline which will take foul water from both allocations and Brook Park to Belaugh Water Recycling Centre as required by Anglian Water. The Sustainability Appraisal assessed the site as Positive. The site is suitable, available and deliverable. It lies within single ownership.

#### **HV06/A, Land at Stalham Road, Hoveton**

3.8. There are no significant constraints on-site. Access can be achieved from Stalham Road and there is potential for vehicular and pedestrian access to connect to the adjoining allocation, HV01/C. Due to the increase in development in Hoveton from this site and HV06/A, A joint Transport Assessment for both sites will be required to assess the impact on the wider road network and provide any necessary mitigation. HV01/C and HV06/A will also need to provide foul drainage mitigation by adding a pipeline which will take foul water from both allocations and Brook Park to Belaugh Water Recycling Centre as required by Anglian Water. The site extends westwards, away from Stalham and sits slightly further north than the adjoining allocation, HV01/C. As a result, it may have some impact on the heritage asset, St Peter's Church, to the north and landscape mitigation should be sought to off-set any possible impact. The site is not considered to be a countryside gap as it does not result in coalescence and represents a suitable in-fill opportunity. There is an existing hedgerow along the site's frontage to Stalham that may need to be partially lost to provide access, the remainder should be retained and enhanced where appropriate. The Sustainability Appraisal assessed the site as Positive. The site is suitable, available and deliverable. It lies within single ownership.

#### **BLA01/B, Land West of Langham Road, Blakeney**

3.9. There are no significant constraints on-site however, the site does lie entirely within the Norfolk Coast National Landscape. Mitigation will be required, and development should be located to the north-east of site, immediately adjacent to the existing built form in order to limit the site's impact on this designation and landscape mitigation along the western boundaries will off-set the site's impact on wider views from the west. This will also help mitigate any impact on the setting of two heritage assets that lie to the west of the site. The original conclusion set out in the Site Assessment Booklet is based on a larger site (BLA01/A) that could have provided a higher capacity. It is considered that a smaller portion (as now being promoted through BLA01/B) is suitable and can alleviate the concerns mentioned above through appropriate mitigation schemes. Access to the

site can be achieved from Langham Road where a new footway will be required to connect the access to the existing built form. No vehicular access should be provided from Morston Road. The Sustainability Appraisal assessed the site as Neutral, with a mixed score for environmental impacts. The site is suitable, available and deliverable. It lies within single ownership.

### **BRI02/C, Land at Astley Primary School, Briston (Extension)**

3.10. The site is an existing allocation in the Local Plan (BRI02) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension will extend the site southwards and wrap around the existing school. Development will need to be situated to the north of the extension to provide a comprehensive design with the existing proposed allocation, BRI02, and provide open space/landscape mitigation that will help off-set impacts on wider views from the south. Access via Fakenham Road is already established via BRI02, no additional access is required. The Sustainability Appraisal assessed the site as Positive. The site is suitable, available and deliverable. It lies within single ownership.

### **MUN03/A, Land off Cromer Road & Church Lane, Mundesley (Extension)**

3.11. There are no significant constraints on-site. The site is an existing allocation in the Local Plan (MUN03/B) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension will extend the site westwards to incorporate an unused railway embankment and land to the south-west, adjacent to Church Lane. The extension's western boundary forms an existing tree belt that should be retained and enhanced to mitigate wider views from the west. Access to the extension will be from Church Lane along the site's southern frontage where pedestrian access will also need to be established. Access should not be provided onto Links Road due to the differing elevations. The railway embankment provides an opportunity to provide an area of open space that can link to the areas of development together to provide a more comprehensive scheme. The Sustainability Appraisal assessed the site as Positive and Mixed for environmental impacts. The site is suitable, available and deliverable. It lies within single ownership.

3.12. Of the Group A sites, the following sites are not considered appropriate at this time:

- F05, Land between Holt and Greenway Lane, Fakenham

3.13. F05 is not considered suitable for allocation as an additional site. This is due to this site being located within the existing settlement boundary of Fakenham and as such policies already allow the site to come forward.

### **Group B Sites**

3.14. There are no significant constraints on-site. Access can be achieved from Brumstead Road although the existing footway along the road and site's frontage will need to be improved and connect to Lyndford Road. The presence of a tall, mature hedgerow at the entrance to Lyndford Road prevents any connection onto Lyndford from within the site

however, the hedgerow will not impact access from Brumstead Road, and a pedestrian access can be achieved along the site's frontage therefore, this hedgerow should be retained and enhanced. Additionally, opportunities should be sought to improve the PROW to the east and this can be used as an opportunity to provide connectivity between the site and residential development to the south. The site may have some impact on the long-range views from the north and landscape mitigation should be provided to offset this. The site has good access to existing services, facilities and the town centre which lies to the south. The Sustainability Appraisal assessed the site as Positive.

3.15. Of the Category B sites, the following sites are not considered appropriate at this time:

- C19/2, Land at Compitt Hills (Larner's Plantation), Cromer
- HV05, Land at Horning Road, Hoveton

3.16. C19/2 was initially discounted from the site assessment process due to concerns regarding access onto Roughton Road and the site's impact on the wider landscape. After consultation with the Highways Authority, an acceptable solution to providing a safe access on Roughton Road cannot be realistically achieved and therefore, the site cannot be considered as a proposed allocation.

3.17. HV05 was initially discounted from the site assessment process due to its size and intrusion into the open countryside as it would extend beyond the existing built form of the settlement. Though the Council have reviewed a possible smaller portion of the site, it is considered that this issue cannot be resolved without significant landscaping mitigation measures. Depending on the scale of development, there is also the potential for offsite traffic impacts and there are existing constraints on Horning Road that may prevent more than one safe point of access into the site. The site also lies towards the lower end of Hoveton where there are known issues with water ingress into the wastewater network, no solution or further information has been provided and as such cannot realistically be considered as a proposed allocation at this time. However, the Sustainability Appraisal assessed the site as Positive and an alternative scheme that adequately addresses the issues on this site could come forward through other means such as Development Management or Neighbourhood Planning.

## Appendix 1: Additional Sites Assessment

<b>Cromer</b>	
<b>C10/1 Land at Runton Road/Clifton Park</b>	
<b>Conclusion from Site Assessment Booklet:</b>	Considered suitable for development, on the basis of a lower density scheme at Reg 18 stage. However, at Reg 19 the site was discounted from further consideration on the basis of there being greater public benefits from other sites.
<b>Sustainability Appraisal:</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent National Landscape [previously known as AONB], close proximity CWSs (Cromer Sea Front, Hall Wood &amp; Cromer Old Cemetery), SSSI &amp; local geodiversity site (East Runton Cliffs), scrub, dry grassland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to local healthcare service, education facilities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<b>HRA:</b>	The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns.
<b>Heritage Impact Assessment:</b>	No designated heritage assets are identified on the site however a number of assets are within the wider vicinity. The heritage impact assessment [Examination Reference C10], concludes that development of the site would have no impact on the significance of these heritage assets including any contribution made to their significance by their settings and limited impact overall on the wider Historic environment.
<b>Highways:</b>	Appropriate access can be achieved from Runton Road to the north or, there is an existing spur from the adjacent Clifton Park development that is suitable for access.
<b>Anglian Water:</b>	A WRC lies to the south of the site. Previously, Anglian Water raised some concerns over odour emissions potentially having an effect on development. Significant headroom exists in Cromer to accommodate future growth. The draft DWMP states the long-term strategy i.e. beyond the Local plan period of increasing WRC capacity by ensuring a 10% reduction in surface water entering the network.
<b>Nutrient Neutrality:</b>	Not within a nutrient zone.

<b>Landscape:</b>	The site lies to the west of Cromer and is bounded by residential development at Clifton Park to the east and a railway line to the south. The site is not within the Norfolk Coast National Landscape but could have some impact on its setting as the National Landscape designation area lies to the west of the site. The site consists of open scrub/grassland with woodland to the west and there are recreational pathways that intersect the site, especially to the south where the elevation of the site undulates. The extent of the site is visible from Runton Road to the north. The site includes several pedestrian connections that intersect in different directions, it is essential that development retain and enhance these connections in particular, ensuring that connections are provided to areas beyond the site's extent and including a northern-southern pedestrian route along the eastern boundary of the site that also provides access to Clifton Park.
<b>Other:</b>	The site is of recreational interest and pedestrian access throughout the site should be retained and enhanced.
<b>Conclusion:</b>	<p>There are no significant constraints on-site however, the site can be considered to lie within the setting on the National Landscape, therefore, development will need to be sensitive in its design and avoid extension of its built form too far westwards towards this designation. Access from Runton Road is suitable however alternative access from Clifton Park to the east could also be suitable. The presence of the WRC to south has no impact on the development suitability but some consideration in the site's design should be given towards its location, preferably providing a buffer of open space and landscaping between the WRC and the built form. There are no designated heritage assets on-site and there is no impact on the setting of assets in the wider area. The Sustainability Appraisal provided a positive scoring, and the site is well located to existing services and facilities in Cromer. In addition, the site is referred to by the Inspector, who states in paragraph 29 of his initial letter [Exam ref EH006(f)] "<i>a further site outside the National Landscape, Land at Runton Road/Clifton Park was proposed as an allocation for 90 dwellings in the 2019 draft plan but was not carried forward into the submitted plan. The merits of this site should clearly be reconsidered...</i>" as an additional allocation.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>
<b>C22/4 Land West of Pine Tree Farm</b>	
<b>Conclusion from Site Assessment Booklet:</b>	The smaller site C22/2 is considered suitable for development, the site is already identified as an allocation in the submitted Plan.
<b>Sustainability Appraisal:</b>	Overall, the site scores as <b>negative and positive Environmental</b> - Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential for remediation of contamination. Potential negative biodiversity impact; within National Landscape, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.



	<p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
<b>HRA:</b>	The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns.
<b>Heritage Impact Assessment:</b>	There are no designated heritage assets on the extension to the existing allocation. However, the existing allocation does lie adjacent to three of the boundaries of the Grade II listed Pine Tree Farmhouse. The extension therefore has the potential to contribute to impact of the setting of the grade II listed building however, the existing policy (C22/2) already provides appropriate mitigation to alleviate these impacts. The extension will need to expand on these requirements where appropriate. Several designated heritage assets are also identified further afield. However, given the significant distances the HIA concludes in relation to these that development of the site would have no impact on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.
<b>Highways:</b>	Access can be achieved from the A149 and there is an existing requirement to provide two access points on this road. The southerly access point is required by previous highways comments at Regulation 18 & 19 to provide a roundabout.
<b>Anglian Water:</b>	Significant headroom exists in Cromer to accommodate future growth. The draft DWMP states the long-term strategy i.e. beyond the Local plan period of increasing WRC capacity by ensuring a 10% reduction in surface water entering the network.
<b>Nutrient Neutrality:</b>	Not within a nutrient zone.
<b>Landscape:</b>	The site is within the Norfolk Coast National Landscape. Justification for the Local Plan's need to include allocations in the National Landscape is set out in the Council's Matter 5 statement. [Examination reference EH011 (a)(1)]. The Norfolk Coast National landscape has a striking diversity of scenery, embracing a rich mix of coastal features contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. The site falls within the wider Tributary Farmland Landscape Character Type. The Tributary Farmland Type is generally characterised by open and rolling/undulating rural farmland with some elevated plateau areas and a rich diversity of minor settlement, woodland and historic estates. The landscape retains a rural character with dark night skies. The extension to the existing allocation consists of one smaller sized arable field adjacent to Roughton Road to the west, and one larger field that warps around the southern extent of Beckett's Plantation and are, in the main, shielded from view by Pine Tree Farm and the residential properties along the Norwich Road on the east; by the railway line to the north and by

	<p>the Beckett's Plantation. This woodland and the wooded hedge lined boundaries along the sites southern boundaries are to remain as local landscape features, so the development of the site could be well contained. There is a public footpath which runs through the site and residential development would change the characteristics of the landscape and impact on the views outwards from this public footpath. The approach along the Norwich Road into Cromer starts to become urbanised on the western side of Norwich Road with the ribbon development of 18 properties. Development of the extension to the existing allocation would extend development further away from the built form of Cromer and become more exposed to wide ranging views. Mitigation would be required along southern boundary primarily, which would include enhancing existing natural buffers and providing opportunities for open space that enhance recreational activity where appropriate. Although clearly a significant development in the context of the existing town it is considered that development of the site would appear as a natural extension to the settlement and could be carefully designed to minimise any adverse effect on the wider landscape and as such represent an appropriate addition to the town which is broadly in keeping with the character of the area. With the inclusion of this necessary mitigation and sympathetic design of residential development, the site would not significantly impact on the special qualities of the National Landscape.</p>
<b>Other:</b>	<p>There is a public Right of Way that intersects the site which should be retained and enhanced.</p>
<b>Conclusion:</b>	<p>The site is an extension to an existing allocation in the Local Plan (C22/2) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension to this allocation will progress the site further southwards and further into the National Landscape, which the entire site lies within, this will require landscape mitigation to off-set the visual impact on the landscape and soften the impact on wider views. Although clearly a significant development in the context of the existing town it is considered that development of the site would appear as a natural extension to the settlement and could be carefully designed to minimise any adverse effect on the wider landscape and as such represent an appropriate addition to the town which is broadly in keeping with the character of the area. The extension is located south of Beckett's Plantation which is already identified in the Site-Specific Policy for C22/2 as a feature that needs to be retained and enhanced, alongside existing PRow connections. The extension will need to avoid any negative impact and support this policy requirement. There are no heritage assets within the extension and existing assets are a significant distance away from this part of the site where there will be no impact on their significance/setting. Mitigation against the impact on the Grade II Pine Tree Farmhouse is already established in the site-specific policy for C22/2. The extension will help to deliver an existing requirement to provide a roundabout on the A149 by providing additional land for its construction. The Sustainability Appraisal assessed the site as Positive and Mixed for environmental impacts.</p>

	The site is suitable, available and deliverable. It lies within single ownership.
<b>North Walsham</b>	
<b><i>NW16, Land at End of Mundesley Road</i></b>	
<b>Conclusion from Site Assessment Booklet:</b>	Considered suitable for development but was not selected as an allocation due to significant growth being offered by other sites and not being required to address the then housing numbers.
<b>Sustainability Appraisal:</b>	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (The Thatched Cottage). Potential negative biodiversity impact; includes land of CWS (Paston Way &amp; Knapton Cutting), arable, mature trees / hedgerow to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<b>HRA:</b>	The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns.
<b>Heritage Impact Assessment:</b>	The HIA concludes [Examination Reference C10], that development would see limited impact on the historic environment but with some potential impact on two Grade II listed buildings to the north-west. Recommended that policy wording is used to ensure consideration is given to appropriate assets.
<b>Highways:</b>	<p>The site should be provided with access from the B1145, subject to detailed design and the provision of land to the north-west, immediately adjacent to the B1145 and which is within the site's boundary and will be used only for the provision of open space and access/highway development.</p> <p>There is potential for a secondary access from Mundesley Road which lies adjacent to the south-western extent of the site's boundary, but this should not be used as the primary access for the site. Lyngate Road provides an alternative connection between the B1145 and Mundesley Road but is considered to be constrained and in places quite narrow. Due to the residential nature of the area A pedestrian / Cycle access can also be provided onto Acorn Road.</p>

<b>Anglian Water:</b>	There is available headroom for growth in North Walsham, however investment is likely required as a result of additional growth in North Walsham to ensure that water supply and wastewater capacity is available in addition to the delivery of comprehensive green infrastructure incorporating sustainable urban drainage and flood water & storage measures.
<b>Nutrient Neutrality:</b>	NW lies within the catchment of the River Bure and its surface water catchment zone. However, its foul water does not drain into the River Bure catchment, instead it discharges to NW Wastewater Treatment Works and then pumped to Mundesley and then out to sea. In light of this, NW is not affected by NN requirements. It is not necessary therefore to demonstrate mitigation proposals. – More detail is included in the Appendix to the Council’s Matter 5 statement. [EH011(a)(1)]
<b>Landscape:</b>	The site is situated on arable land on the northeast edge of North Walsham. A disused railway line intersects diagonally across the northwestern part of the site. The land is bounded by residential properties along its southern boundary and part of the western boundary also however, the northern boundary abuts Little London Road where there is a significant change in elevation on either side of this road and an existing tree belt. The site experiences undulating elevation, particularly where the disused railway line is situated as the embankments are steep and deep (though this elevation becomes less severe to the north). Development should not be located immediately adjacent to the disused railway line which is now a public Trail and a County Wildlife Site. The site is not within the Norfolk Coast National Landscape.
<b>Other:</b>	<p><b>Paston Way:</b></p> <p>The Paston Gateway footpath &amp; CWS runs north-south intersecting the access from the main road to the rest of the site. Currently, proposals are for a bridge to pass over this footpath which is set below the level of the rest of the site on both sides. There is an existing brick bridge that connects Mundesley Road to the main B-road. This cannot be surpassed as it is the only connection from that end of Mundesley Road to the main B-road. There is an opportunity in the policy wording to make this bridge an attractive design to try and mitigate its impact on the footpath.</p> <p>The Offshore Wind Farm Order 2022 (SI 2022 No. 138) (as amended) is relevant to part of this site. The Order limits for the onshore transmission works (duct installation) and access management plans cross the northwestern triangular portion of NW16 land and the northwestern corner of the main parcel of NW16 land. An access has been constructed in association with these Order works on the western side of the B1145 to the north of the Quaker Burial Ground and opposite the layby which is adjacent to the western boundary of the triangular part of NW16.</p>
<b>Conclusion:</b>	The site includes a County Wildlife Site that lies to the west and intersects through the site, encompassing the Paston Way Trail. Design will need to carefully consider its impact on this designation and where possible, enhance the existing features of the CWS. The Paston Way Trail is also positioned at a lower elevation to the rest of site which becomes more severe towards the Mundesley Road access point, the layout of the site will need to avoid providing residential development in this location, instead offering open space and landscaped buffering. Access will be

	<p>primarily from the B1145 and enter the site to the north-west, and will need to cross the Paston Way Trail, as aforementioned, the design will need to carefully consider the impact of any crossing over this designation. An additional secondary access could potentially be provided from Mundesley which lies immediately adjacent to the site's south-western boundary however, the principal access should be from the B1145. In addition to this, there is an opportunity to provide a pedestrian/cycle link that could connect the site to Acorn Road, which would improve the site's connectivity with the existing development to the south. The site's elevation undulates throughout site's area and landscape mitigation should be provided along the northern and eastern boundary to mitigate the impact of views from the north and the setting of any nearby heritage assets. The Sustainability Appraisal assessed the site as Positive and Mixed for environmental impacts.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>
<b>Stalham</b>	
<b>ST19/B, Land adjacent to Ingham Road (Extension)</b>	
<b>Conclusion from Site Assessment Booklet:</b>	<p>Considered suitable, available and deliverable for development. Part of the site (ST19/A) is already identified as an allocation. Expansion area is not included within allocation but was assessed as part of the ST19 site and considered suitable for development. – already an allocation.</p>
<b>Sustainability Appraisal:</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<b>HRA:</b>	<p>The site is within 2500m of the Broadland SPA/Ramsar site, 2500m of The Broads SAC and 5000m of the Greater Wash SPA. The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns.</p>
<b>Heritage Impact Assessment:</b>	<p>There are a number of historic assets within the vicinity of the whole site. The HIA concludes [Examination Reference C10], because of the distances and level of intervening features, including existing residential developments, between the site and the historic assets that development of the site would have no impact on the special qualities or significance of</p>

	these heritage assets including any contribution made to their significance by their settings.
<b>Highways:</b>	Site can be access from Ingham Road as already proposed through the existing allocation, ST19/A. The extension will utilise access through the already proposed allocation and will not require an additional access. However, provision of suitable pedestrian/cycle facilities including provision for full extent of frontage will be required. A Transport Assessment is required to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149.
<b>Anglian Water:</b>	Enhancements are required to the foul sewage network capacity. The draft DWMP identified the requirement for Anglian Water to increase capacity, and this has informed the Water Recycling Long-term Plan, 2018 where Investment is identified in the through AMP 7 (2025-2030) and Amp 8 (2025-2030). Beyond the Local Plan period a new further capacity is sought through reduction in surface water by 25% and it is envisaged that a new permit will be required reflecting the increased flows from the EA.
<b>Nutrient Neutrality:</b>	<p>The entirety of Stalham lies within the <b>River Bure – Ant Broads</b> Surface Water Catchment &amp; Foul Drainage catchment.</p> <p>The promoters have been working with Norfolk Rivers Consortium to prepare an NN assessment and mitigation strategy.</p> <p>The conclusions of the Nutrient Neutrality Assessment and Mitigation Strategy are that the site would achieve nutrient neutrality through off-site mitigation measures i.e. securing or purchasing credits. Post-LURA upgrade works, the development shall be nitrogen neutral, and without the need for offsite mitigation as demonstrated in the calculations. However, long term phosphorus mitigation will still be required. Norfolk Rivers Consortium have confirmed that it can deliver all the required mitigation at pace and cost in this area.</p>
<b>Landscape:</b>	The site is situated on arable land to the south of Ingham Road in Stalham. Prominent trees line Ingham Road with predominantly two storey dwellings to the north of Ingham Road. Immediately to the southwest of the site is a relatively new residential development of a mix of a single and two storey dwellings. There are agricultural fields to the south of the site. The topography of the site is fairly flat and there are long range views from the public right of way (to the south-west of the site) to the Church of the Holy Trinity (Ingham). The site is not within the Norfolk Coast National Landscape. The extension to this site progresses development further into arable land but remain well situated to the built form of Stalham but the design of the site should consider the setting of the settlement’s character in this area.
<b>Other:</b>	N/A
<b>Conclusion:</b>	The site is an existing allocation in the Local Plan (ST19/A) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension will extend the site north-eastwards and is well situated within the existing built form, complementing the existing development on the other side of Ingham Road. Landscape mitigation will be required along the

	<p>north-eastern boundary to off-set the impact on wider views and provide a buffer between the development and existing dwellings. The Sustainability Appraisal assessed the site as Positive.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>
<b>ST04/A, Land at Brumstead Road</b>	
<b>Conclusion from Site Assessment Booklet:</b>	<p>The site was previously discounted from further consideration. Development on the site would extend into the open countryside having a greater impact on the quality of the landscape than the proposed alternatives sites put forward. The site is also poorly located in relation to services and facilities and includes a larger area of high-grade agricultural land. Better alternatives existed at the time to meet the required residential requirements.</p>
<b>Sustainability Appraisal:</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<b>HRA:</b>	<p>The site is within 2500m of the Broadland SPA/Ramsar site, 2500m of The Broads SAC and 5000m of the Greater Wash SPA . The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns.</p>
<b>Heritage Impact Assessment:</b>	<p>A Grade II listed church, St Peter’s Church lies approx. 1km to the north of the site. The church is not visible from long ranging views, a copse of trees directly south of the church and existing mature hedgerows helps prevent any views of the church from the south. The site will not have an impact on the setting of the church. Several designated heritage assets are identified to the south and southwest of the site. The HIA concludes in relation to these that because of separation distances and intervening development and topography, development of the site would have no impact on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.</p>
<b>Highways:</b>	<p>Access from Brumstead Road is achievable subject to suitable access and pedestrian/cycle provision.</p>
<b>Anglian Water:</b>	<p>Enhancements are required to the foul sewage network capacity. The draft DWMP identified the requirement for Anglian Water to increase capacity, and this has informed the Water Recycling Long-term Plan, 2018 where Investment is identified in the through AMP 7 (2025-2030) and Amp</p>

	8 (2025-2030). Beyond the Local Plan period a new further capacity is sought through reduction in surface water by 25% and it is envisaged that a new permit will be required reflecting the increased flows from the EA.
<b>Nutrient Neutrality:</b>	<p>The entirety of Stalham lies within the <b>River Bure – Ant Broads</b> Surface Water Catchment &amp; Foul Drainage catchment.</p> <p>Promoters intend to provide off-site Nutrient mitigation via the purchasing of credits.</p>
<b>Landscape:</b>	<p>The site is situated to the north of Stalham and lies within a flat landscape that is intersected by well-established hedgerows and mature tree belts that break up long ranging views. The site is bounded by built development to the south and a mature hedgerow on the frontage of Lyndford Road, and trees and hedgerows along the site’s frontage with Brumstead Road. The full extent of the site would progress development beyond the existing settlement edge therefore only a portion of the site that mirrors the existing built form of Stalham on the opposite side of Brumstead Road is suitable. The site is not within the Norfolk Coast National Landscape.</p>
<b>Other:</b>	<p>There is a very tall, mature hedgerow that separates the site from the built form of Stalham. Unsure if it would need removing – keeping it will make the site feel separated from the rest of the town but removing it might be significant ecological impact.</p> <p>A public right of way enters the site and runs along its eastern boundary.</p>
<b>Conclusion:</b>	<p>There are no significant constraints on-site. Access can be achieved from Brumstead Road although the existing footway along the road and site’s frontage will need to be improved and connect to Lyndford Road. The presence of a tall, mature hedgerow at the entrance to Lyndford Road prevents any connection onto Lyndford from within the site however, the hedgerow will not impact access from Brumstead Road, and a pedestrian access can be achieved along the site’s frontage therefore, this hedgerow should be retained and enhanced. Additionally, opportunities should be sought to improve the PROW to the east and this can be used as an opportunity to provide connectivity between the site and residential development to the south. The site may have some impact on the long-range views from the north and landscape mitigation should be provided to offset this. The site has good access to existing services, facilities and the town centre which lies to the south. The Sustainability Appraisal assessed the site as Positive.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>
<b>Ludham</b>	
<b>LUD01/C, Land South of School Road</b>	
<b>Conclusion from Site Assessment Booklet:</b>	<p>LUD01/A - Considered suitable, available and deliverable for development. The site is well contained within the landscape, lies behind existing built form along School Road and Norwich Road and is within walking distance to the primary school and other services &amp; facilities.</p>



	<p>Concluded that it was too large in its entirety and that a smaller sized site would be more preferable in scale (LUD01/A)</p> <p>LUD01/B - The site was not considered further due to there being a number of constraints identified. Development of the site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside, away from the built form of Ludham.</p>
<b>Sustainability Appraisal:</b>	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, mostly within FZ1, FZ2 touches part east boundary, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, mature hedgerow / trees to some boundaries. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links.</p> <p><b>Economic</b> – Scores mixed; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
<b>HRA:</b>	<p>The site is within 2500m of the Broadland SPA/Ramsar site, 2500m of The Broads SAC and 5000m of the Greater Wash SPA . The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns. The Appropriate assessment identified relatively low risks which can be addressed at a project level HRA.</p>
<b>Heritage Impact Assessment:</b>	<p>Information provided in booklet – key issue is views of the Church across the site which does not affect the built form of LUD01/C as long as the provision of open space south of the existing allocation remains.</p> <p>Potential residential development of the site would have no impact on the special qualities or significance of the identified heritage assets, and any contribution made to that significance by their settings. It is considered that design and landscaping measures as mentioned above, would enhance the character of the western edge of the settlement.</p>
<b>Highways:</b>	<p>Access could be from Norwich Road via an area of land within the landowner’s ownership that connects Norwich Road to land behind the residential dwellings fronting the road. An alternative access connecting the site to Willow Way could also be considered suitable.</p>
<b>Anglian Water:</b>	<p>Enhancement to the public foul sewerage network may be required, existing policy wording for LUD01/A suitably provides mitigation and can be applied to the extension also. Anglian Water’s Drainage and Wastewater Management Plan identifies investment opportunities for the WRC that accommodates Ludham.</p>
<b>Nutrient Neutrality:</b>	<p>Not within Nutrient Neutrality Zone but lies adjacent to the bure catchment area.</p>

<b>Landscape:</b>	The site is situated on arable land and is bounded by residential development to the east and south. The extension to the existing allocation sites within a landscape that is flat, rural and allows for long ranging views across the site of St. Catherine's Church to south-east which should be retained, as a result of this, no development should be situated to the north-west of the larger field that this is situated within. Pound Lane abuts the site's eastern boundary and is lined with trees and hedgerows, as is School Road to the north. The site is not within the Norfolk Coast National Landscape.
<b>Other:</b>	N/A
<b>Conclusion:</b>	<p>The site is an existing allocation in the Local Plan (LUD01/A) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension will extend the site south of the allocation, LUD01/A and to its south-west. There are no significant constraints on-site however, the extension does remain within the setting of the Grade I listed, St. Catherine's Church. To mitigate the site's impact, an area of open space should be provided to retain the existing open views of the church from across the site area to School Road and beyond. In addition, a landscaped buffer should be provided along the extension's northern frontage that helps soften views from the north. Access will be provided by Norwich Road or Willow Way however, a pedestrian access to the existing allocation, utilising the aforementioned area of open space should also be provided to help improve connectivity between the two areas of development and the existing built form. The Sustainability Appraisal assessed the site as Positive and Mixed for environmental impacts.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>

## Hoveton

### HV01/C Land East of Tunstead Road

<b>Conclusion from Site Assessment Booklet:</b>	The site is suitable and deliverable. The site is well connected in relation to the village centre and services and is adjacent to the high school. The site has suitable highway access and good connections to public transport. The site should also facilitate the delivery of a link road between Tunstead Road and Stalham Road and is a natural extension to the adjacent residential dwellings and the recently built Brook Park development.
<b>Sustainability Appraisal:</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, mature hedgerow / trees to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links,</p>

	<p>leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<b>HRA:</b>	<p>The site is within 2500m of the Broadland SPA/Ramsar site, 2500m of The Broads SAC and 5000m of the Greater Wash SPA . The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns. Anglian Water has previously identified an issue with surface water ingress, any future development in Hoveton will require investment into the WRC to ensure sufficient capacity.</p>
<b>Heritage Impact Assessment:</b>	<p>Both HV01/C and HV06/A may have some impact on the setting of St. Peter's Church which is situated north of these sites. The Grade II* Parish Church of St Peter is situated outside of the settlement and does not have a church tower. Views of the church are possible from the north of HV01/C, and views of the church would be retained from the track to the north. Development of HV01/C would bring residential buildings closer to the southwest of the church than currently exist but there would remain over 400 metres of separation, across an arable field. Given that there is existing residential development to the east of the site, directly south of the church, the impact of development in this location is mitigated. Retention and enhancement of landscaping to the northern edge of the site along with the retention of the existing strong landscaping to the western boundary of the site will help protect the identified heritage asset.</p>
<b>Highways:</b>	<p>Access onto Tunstead Road is acceptable as already established with existing allocation, HV01/B. However, the increase of dwellings for Hoveton on both this site and the additional site, HV06/A will require a joint Transport Assessment to be added to the policy which now supersedes the existing requirement on this site in regard the Hoveton Transport Action Plan document (as set out in Criterion 7).</p>
<b>Anglian Water:</b>	<p>Both HV01/C and HV06/A will need to provide foul drainage mitigation by adding a pipeline which will take foul water from both allocations and Brook Park to Belaugh Water Recycling Centre as required by Anglian Water and set out in the representations provided by the promoter at Regulation 19.</p>
<b>Nutrient Neutrality:</b>	<p>The entirety of Hoveton lies within the <b>River Bure</b> Surface Water Catchment &amp; Foul Drainage catchment. A statutory duty on Anglian Water to upgrade Belaugh Water Recycling Centre in order to upgrade the centre to technical achievable limits by 2030 as detailed in amendments to the LURA. Promoters intend to provide off-site Nutrient mitigation via the purchasing of credits.</p>
<b>Landscape:</b>	<p>The site is situated within arable land to the north of Hoveton. The site is bounded by residential development to the south, east and south-west. The extension to this site will progress development further northwards to about an existing field boundary of trees and hedgerows and would result</p>

	in development wrapping around the northern edge of Brook Park. The extension also lies adjacent to the additional proposed allocation, HV06/A. The site is not within the Norfolk Coast National Landscape.
<b>Other:</b>	N/A
<b>Conclusion:</b>	<p>The site is an existing allocation in the Local Plan (HV01/B) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension was discussed at the aforementioned hearing sessions and proposed as a modification to the Local Plan at that time. The extension includes no significant constraints and will extend the site northwards which may potentially have some impact on the setting of the heritage asset to the north, the Grade II* Listed Church of St Peter which lies north of St. Peter's Lane, landscape mitigation may be required to off-set any impact on this designation. Access for the site is from Tunstead Road, the extension will not require an additional access however it does provide an opportunity to provide a through connection to Stalham Road and the adjoining allocation, HV06/A. Due to the increase in development in Hoveton from this site and HV06/A, A joint Transport Assessment for both sites will be required to assess the impact on the wider road network and provide any necessary mitigation. HV01/C and HV06/A will also need to provide foul drainage mitigation by adding a pipeline which will take foul water from both allocations and Brook Park to Belaugh Water Recycling Centre as required by Anglian Water. The Sustainability Appraisal assessed the site as Positive.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>
<b>HV06/A Land at Stalham Road</b>	
<b>Conclusion from Site Assessment Booklet:</b>	Site is considered suitable for development, but not chosen as a proposed allocation due to there being a more preferable option that meets the housing requirement. The booklet also states that the site lies within an unidentified Countryside Gap along Stalham Road.
<b>Sustainability Appraisal:</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<b>HRA:</b>	The site is within 2500m of the Broadland SPA/Ramsar site, 2500m of The Broads SAC and 5000m of the Greater Wash SPA . The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance

	and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns. Anglian Water has previously identified an issue with surface water ingress, any future development in Hoveton will require investment into the WRC to ensure sufficient capacity.
<b>Heritage Impact Assessment:</b>	Both HV01/C and HV06/A may have some impact on the setting of St. Peter's Church to the north of these sites. The Grade II* Parish Church of St Peter is situated outside of the settlement and does not have a church tower. Views of the church are possible from the north of the site. Development of HV06/A would bring residential buildings closer to the direct south of the church than currently exist, but there would be some 340 metres of separation, across an arable field. Given the existing residential development to the northeast and south of the site, which is directly to the south and southeast of the church, the impact of development at the site on the views from the church would be somewhat mitigated by the existing context. Therefore, it is considered that the development of the site for residential use would have some impact on the significance of the heritage asset, including any contribution made to that significance by its setting. Given the northern extent of the site does not abut an existing field boundary, the provision of a new soft edge to the development will help mitigate the site's impact on this heritage asset.
<b>Highways:</b>	Access onto Stalham Road is acceptable. However, the increase of dwellings for Hoveton on both this site and the additional site, HV01/B will require a joint Transport Assessment to be added to the policy which now supersedes the existing requirement on this site in regard the Hoveton Transport Action Plan document (as set out in Criterion 7 for HV01/B).
<b>Anglian Water:</b>	Both HV01/C and HV06/A will need to provide foul drainage mitigation by adding a pipeline which will take foul water from both allocations and Brook Park to Belaugh Water Recycling Centre as required by Anglian Water and set out in the representations provided by the promoter at Regulation 19.
<b>Nutrient Neutrality:</b>	The entirety of Hoveton lies within the River Bure Surface Water Catchment & Foul Drainage catchment. A statutory duty on Anglian Water to upgrade Belaugh Water Recycling Centre in order to upgrade the centre to technical achievable limits by 2030 as detailed in amendments to the LURA. Promoters intend to provide off-site Nutrient mitigation via the purchasing of credits.
<b>Landscape:</b>	The site is situated on arable land and lies to the north of Hoveton along Stalham Road. The site is flat as is the wider landscape and is bounded by residential development to the east, south and north. The site would also be adjacent to the proposed allocation, HV01/B to the west, effectively bounding this site on all sides by development. The site extends slightly further north than HV01/B where there is no existing field boundary therefore, a soft edge would need to be established to off-set the site's impact on wider views particularly from the north. The site is not within the Norfolk Coast National Landscape.
<b>Other:</b>	The original assessment for the site, as shown in the Site Assessment Booklet for Hoveton, states the site lies within an unidentified countryside gap. No designation exists and the Countryside Gap is not identified on the Local Plan's supporting Policy Maps. The site as assessed at the time,

	represented an infill development between two areas of existing built form to the north and south, both of which are included within the Hoveton Settlement Boundary therefore it cannot be considered to a countryside gap as there is no visual or physical coalescence.
<b>Conclusion:</b>	<p>There are no significant constraints on-site. Access can be achieved from Stalham Road and there is potential for vehicular and pedestrian access to connect to the adjoining allocation, HV01/C. Due to the increase in development in Hoveton from this site and HV06/A, A joint Transport Assessment for both sites will be required to assess the impact on the wider road network and provide any necessary mitigation. HV01/C and HV06/A will also need to provide foul drainage mitigation by adding a pipeline which will take foul water from both allocations and Brook Park to Belaugh Water Recycling Centre as required by Anglian Water. The site extends westwards, away from Stalham and sits slightly further north than the adjoining allocation, HV01/C. As a result, it may have some impact on the heritage asset, St Peter's Church, to the north and landscape mitigation should be sought to off-set any possible impact. The site is not considered to be a countryside gap as it does not result in coalescence and represents a suitable in-fill opportunity. There is an existing hedgerow along the site's frontage to Stalham that may need to be partially lost to provide access, the remainder should be retained and enhanced where appropriate. The Sustainability Appraisal assessed the site as Positive.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>
<b>Blakeney</b>	
<b>BLA01/B Land West of Langham Road</b>	
<b>Conclusion from Site Assessment Booklet:</b>	The site was not considered suitable for development. Development of this site would have a negative effect on the quality of landscape by reducing the rural character, extending into open countryside and would have a greater material impact on wider views, the National Landscape and historic environment than the Preferred Site.
<b>Sustainability Appraisal:</b>	<p>Overall the site scores as <b>neutral</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC &amp; RAMSAR (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast &amp; Wiveton Downs), within Norfolk Coast National Landscape arable land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p><b>Economic</b> – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>

<b>HRA:</b>	<p>Within 1000m of the North Norfolk Coast SAC/SPA/Ramsar site. Within 1000m of the Wash and North Norfolk Coast SAC. Within 1000m of the Greater Wash SPA. The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns.</p>
<b>Heritage Impact Assessment:</b>	<p>A Scheduled Monument, two Bowl Barrows is present on Blakeney Downs, some 230 metres to the west of the site. The Scheduled Monument is screened from the site by Kettle Hill and along with the presence of some intervening properties, there would be little direct impact on the significance of this heritage asset, but there would be some impact, albeit modest, on its setting within Blakeney Downs and Kettle Hill, as development on the site would be immediately adjacent to this SSSI.</p> <p>The HIA concludes that the site could be retained subject to policy requirements and updated development considerations which must include careful consideration of the layout and scale of any residential development on the western edge of the site.</p>
<b>Highways:</b>	<p>Access onto Langham Road is acceptable with local footway improvement included, but no vehicular access is supported from Morston Road to the north.</p>
<b>Anglian Water:</b>	<p>No concerns raised through Regulation 19 representations or identified within the Council's Infrastructure Delivery Plan.</p>
<b>Nutrient Neutrality:</b>	<p>Not within a nutrient zone.</p>
<b>Landscape:</b>	<p>Is within the Norfolk Coast National Landscape. Justification for the Local Plan's need to include allocations in the National Landscape is set out in the Council's Matter 5 statement. [Examination reference EH011 (a)(1)] The Norfolk Coast National landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea.</p> <p>The site is within the Rolling Heath and Arable landscape character area, which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence.</p> <p>The key views of Blakeney would be from the Morston Road to the west and from Langham Road to the southwest of the village. There is only a relatively narrow strip of land that extends down to the Morston Road. The majority of the site is set back from the road and with Kettle Hill to the west of the site, residential development would only be visible from a shorter distance from the west. The view from Langham Road looking northwest provides magnificent views of Blakeney Marshes and Blakeney Downs/ Kettle Hill. The site can be viewed from the Langham Road on the southern approach into Blakeney and on the public right of way that runs from Langham Road along Blakeney Downs.</p>

	<p>The site rises by approximately 11.5m from the low laying properties to the north towards the southern edge of the site where it has a boundary with the Blakeney Downs. Development on the entire field would change the existing character of the land from an arable field to an urban, edge of settlement, residential development.</p> <p>Residential development that would be provided on the entirety of the field that the site is situated within would have a high level of detrimental impact on the character of the Langham Road approach and would have a high detrimental impact on the wider character of the southern part of Blakeney as the open farmland set against the village and coastal marsh view would be lost. Therefore, only a smaller area of the land available, abutting the existing built form should be developed. It is important that any development on this site takes into account the site's impact on the western and southern views and development should include mitigation that incorporates the enhancement of existing natural buffers and the provision of new landscape buffering in conjunction with open space that limits the extent of the development and ensure the built form is kept within the existing built form along Morston Road and the residential development to the east. Although clearly a significant development in the context of the existing settlement, it is considered that development of the site would appear as a natural extension to the settlement and could be carefully designed to minimise any adverse effect on the wider landscape and as such represent an appropriate addition to the town which is broadly in keeping with the character of the area. With the inclusion of this necessary mitigation and sympathetic design of residential development, the site would not significantly impact on the special qualities of the National Landscape.</p>
<b>Other:</b>	N/A
<b>Conclusion:</b>	<p>There are no significant constraints on-site however, the site does lie entirely within the Norfolk Coast National Landscape. Mitigation will be required, and development should be located to the north-east of site, immediately adjacent to the existing built form in order to limit the site's impact on this designation and landscape mitigation along the western boundaries will off-set the site's impact on wider views from the west. This will also help mitigate any impact on the setting of two heritage assets that lie to the west of the site. The original conclusion set out in the Site Assessment Booklet is based on a larger site (BLA01/A) that could have provided a higher capacity. It is considered that a smaller portion (as now being promoted through BLA01/B) is suitable and can alleviate the concerns mentioned above through appropriate mitigation schemes. Access to the site can be achieved from Langham Road where a new footway will be required to connect the access to the existing built form. No vehicular access should be provided from Morston Road. The Sustainability Appraisal assessed the site as Neutral, with a mixed score for environmental impacts.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>



<b>Briston</b>	
<b>BRI02/C Land at Astley Primary School</b>	
<b>Conclusion from Site Assessment Booklet:</b>	The site is suitable, available and deliverable. It is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage. It is considered one of the most suitable sites for Briston and Melton Constable.
<b>Sustainability Appraisal:</b>	Overall the site scores as <b>positive</b> <b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity CWS (Briston Gorse), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land. <b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. <b>Economic</b> – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.
<b>HRA:</b>	Within 5000m Norfolk Valley Fens SAC. The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns.
<b>Heritage Impact Assessment:</b>	Limited impact on the historic environment, development proposals should have regard to the policy requirements set out in the Site-Specific policy.
<b>Highways:</b>	Access onto Fakenham is already established through the existing allocation. Access to the extension will be through BRI02 north of the extension.
<b>Anglian Water:</b>	The draft DWMP identified the use of mixed strategies including the use SUDs in any development within the plan a period (up to 2035) and a longer-term strategy beyond the plan period of reducing surface water intake by 50% to the network to improve WRC capacity.
<b>Nutrient Neutrality:</b>	Intend to address nutrient neutrality by providing mitigation within the Landowner's ownership on land on the farm which is located on the upper reaches of the Bure system.
<b>Landscape:</b>	The site is situated on arable land and is bounded by the school to the east and residential development to the west. The extension to this proposed allocation is flat and will progress development further south and south-eastwards, effectively wrapping around the school and abutting an existing field boundary which should be retained to off-set the site's impact on long ranging views from the south. Not within the Norfolk Coast National Landscape.

<b>Other:</b>	N/A
<b>Conclusion:</b>	<p>The site is an extension to an existing allocation in the Local Plan (BRI02) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension will extend the site southwards and wrap around the existing school. Development will need to be situated to the north of the extension to provide a comprehensive design with the existing proposed allocation, BRI02, and provide open space/landscape mitigation that will help off-set impacts on wider views from the south. Access via Fakenham Road is already established via BRI02, no additional access is required. The Sustainability Appraisal assessed the site as Positive.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>
<b>Mundesley</b>	
<b>MUN03/A Land off Cromer Road &amp; Church Lane</b>	
<b>Conclusion from Site Assessment Booklet:</b>	This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal and site Assessment processes reflecting its relatively integrated location and minimal environmental constraints.
<b>Sustainability Appraisal:</b>	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Adjacent CERZ (northern boundary). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Could result in loss of designated open land area.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high-speed broadband uncertain. Could support local services.</p>
<b>HRA:</b>	The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns.
<b>Heritage Impact Assessment:</b>	Part of the existing allocation (MUN03/B) is adjacent to the Conservation Area and situated to the southwest of the Grade II listed All Saint's church. The extension will need to consider wider views of the All Saint's Church, particularly views from Church Lane.

<b>Highways:</b>	Access for the extended area onto Church Lane is achievable. There is a significant difference in levels between the site and Links Road and any work to address this may impact the capacity of the site.
<b>Anglian Water:</b>	Anglian Water's Drainage and Wastewater Management Plan identifies investment opportunities for the WRC that accommodates Mundesley. Anglian Water confirm (Regulation 19 response) to the proposed submission Local plan (Jan 2021) that If required investment at Mundesley could increase capacity in AMP8 (2025-30). Anglian Water's AMP8 plans could be brought forward early in AMP7, (2020 – 2025) to support confirmed growth allocations when the Local Plan is adopted.
<b>Nutrient Neutrality:</b>	Not within a Nutrient Zone.
<b>Landscape:</b>	The site is situated on arable land and rises in elevation from Church Lane to Cromer Road. The site is bounded by residential development to the north, east and south, a holiday park lies further west. An old railway embankment intersects the site and separates the residential area of the extension to the existing allocation, MUN03/B. This embankment should be retained and enhanced. The extension to the site will progress development southwards towards the junction between Church Lane and Links Road where the elevation is not as severe however Links Road does sit above the level of the land abutting it. A mature tree belt bounds the site to the west which should be retained to limit views of the site from west. The site is not within the Norfolk Coast National Landscape.
<b>Other:</b>	N/A
<b>Conclusion:</b>	<p>There are no significant constraints on-site. The site is an extension to the existing allocation in the Local Plan (MUN03/B) and its principle has already been established through the previous Public Examination Hearing Sessions that took place in January-March 2024. The extension will extend the site westwards to incorporate an unused railway embankment and land to the south-west, adjacent to Church Lane. The extension's western boundary forms an existing tree belt that should be retained and enhanced to mitigate wider views from the west. Access to the extension will be from Church Lane along the site's southern frontage where pedestrian access will also need to be established. Access should not be provided onto Links Road due to the differing elevations. The railway embankment provides an opportunity to provide an area of open space that can link to the areas of development together to provide a more comprehensive scheme. The Sustainability Appraisal assessed the site as Positive and Mixed for environmental impacts.</p> <p>The site is suitable, available and deliverable. It lies within single ownership.</p>

## Appendix 2

### Historic Impact Assessment: Additional & Revised Sites

Historic Impact Assessments (HIAs) for the additional sites C10/1, NW16, ST19, MUN03/A are contained in Examination document reference C10. The HIAs for sites C22/4, ST04/A, LUD01/C, HV01/C, HV06/A, BLA01/B and BRI02/C are contained in this appendix.

#### C22/4: Land West of Pine Tree Farm

<b>Site Reference</b>	C22/4
<b>Site Location</b>	Land West of Pine Tree Farm
<b>Buffer Zone</b>	500m

#### Stage 1: Desktop Assessment

<b>Heritage Asset</b>	<b>Within site/ within 500m buffer/ beyond buffer</b>	<b>Name and Location</b>
<b>Listed Building</b>	<b>Within 500m buffer</b>  <b>Beyond buffer</b>	12. Grade II Listed - Pine Tree Farmhouse, Cromer Road  2. Grade II Listed - Cromer Lodge (South) 4. Grade II Listed - Felbrigg Lodge (North) 5. Grade II Listed - Felbrigg Lodge (South) 7. Grade II Listed - 14-15 The Green, Felbrigg including front garden area walls. 8. Grade II Listed - Felbrigg War Memorial, Village Green 9. Grade II Listed - Old Mill House, Old Mill Road, Roughton 10. Grade II Listed - Windmill, Old Mill Road, Roughton 13. Grade II Listed - Northrepps Hall, Hall Road 14. Grade II Listed - Northrepps Cottage, Northrepps Road 16. Grade II Listed, Overstrand Hall, Cromer Road 18. Grade II* Listed - Church of St. Martin, Cromer Road, Overstrand 19. Grade II Listed - Overstrand War Memorial, St. Martins Churchyard, Cromer Road
<b>Conservation Area (CA)</b>	<b>Beyond buffer</b>	6. Felbrigg 15. Overstrand 20. Northrepps
<b>Scheduled Monument</b>	<b>Beyond buffer</b>	11. Tumuli on Roughton Heath
<b>Historic Park and Garden</b>	<b>Beyond buffer</b>	1. Ungraded, Cromer Hall & Stables, Hall Road 3. Grade II* Historic Park & Garden - Felbrigg Hall 17. Ungraded, Overstrand Hall, Cromer Road
<b>Locally Listed Building</b>	<b>None</b>	

## Stage 2: Site Survey

### Site Description (Including form and character, materials, massing and scale)

This site is made up of several adjoining arable fields to the south of Cromer which border residential development to the northern and part of the eastern boundaries. There is also established woodland central to the site, known as Beckett's Plantation, a belt of trees running between two of the fields, as well as hedgerows, some of which are interspersed with trees, marking the existing field boundaries. The railway line runs along the north-eastern boundary of the site, which is also screened by a belt of trees.

The site is within the Norfolk Coast National Landscape (NCNL) and is visible from the south (along the A149 main road) and west (along Roughton Road) and the immediate surrounding area.

Although clearly a significant development in the context of the existing town it is considered that development of the site would appear as a natural extension to the settlement and could be carefully designed to minimise any adverse effect on the wider landscape and as such represent an appropriate addition to the town which is broadly in keeping with the character of the area.

### Designated heritage asset(s) on site?

None.

### If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

### Designated heritage asset(s) within the vicinity of the site?

#### Within 500m buffer

12. Pine Tree Farmhouse, Cromer Road Grade II listed house. Probably C17 in part, with roof raised and additions made in late C18. Painted flint and brick; Belgian tile roof. Rectangular in plan, with extensions to rear under catslide roofs. 4 bay, 2 storey facade. Ground floor left hand 2 bays of brick then flint walling with brick dressings to the remainder. Rendered plinth to 2 left hand bays. The site effectively envelops the property on the north, west and part of the south sides, where there is approximately 80 metres between the building and the eastern boundary of the site.

#### Beyond buffer

2. Cromer Lodge (South) Grade II listed lodge. 1841 on gutter head. J.C. and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. Located approximately 800 metres to the northwest of the site.

3. Felbrigg Hall Grade II\* Historic Park and Garden. Park and woodland developed throughout the C18 from an earlier deer park, possibly at the hand of Humphry Repton, surrounding a C17 Jacobean mansion with C19 gardens simplified in the late C20. Located over 1.6 km to the west of the site.

4. Felbrigg Lodge (North) Grade II listed G.V. II Lodge. 1841 on gutter head. J.C and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. Located over 1.4 km to the west of the site.

5. Felbrigg Lodge (South) Grade II listed lodge. 1841 on gutter head. J.C. and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. Located over 1.3 km to the west of the site.

6. Felbrigg CA, where the easternmost part is over 1 km to the southwest of the site.

7. No's 14-15 The Green, including front garden area walls. Pair of Grade II listed attached cottages. Dated 1777, extended in C19. Flint cobbles with red brick dressings including quoins and

window and door surrounds. Steeply pitched pantile roof with tiled raised gable ends and corbelled brick modillion eaves course. Gable end stacks with brick shafts. Located over 1.2 km to the southwest of the site.

8. Felbrigg War Memorial, Village Green, a Grade II listed stone memorial is located on Felbrigg Green. It comprises a Latin cross with, at the intersection of the cross arms, a sunburst and coronet carved in low relief. The cross rises from a pedestal, square on plan that stands on a single step. The top of the pedestal is moulded, forming a shouldered blind arch to each face. Located over 1.1 km to the southwest of the site.

9. Old Mill House, Old Mill Road, Roughton, Grade II listed house. Early C19. Galleted flint with rendered brick dressings. Glazed black pantile roof. Facade of 4 bays, 2 storeys. Located approximately 760 metres to the southwest of the site.

10. Windmill, Old Mill Road, Roughton Grade II listed Windmill Tower mill disused. Dated 1814 on keystone over window. Brick. Circular on plan. 5 storey tapering column. All windows and doors of c1980 in segmental arched openings. Burned out in 1906. Located approximately 730 metres to the southwest of the site.

11. Tumuli on Roughton Heath including Hare's Hill and Two Hills, located approximately 920 metres to the southwest of the site.

13. Northrepps Hall, Hall Road is a Grade II Listed house, C17 adapted and enlarged C18 and C19. Brick, flint with brick dressings. Tile and pantile roofs. It is located approximately 510 metres to the east of the site.

14. Northrepps Cottage, Northrepps Road, is a Grade II Listed house, now a restaurant. Dated 1793 B.G. on datestone. By William Wilkins, Senior for Bartlett Gurney. Coursed flint with galleting, painted brick dressings. Pantile and tile roofs. Located over 1.2 km to the east of the site.

15. Overstrand Conservation Area, where its southwestern boundary is located over 1.5 km to the northeast of the site.

16. Overstrand Hall, Cromer Road is Grade II listed and is a large house, which used to be a convalescent home and is now a family residence. Circa 1899 by Sir Edwin Lutyens for second Lord Hillingdon. Flint with brick, tile and stone dressings, tiles and a tile roof. It is located over 1.6 km to the northeast of the site.

18. Church of St. Martin, Cromer Road, Overstrand. Grade II\* listed Parish church. Medieval, restored from ruin in early C20. Quaternary and Quarry flint and chert with Lincolnshire Limestone and brick dressings. Slate roofs. West tower, nave, north aisle, chancel, south porch. Located over 1.6 km to the northeast of the site.

19. Overstrand War Memorial, St. Martins Churchyard, Cromer Road is Grade II listed. It comprises a 5m tall Clipsham stone wheel-head cross, pierced and cusped, atop a slender octagonal shaft with moulded collar and foot, surmounting a pentagonal plinth and three-stepped base. Located approximately 1.6 km to the northeast of the site.

20. Northrepps Conservation Area, where its western extent is located approximately 2 km to the southeast of the site.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

**Within 500m buffer**

To the East

12. Pine Tree Farmhouse, Cromer Road is situated in close proximity to the site. The farmhouse is orientated east and west, where the principal elevation of the farmhouse is, facing east, away from the site. There are other non-designated buildings at the address that do not appear to form part of the Grade II listing, which appear to largely envelop the north, west and southern sides of the listed farmhouse. Therefore, any potential residential development of the site is likely to reinforce the cumulative perception of enclosure, in regard to the setting of the farmhouse. However, the existing buildings, some of which appear to be former farm buildings,

along with landscaping, would screen the listed building from the site to the north, south and west.

Overall, the impact to the significance of this heritage asset, including any contribution made to that significance by its setting, would amount to **very modest harm**.

#### **Beyond buffer**

##### To the Northwest

2. Cromer Lodge (South) is located approximately 800 metres away from the site. Given the significant distance, topography and intervening buildings and landscaping, any potential residential development of the site would have **no impact** on the significance of this non-designated asset including any contribution made to the significance by its setting.

##### To the West

No's 3. Felbrigg Hall, 4. & 5. Felbrigg Lodges North and South, 6. Felbrigg CA and 7. No's 14-15 The Green and 8. Felbrigg War Memorial, both in the village of Felbrigg. These heritage assets are located between 1 km and 1.7 km away from the site. Given the significant distances, intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

##### To the Southwest

9. Old Mill House, Old Mill Road, 10. Windmill, Old Mill Road in Roughton and 11. Tumuli on Roughton Heath are located a minimum of some 730 metres away from the site. Given the significant distances, intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings

##### To the East and Northeast

13. Northrepps Hall, Hall Road and 14. Northrepps Cottage, Northrepps Road are located 510 metres and 1.2 km respectively away from the site. Given the distances, intervening railway line, topography and landscaping, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

15. Overstrand CA, 16. Overstrand Hall, Cromer Road and 18. Church of St. Martin, Cromer Road, Overstrand are located a minimum of 1.5km away from the site. Given the significant distances, intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

##### To the Southeast

20. Northrepps CA is located approximately 1.9 km away from the site. Given the significant distance, intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of this heritage asset including any contribution made to the significance by its setting.

**Non-designated heritage asset(s) on site?**

None.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

N/A

**Non-designated heritage asset(s) within the vicinity of the site?**Beyond buffer

1. Cromer Hall & Stables, Hall Road, is an ungraded park and garden, where its southeastern edge is situated approximately 800 metres to the northwest of the site.

17. Overstrand Hall, Cromer Road, is an ungraded park and garden, which is located over 1.5 km to the northeast of the site.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**Beyond bufferTo the Northwest

1. the southeastern edge of Cromer Hall & Stables, Hall Road is situated approximately 800 metres away from the site. Taking account of the distance, intervening landscaping, topography and buildings, any potential residential development would have **no impact** upon the special qualities or significance of this ungraded park and garden including any contribution made to the significance by its setting.

To the Northeast

17. Overstrand Hall, Cromer Road is situated over 1.5 km from the site. Taking account of the significant distance, intervening landscaping, topography and buildings, there would be **no impact** upon the special qualities or significance of this locally listed building including any contribution made to the significance by its setting.

**Landscape Impact (including key views and topography)**

The site is generally flat overall but appears to rise toward the northeast corner. The key views would be from the main A149 Cromer Road when travelling towards Cromer, where several views of the site are possible when looking north-westward. There are also likely to be some views when travelling along the Roughton Road through gaps in the existing field boundaries. There may be some longer distance views from Carr Lane to the south of the site.

**Prominent trees and other natural landscape features (both within and adjacent to the site)**

The area of trees known as Beckett's Plantation, as well as the significant tree belt and hedgerow that runs between fields on the eastern part of the site. There are also established hedgerows, some of which are interspersed by mature trees, that mark most of the existing field boundaries. The railway line runs along the north-eastern boundary of the site, which is also screened by an established tree belt.

Beckett's Plantation is a feature that needs to be retained and enhanced.

**Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement**



**Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.**

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including Pine Tree Farmhouse, a grade II listed building. Development should include the following mitigation measures:

- Retaining and strengthening existing hedges/ trees around and within the site and incorporating new tree planting within the site
- Introducing landscape buffers to the southern and western boundaries of the site
- Dwellings of one or one and a half storey height on the southernmost part of the site.

**Enhancement: What are the potential opportunities for the enhancement of the historic environment?**

There are no designated heritage assets on site. However, the site surrounds 3 sides of the Grade II listed Pine Tree Farmhouse. Any development of the site therefore has the potential to impact the setting of the grade II listed building. Several designated heritage assets are also identified further afield, however given the significant distances the HIA concludes in relation to these that development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

**Stage 4: Evaluating Impact**

**Conclusions and Rag Rating**

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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**ST04/A: Land at Brumstead Road, Stalham**

<b>Site Reference</b>	ST04/A
<b>Site Location</b>	Land at Brumstead Road, Stalham
<b>Buffer Zone</b>	500m

**Stage 1: Desktop Assessment**

<b>Heritage Asset</b>	<b>Within site/ within 500m buffer/ beyond buffer</b>	<b>Name and Location</b>
<b>Listed Building</b>	<b>Within 500m buffer</b>	2. Grade II * Listed - Church of St Mary the Virgin, High Street
	<b>Beyond buffer</b>	3. Grade II Listed - Fire Engine House & Village Lock Up 4. Grade II Listed - House, Rosedale , High Street 5. Grade II Listed - Stable Block, Church Farm, Old Yarmouth Road

		<p>6. Grade II Listed - Church Farmhouse, Old Yarmouth Road</p> <p>7. Grade II Listed – West End Farmhouse, Chapel Field Road</p> <p>Not numbered: Shown to the southeast on the map, Grade II Listed Barn at Stalham Hall Farm, Old Yarmouth Road and the adjacent Grade II Listed Stewards House, Old Yarmouth Road.</p> <p>Shown to the northeast on the map, Grade II * Listed Barn at Grange Farm, Grove Road, Ingham</p> <p>Outside of the map extent: Grade II Listed Church of St Peter lies approximately 1km to the north of the site, along with a Grade II Listed Memorial, 4 metres south of the nave of the church.</p>
<b>Conservation Area</b>	<b>Partially within the 500m buffer</b>	1. Stalham Conservation Area
<b>Scheduled Monument</b>	<b>None</b>	
<b>Historic Park and Garden</b>	<b>None</b>	
<b>Locally Listed Building</b>	<b>None</b>	

## Stage 2: Site Survey

### Site Description (Including form and character, materials, massing and scale)

This is a greenfield site located on the northern edge of the settlement. It lies within a flat landscape that is intersected by well-established hedgerows and mature tree belts that break up long ranging views. The site is bounded to the south by built development, with a mature hedgerow alongside the frontage of Lyndford Road. Mature rural hedgerow, interspersed with trees, exists along the site's frontage with Brumstead Road. On the opposite side of the road lies built development which forms the existing settlement edge.

### Designated heritage asset(s) on site ?

None.

### If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

### Designated heritage asset(s) within the vicinity of the site?

#### To the South

1. Stalham Conservation Area is situated approximately 420 metres to the south of the site.
2. Grade II\* Listed Church of St Mary the Virgin dates back to the 14<sup>th</sup> Century. Whilst being situated approximately 500 metres south of the site, the church tower is prominent within the village, particularly views along High Street and Ingham Road.

#### To the Southeast

3. Grade II Listed Fire Engine House & Village Lock Up. The Lock Up is dated 1820 and the Engine House is dated 1833. The Fire Engine House and Village Lock Up is located some 560 metres southeast of the site, separated by significant levels of intervening development.

4. Grade II Listed House, Rosedale, dates from circa 1800. The listed building is located some 610 metres southeast of the site.

5. Grade II Listed Stable Block at Church Farm dates from the 18<sup>th</sup> Century and is listed for its group value. The listed stable is located some 660 metres from the site to the southeast.

6. Grade II Listed Church Farmhouse is dated 1811. The listed building is approximately 700 metres to the southeast of the site.

Not numbered. Grade II Listed Barn at Stalham Hall Farm, Old Yarmouth Road and the adjacent Grade II Listed Stewards House, Old Yarmouth Road. These listed buildings are approximately 980 metres southeast of the site.

#### To the Southwest

7. Grade II Listed West End Farmhouse, dates from the late 17<sup>th</sup> or early 18<sup>th</sup> Century. The listed building is located some 700 metres to the southwest of the site.

#### To the North

Outside of the map extent: Grade II Listed Church of St Peter lies approximately 1 km to the north of the site, along with a Grade II Listed Memorial, 4 metres south of the nave of the church.

#### To the East

Not numbered. Grade II \* Listed Barn at Grange Farm, Grove Road, Ingham is located approximately 1.1 km east of the site.

#### **If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

##### **Within 500m buffer**

##### **1. Stalham Conservation Area**

The closest part of the Stalham Conservation Area (CA) is approximately 420 metres to the south of the site. The CA extends from High Street to Yarmouth Road. The CA includes five Listed buildings (2, 3, 4, 5 and 6). The CA is separated from the site by previous development, and it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of the CA.

##### **2. Grade II\* Listed Church of St Mary the Virgin**

The church is of more than special interest, dating back to the 14<sup>th</sup> Century, the church therefore has a rich historical interest. The church tower is prominent within the village, particularly views along High Street and Ingham Road. The church is not visible from the site and there is substantial development between the proposed site and the Listed Building. Therefore, it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

##### **Beyond 500m buffer**

3. Grade II Listed Fire Engine House & Village Lock Up & 4. Grade II Listed House, Rosedale  
 Both situated to the southeast of the site, approximately 560 metres and 610 metres respectively. Both buildings are situated within the Stalham CA but surrounded by existing development. The Fire Engine House and Village Lock up are listed for the architectural and historic interest, whilst Rosedale is listed more for its architectural interest. Given the distance of these buildings to the site, it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

5. Grade II Listed Stable Block at Church Farm & 6. Grade II Listed Church Farmhouse  
 The two listed buildings are 660 metres and 700 metres from the site respectively. Given the distance of these buildings to the site, it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

7. Grade II Listed West End Farmhouse  
 The listed building is located some 700 metres to the southwest of the site and is listed for its architectural and historic interest. Given the separation distance and intervening topography, between the site and this listed building, it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

**Non-designated heritage asset(s) on site?**  
 None.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**  
 N/A

**Non-designated heritage asset(s) within the vicinity of the site?**  
 None.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**  
 N/A

**Landscape Impact (including key views and topography)**  
 The comprises part of a larger agricultural field. It is flat and there are moderately long views of the site available in the surrounding area. However, these are broken by the presence of existing, well-established field boundaries. The south side of site abuts existing, high density, residential development. A mature hedgerow separates this site from the adjacent development.

**Prominent trees and other natural landscape features (both within and adjacent to the site)**  
 There is a tall, mature hedgerow that runs alongside the southern boundary of the site, separating it from the adjacent residential development. The hedgerow currently marks the edge of the settlement on the eastern side of Brumstead Road.

### Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

#### Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures,

- Retention and enhancement of the existing hedgerow adjacent to Lyndford Road and the enhancement of the existing hedgerows and mature trees fronting Brumstead Road where possible
- Provision of layout, design and landscaping that respects the site's edge of town setting, including giving careful attention to building heights and materials
- Provision of a landscaped buffer along the northern boundary of the site

#### Enhancement: What are the potential opportunities for the enhancement of the historic environment?

N/A

### Stage 4: Evaluating Impact

#### Conclusions and Rag Rating

Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

## LUD01/C: Land South of School Road

Site Reference	LUD01/C
Site Location	Land South of School Road
Buffer Zone	500m

### Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	Within 500m buffer zone	3. Grade II listed building, The Stores, High Street 4. Grade II listed building, Church View, Norwich Road 5. Grade II listed buildings, Former Saddler's Shop w/ Cottage, Norwich Road 6. Grade II listed buildings, No's 1-5 Yarmouth Road 7. Grade II listed, Ludham War Memorial Cross at St Catherine's Church, The churchyard, Norwich Road 8. Grade I listed building, Church of St. Catherine, Norwich Road 9. Grade II listed, F.H. Chambers Memorial at Church of St. Catherine, Norwich Road

	<b>Beyond buffer</b>	<p>1. Grade II listed building, Barn at Page's Farm, How Hill Road</p> <p>10. Article 4 Direction Womack Water: relating to permitted development restrictions, some 570 metres to the southeast.</p> <p>11. Grade II listed, Garden Wall at Ludham Hall, Hall Road</p> <p>12. Grade II* listed building, Ludham Hall inc. Chapel, Hall Road</p> <p>13. Grade II listed Barn East of Ludham Hall, Hall Road</p> <p>Not numbered on plan – Hall Common Farmhouse, Hall Common, Grade II listed farmhouse. c.1700. Brick with thatched roof. 2 storey west facade in 3 wide bays. Located approximately 1 km to the southeast</p> <p>Not numbered on plan – The Dutch House, Hall Common, Grade II listed house. Circa 1700 more than 800 metres to the southeast.</p>
<b>Conservation Area (CA)</b>	<b>Partly within 500m buffer</b>	2. Ludham Conservation Area (CA)
<b>Scheduled Monument</b>	<b>None</b>	
<b>Registered Park and Garden</b>	<b>None</b>	
<b>Locally Listed Building</b>	<b>None</b>	

## Stage 2: Site Survey

### Site Description (Including form and character, materials, massing and scale)

The site is located on the northwestern side of the village, forming part of a large arable field. The site occupies the eastern and southern portions of the field and is well integrated into the landscape. It is bordered by a mix of single and two-storey dwellings along its eastern and southern boundaries, as well as part of its northern boundary. The remaining field extends to the west and north of the site. Most of the site is situated behind existing buildings along School Road and Norwich Road. Mature hedgerow, interspersed by some trees, exists along all boundaries of the wider field.

### Designated heritage asset(s) on site?

None.

### If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

### Designated heritage asset(s) within the vicinity of the site?

#### Within 500 metre buffer

2. Ludham CA: its closest point being located approximately 65 metres to the east of the site. The Ludham CA includes 9 listed buildings (including No's 3 to 9).
3. The Stores, High Street, Grade II LB, early C18 is located approximately 290 metres to the east.

4. Church View, Norwich Road, two houses, Grade II LB, early C19, located approximately 220 metres to the east.
5. Former Saddler's Shop with Cottage, Norwich Road, Grade II listed house and shop C18, located approximately 230 metres to the east.
6. No's 1-5 Yarmouth Road, Grade II LB, range of houses and shops mid C18, situated approximately 260 metres to the southeast.
7. Ludham War Memorial Cross, St Catherine's Church, The churchyard, Norwich Road, Grade II listed, located over 240 metres to the southeast.
8. Church of St. Catherine, Norwich Road, Grade I LB, Parish church. C14, situated approximately 190 metres to the southeast.
9. F.H. Chambers Memorial SW of South Porch of Church of St. Catherine, Norwich Road, Grade II listed memorial c.1912, located approximately 195 metres to the southeast.

Beyond 500 metre buffer

1. Barn at Page's Farm, How Hill Road. Grade II LB, early C18 situated over 800 metres to the northwest.
10. Article 4 Direction Womack Water: relating to permitted development restrictions, some 570 metres to the southeast.
11. Garden Wall at Ludham Hall, Hall Road, Grade II listed, brick garden wall to west of house. Late C17 located over 880 metres to the southwest.
12. Ludham Hall inc. Chapel, Hall Road, Grade II\* listed house with chapel, the latter used as a barn, situated some 850 metres to the southwest.
13. Barn 100 metres east of Ludham Hall, Hall Road, Grade II listed barn, early C18, located some 830 metres to the southwest.

Not numbered on plan –Hall Common Farmhouse, Hall Common, Grade II listed farmhouse. c.1700. Brick with thatched roof. 2 storey west facade in 3 wide bays. Located approximately 1 km to the southeast

Not numbered on plan – The Dutch House, Hall Common, Grade II listed house. Circa 1700 more than 800 metres to the southeast.

**If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)**

**Within 500m buffer:**

To the east

3. The Stores, High Street, Grade II, listed for its special architectural or historic interest. C18 altered C20. Rendered and colour washed brick. Thatched roofs. L plan. North-south range of one storey and dormer attic. Gabled roof with external west end stack. Whilst the building sits in a prominent position at a crossroads, there are numerous intervening single and two storey buildings between the building and the site. This, in addition, to the distance, sloping topography and landscaping between the site and the building, the residential development of the site would have **no impact** upon the significance of the heritage asset including any contribution made to that significance by its setting.

To the southeast

2. Ludham CA covers a considerable area of the village but is concentrated on the historic central core and south-eastern parts of the settlement. Ludham is a well-preserved Broadland village centred on the Church of St. Catherine. Its historic core remains almost completely intact and contains many buildings of historic interest. There are some fine examples of the use of local building materials such as thatch,

pantiles, red brick, and render all of which help to define the special character of the area. Like many small villages Ludham has seen later phases of development, however this is mainly outside of the clearly identifiable historic core. The buildings within the older part of the settlement are largely unaltered as is their historic relationship with the water, which remains a defining characteristic of the village. Womack Water and the head of Staithe are key features of the village, where there is a public interface with the water. The Ludham CA includes 9 of the listed buildings mentioned (No's 3 to 9). The site is situated on the northwestern edge of the village, where the closest part of the CA is approximately 65 metres to the east of the site. Given the distance and the intervening buildings and landscaping, residential development of the site would have **no impact** upon the significance of the special qualities of the Conservation Area, including any contribution made to that significance by its setting.

4. Church View, Norwich Road, is formed by two Grade II listed houses of two storeys and basement, that were listed for their special architectural or historic interest. Situated approximately 220 metres to the east of the site. Described as being early C19. Brick with roof of black glazed pantiles. Two storeys and basement. Two central doors with rounded glazed lights below C20 flat porch hood. One sash window left and right with glazing bars and gauged skewback arches. Two sashes to first floor with glazing bars. Gabled roof. Internal gable end stacks. Given the distance, sloping topography and numerous intervening buildings and landscaping between the site and the houses, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by the setting) of this heritage asset.

5. Former Saddler's Shop with Cottage, Norwich Road, a Grade II listed house and shop C18, whitewashed brick and thatched roof, one storey and dormer attic, which was listed for its special architectural or historic interest and located approximately 230 metres away from the site. Given the distance, sloping topography and numerous intervening buildings and landscaping between the site and the houses, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by the setting) of this heritage asset.

6. No's 1-5 Yarmouth Road is a range of houses and shops, mid C18, whitewashed brick and thatch, of uniform height but either one or two storeys with dormer attic. Grade II listed for their special architectural or historic interest, situated approximately 260 metres away from the site. Given the distance, sloping topography and numerous intervening buildings and landscaping between the site and the buildings, the potential residential development of the site would have **no impact** upon their significance (including any contribution made to that significance by their setting) of these heritage assets.

7. Ludham War Memorial Cross is located in the churchyard of St Catherine's Church, Norwich Road comprises of a polished red granite wheel-head cross riding from a tapering plinth that stands on a single-stepped red granite base. It commemorates those lost in WWI and WWII. It is grade II listed for its special architectural interest (a simple yet poignant granite cross, in the Celtic style), historic interest (as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20) and group value (with the Church of St Catherine (Grade I) and nearby Grade II-listed buildings including Church View and Saddlers Shop with cottage adjoining to West), located over 240 metres away from the site. Given the distance, sloping topography and numerous intervening buildings and



landscaping between the site and the war memorial, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by the setting) of this heritage asset.

8. Church of St. Catherine, Norwich Road is a grade I listed Parish church. C14 west tower and chancel. Nave and aisles C15, bequests to new work date from 1466 when tower also altered. Restored 1861 and 1891. Quaternary and Quarry Flint with Lincolnshire Limestone and Bath Stone ashlar dressings and some brickwork. Chancel roof of slate, remainder of lead. Three stage tower with diagonal west buttresses and side east buttresses. Listed for its special architectural or historic interest, the church tower is visible as part of a landscaped skyline from the site and from considerable distances further to the west along School Road and north from Goffins Lane. Given that the position of the site is tucked behind existing dwellings on the south side of School Road, the site visit confirmed that it would only be shorter distance views of the church tower from School Road that may be curtailed by residential development. As such, the residential development of the site would have **no impact** upon the significance of this heritage asset including any contribution made to that significance by its setting. However, there would be some impact to shorter distance views of the church tower from School Road, as a result of residential development on the site.

9. F.H. Chambers Memorial is located approximately 50 metres to the southwest of the south porch of Church of St. Catherine, Norwich Road. It is a memorial, c.1912, by C.F.A. Voysey for the family of Frank Harding Chambers. It is listed as being a fine quality simple memorial by one of the leading architects of the Arts and Crafts movement, being grade II listed for its special architectural or historic interest. Given the numerous intervening properties and existing landscaping, any potential residential development of the site would have **no impact** upon the significance of this heritage asset including any contribution made to that significance by its setting.

#### **Beyond 500m buffer:**

##### To the northwest

1. Barn at Page's Farm, How Hill Road is an early C18 barn of brick with a roof of corrugated asbestos. It is grade II listed for its special architectural or historic interest. Given the 800m distance between the heritage asset and the site and the intervening landscaping and buildings, the residential development of the site would have **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting.

##### To the southwest

11. 12. and 13. relate to Ludham Hall inc. Chapel and separately listed garden wall and barn, Hall Road. The house and chapel are Grade II\* listed and the wall and barn are grade II listed. All are listed for their special architectural or historic interest. Given that the listed buildings are over 830 metres from the site and that there are some intervening properties (located on Norwich Road) and mature landscaping, the residential development of the site would have **no impact** upon the significance of these heritage assets, including any contribution made to that significance by their settings.

Hall Common Farmhouse and the Dutch House, Hall Common are two grade II listed buildings not numbered on the plan. These were both listed for their special architectural or historic interest. Given their distance from the site over 830 metres and the intervening buildings and landscaping, there would be no impact on the

significance of these heritage assets including any contribution made to that significance by the settings of these two listed buildings.

10. Article 4 Direction Womack Water. This relates to permitted development restrictions and as such, does not impact upon the potential development of the site with regards to any heritage impact.

**Non-designated heritage asset(s) on site?**

None.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

N/A

**Non-designated heritage asset(s) within the vicinity of the site?**

None.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

N/A

**Landscape Impact (including key views and topography)**

The site is currently part of a larger arable field that is raised up from School Road by approximately 600mm at the eastern end, which tapers down to being road level at its north western corner (adjacent to Pound Lane) and there is a narrow verge and no footpath along this entire section of School Road. The site also slopes gently down to the southeastern corner.

The church tower of St. Catherine's, Norwich Road is visible within a mature landscaped skyline from the site and from considerable distances further to the west along School Road and north from Goffins Lane. The landscaped skyline looking southeast from the site is largely formed by woodland to the north of and surrounding Womack Water.

The site itself is partially tucked behind existing dwellings on the south side of School Road and would be viewed against these dwellings and the existing dwellings to the east and south of the site. A site visit confirmed that it would be only shorter distance views of the church from School Road that may be curtailed by residential development on the western side of the site.

Given the above, it is likely that the potential residential development of the site would cause some modest harm to the views of the church tower from the northwest.

**Prominent trees and other natural landscape features (both within and adjacent to the site)**

Open fields bound the site on its main western and northern sides. There is some existing hedging and trees on the lesser north boundary and along the eastern and southern sides of the site. Mature hedgerow, interspersed by some trees, exists along the western and northern area of the wider host field. The distant landscaped skyline looking southeast from the site is largely formed by woodland to the north of and surrounding Womack Water.

**Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement**

**Avoiding Harm: Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.**

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including account taken of the long-distance view of the church tower of St. Catherine's, a Grade I listed building. Development should include the following mitigation measures:

- Respect and reflect the massing and heights of surrounding dwellings. Single and/or one and a half storey dwellings should be located on the western edge of the site;
- Significant landscaping should be provided on the main western and northern boundaries of the site.

**Enhancement: What are the potential opportunities for the enhancement of the historic environment?**

Potential residential development of the site would have no impact on the special qualities or significance of the heritage assets, and any contribution made to that significance by their settings. As such, it is considered that design and landscaping measures as mentioned above, would enhance the character of the western edge of the settlement.

**Stage 4: Evaluating Impact**

**Conclusions and Rag Rating**

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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**HV01/C Land East of Tunstead Road**

<b>Site Reference</b>	HV01/C
<b>Site Location</b>	Land East of Tunstead Road
<b>Buffer Zone</b>	500m

**Stage 1: Desktop Assessment**

<b>Heritage Asset</b>	<b>Within the site / Within the 500m buffer/ beyond the 500m buffer</b>	<b>Name and Location</b> [heritage assets numbered in accordance with details on assessment map for HV01/B in HIA Paper 10 (Exam. Ref. C10 - July 2022)]
<b>Listed Building</b>	<b>All beyond the 500m buffer</b>	2. Grade II Listed Greenhouse at Hoveton Hall 3. Grade II Listed Stable Block at Hoveton Hall 4. Grade II Listed Hoveton Hall 5. Grade II * Listed Church of St Peter 6. Grade II Listed Ice House in Ice Well Wood 7. Grade II Listed Wroxham Signal Box 11. Grade II Listed Church of St John
<b>Conservation Area</b>	<b>None</b>	
<b>Scheduled Ancient Monument</b>	<b>Beyond the 500m buffer</b>	8. Wroxham Bridge

<b>Registered Park and Garden</b>	<b>Just within the 500m buffer</b>	1. Ungraded Hoveton Hall Park and Garden
<b>Locally Listed Building</b>	<b>None</b>	
	<b>Beyond the 500m buffer</b>	9. Article 4 Direction (Art4/00/009) 10. Article 4 Direction (Broadland District)

## Stage 2: Site Survey

### Site Description (Including form and character, materials, massing and scale)

The site is comprised of an agricultural field on the edge of Hoveton, to the north of the village, east of Tunstead Road. The site is predominately flat. There is a significant established hedgerow bordering the western boundary of the site which continues beyond the site extent alongside the Tunstead Road to St Peter's Lane and beyond. Parts of other of the site's boundaries also consist of rural hedgerow, with some intermittent trees present along the northern boundary. The site is currently in arable use and other than the boundary hedgerows and trees, it lacks other specific landscape features.

Adjacent land to the east has been recently developed for residential purposes. To the south are the school playing fields with Broadland High School beyond. Existing residential development is situated to the west of the site (across the Tunstead Road). The land to the north comprises further agricultural land.

### Designated heritage asset(s) on site?

None

### If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

### Designated heritage asset(s) within the vicinity of the site?

#### To the North

1. Ungraded Park and Garden associated with Hoveton Hall dates from the early 19<sup>th</sup> Century. The southern edge of the Park and Garden is situated approximately 330 metres to the north of the site.
2. Grade II Listed Greenhouse at Hoveton Hall is dated from the early 19<sup>th</sup> Century. The Listed building is situated approximately 1 km to the north of the site.
3. Grade II Listed Stable Block at Hoveton Hall is dated from the early 19<sup>th</sup> Century. The listed building is situated approximately 1 km to the north of the site.
4. Grade II Listed Hoveton Hall is dated from the early 19<sup>th</sup> Century. The listed building is situated approximately 940 metres to the north of the site.
5. Grade II \* Listed Church of St Peter is dated 1624. The listed building is situated approximately 430 metres to the north of the site.
6. Grade II Listed Ice House in Ice Well Wood is dated circa 1800. The listed building is situated approximately 540 metres to the northeast of the site.

#### To the South

7. Grade II Listed Wroxham Railway Signal Box is dated 1900. The listed structure is situated approximately 600m to the southwest of the site.
8. Schedule Monument Wroxham Bridge was rebuilt in the early 17<sup>th</sup> Century, replacing an earlier structure. The bridge is situated approximately 1 km to the south of the site.
9. Article 4 Direction (Art4/00/009) – Related to the restriction of land use and not related to the historic environment.
10. Article 4 Direction (Broadland District) - not related to the historic environment.
11. Grade II Listed Church of St John dates from the 12<sup>th</sup> Century. The listed building is situated approximately 715 metres to the southeast of the site.

**If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)**

To the North

1. Ungraded Park and Garden, Hoveton Hall

The ungraded park and garden associated with Hoveton Hall is set heavily tree lined and is situated approximately 330 metres to the north of the site, separated by arable land and the existing established field boundary along the northern boundary of the site and that which runs alongside the southern boundary of St Peter's Lane. The setting of the ungraded garden is rural in nature and this character would be preserved if this site were developed. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

2. Grade II Listed Greenhouse

The greenhouse is listed for its special significance as an early example of the use of rolled wrought iron for greenhouses and of additional interest as contemporary with Hoveton Hall. The listed building is situated approximately 1 km to the northeast of the site and it is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

3. Grade II Listed Stable Block

The stable block at Hoveton Hall is listed for its architectural significance. The listed building is situated approximately 1 km to the northeast of the site. It is therefore considered that because of the separation distance and intervening features, the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

4. Grade II Listed Hoveton Hall

Hoveton Hall is a Country House dated between 1809 and 1812. The Hall is listed for its architectural significance. The setting of the Hall is the grounds themselves, which are designated as an ungraded park and garden. The Hall itself is situated approximately 940 metres to the northeast of the site. It is therefore considered that because of the separation distance and intervening features, the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

5. Grade II \* Listed Church of St Peter

The Parish Church dated 1624. The church does not have a church tower and is situated outside of the settlement itself. Views of the church are possible from the north of the site, but views would be retained from the track to the north. Development of the site would bring residential buildings closer to the southwest of the church than currently exist, but there would be some 430 metres of separation between the development and the heritage asset, across an arable field. Given that there is existing residential development to the east of the site, directly to the south of the church, the impact of development at the site on the views to and from the church would be somewhat mitigated by the existing context. It is therefore considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

#### 6. Grade II Listed Ice House in Ice Well Wood

The listed building is dated approximately 1800 and is situated within Ice Well Wood. The listed building is situated approximately 540 metres to the north of the site. Given the distance of the listed building and its setting being the surrounding wood, it is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

#### To the South

#### 7. Grade II Listed Wroxham Signal Box

The listed building dates from 1900 and its setting is directly related to the railway. The listed building is situated approximately 600 metres to the southwest of the site with a significant amount of existing development in-between. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

#### 8. Wroxham Bridge

Wroxham Bridge is a Scheduled Monument and was rebuilt in the early 17<sup>th</sup> Century, replacing an earlier structure. The bridge is situated approximately 1 km to the south of the site. Although the site is distant from the scheduled monument and there is significant development in-between, the development of this site for residential development would have an impact upon the Scheduled Monument as the additional housing would result in additional traffic that would cross the bridge. It is therefore considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

10. Article 4 Direction relates to the River Bure and the development of this site would not have an impact upon this Article 4 Direction.

#### 11. Grade II Listed Church of St John

12<sup>th</sup> Century Parish church remodelled in the 15<sup>th</sup> Century with the west tower being built in 1765. The church was restored in 1890. The church is situated approximately 715m to the southeast of the site. There is a substantial amount of development between the church and the proposed site. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

**Non-designated heritage asset(s) on site?**

None

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

N/A

**Non-designated heritage asset(s) within the vicinity of the site?**

None

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

N/A

**Landscape Impact (including key views and topography)**

The topography of the site is largely flat. There are strong hedgerows along Tunstead Road and so the views are limited when entering Hoveton from Tunstead Road. Intermittent trees run alongside the northern boundary. There are views of the site from St Peter's Lane to the north.

**Prominent trees and other natural landscape features (both within and adjacent to the site)**

Strong hedgerow along Tunstead Road on the western boundary of the site. Trees line the boundary of the site to the north and the south.

**Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement****Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.**

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including Wroxham Bridge and the Grade II \* Listed Church of St. Peter. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain and enhance landscaping on the northern and southern boundaries of the site
- Retain strong landscaping on the western boundary of the site
- Lower density, single storey dwellings on the northern part of the site

**Enhancement: What are the potential opportunities for the enhancement of the historic environment?**

N/A

**Stage 4: Evaluating Impact****Conclusions and Rag Rating**

Retain site subject to policy requirements and updated development considerations.

## HV06/A: Land at Stalham Road

<b>Site Reference</b>	HV06/A
<b>Site Location</b>	Land at Stalham Road
<b>Buffer Zone</b>	500m

### Stage 1: Desktop Assessment

<b>Heritage Asset</b>	<b>Within site/ within 500m buffer/ beyond buffer</b>	<b>Name and Location</b> [heritage assets numbered in accordance with details on assessment map for HV06/A - Oct 2024]
<b>Listed Building</b>	<b>Within 500m buffer</b>	1. Grade II * Listed Church of St Peter 2. Grade II Listed Ice House, Ice Well Wood
	<b>Beyond buffer</b>	4. Grade II Listed Hoveton Hall 5. Grade II Listed Stable Block at Hoveton Hall 6. Grade II Listed Greenhouse at Hoveton Hall 7. Grade II Listed Church of St John
<b>Conservation Area</b>	<b>None</b>	
<b>Scheduled Ancient Monument</b>	<b>None</b>	
<b>Historic Park and Garden</b>	<b>Part within the 500m buffer</b>	3. Ungraded Hoveton Hall Park and Garden
<b>Locally Listed Building</b>	<b>None</b>	

### Stage 2: Site Survey

<b>Site Description (Including form and character, materials, massing and scale)</b>
The site is part of a large agricultural field located at the northern end of Hoveton. It is situated alongside the northeastern boundary of recent residential development, near a mini roundabout. The southeastern boundary features mature hedgerow interspersed with trees, running adjacent to the A1151 Stalham Road. On the opposite side of this road, there is residential development fronting the road, with additional housing extending further back, creating a deeper residential area. Further residential properties line the road in a linear fashion to the northeast, ending at St. Peter's Lane. The northwest boundary of the site includes an established field boundary that transitions into open field, which continues along the northeastern boundary until it meets the existing residential properties.

<b>Designated heritage asset(s) on site ?</b>
None.

<b>If yes, what is the impact on designated heritage asset(s) in terms of significance and setting</b>
N/A

<b>Designated heritage asset(s) within the vicinity of the site?</b>
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### To the North

1. Grade II \* Listed Church of St Peter is dated 1624. The listed building is situated approximately 340 metres to the north of the site.
2. Grade II Listed Ice House in Ice Well Wood is dated circa 1800. The listed building is situated approximately 390 metres to the north of the site.
3. Ungraded Park and Garden associated with Hoveton Hall dates from the early 19th Century. The Park and Garden is situated approximately 400m to the north of the site.
4. Grade II Listed Hoveton Hall is dated from the early 19th Century. The listed building is situated approximately 840 metres to the north of the site.
5. Grade II Listed Stable Block at Hoveton Hall is dated from the early 19th Century. The listed building is situated approximately 880 metres to the north of the site.
6. Grade II Listed Greenhouse at Hoveton Hall is dated from the early 19th Century. The Listed building is situated over 960 metres to the north of the site.

### To the South

7. Grade II Listed Church of St John dates from the 12th Century. The listed building is situated over 890 metres to the southwest of the site.

### **If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)**

#### **Within 500m buffer**

#### 1. Grade II\* Listed Church of St Peter

The Grade II\* Parish Church of St Peter, dated 1624, is situated outside of the settlement and does not have a church tower. Views of the church are possible from parts of the site. Development of the site would bring residential buildings closer to the direct south of the church than currently exist, but there would be some 340 metres of separation between the development and the heritage asset, across an arable field. Given the existing residential development to the northeast and south of the site, which is directly to the south and southeast of the church, the impact of development at the site on the views from the church would be somewhat mitigated by the existing context. Therefore, it is considered that the development of the site for residential use would have **some impact** on the significance of the heritage asset, including any contribution made to that significance by its setting.

#### 2. Grade II Listed Ice House in Ice Well Wood

The listed building is dated approximately 1800 and is situated within Ice Well Wood. The listed building is situated approximately 390 metres to the north of the site. Given the distance of the listed building and its setting being the surrounding wood, it is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

#### 3. Ungraded Park and Garden, Hoveton Hall

The ungraded park and garden associated with Hoveton Hall is set heavily tree lined and is situated approximately 400 metres to the north of the site, separated by arable land and the existing established field boundary which runs alongside the southern boundary of St Peter's Lane. The setting of the ungraded garden is rural in nature and this character would be preserved if this site were developed. It is therefore considered that the development of the site for a residential use would have **no**

**impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

**Beyond 500m buffer**

4. Grade II Listed Hoveton Hall

Hoveton Hall is a Country House dated between 1809 and 1812. The Hall is listed for its architectural significance. The setting of the Hall is the grounds themselves, which are designated as an ungraded park and garden. The Hall itself is situated approximately 840 metres to the north of the site. It is therefore considered that because of the separation distance and intervening features, the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

5. Grade II Listed Stable Block

The stable block dates from the early 19<sup>th</sup> Century and is listed for its architectural significance. The listed building is situated some 880 metres to the north of the site. It is therefore considered that because of the separation distance and intervening features, the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

6. Grade II Listed Greenhouse

The listed building is dated approximately 1800 and is situated within Ice Well Wood. The listed building is situated approximately 960 metres to the north of the site. Given the distance of the listed building and its setting being the surrounding wood, it is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

7. Grade II Listed Church of St John

12<sup>th</sup> Century Parish church was remodelled in the 15<sup>th</sup> Century with the west tower being built in 1765. The church was restored in 1890. The church is situated over 890 metres to the southwest of the site. There is a substantial amount of development and other intervening features between the church and the proposed site. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

**Non-designated heritage asset(s) on site?**

None.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

N/A

**Non-designated heritage asset(s) within the vicinity of the site?**

None.

<b>If yes, what is the impact on designated heritage asset(s) in terms of significance and setting</b>
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N/A
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<b>Landscape Impact (including key views and topography)</b>
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The topography of the site is largely flat, as is the wider landscape and is bounded by residential development to the east, south and northeast. There is no existing field boundary for part of the northwest boundary or for much of the northern boundary, therefore, a soft edge would need to be established to off-set the site's impact on wider views particularly from St Peter's Lane to the north.
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<b>Prominent trees and other natural landscape features (both within and adjacent to the site)</b>
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There is an existing mature field hedgerow, interspersed with some trees, along the site's frontage to Stalham Road and which also bounds the southern side of the existing row of dwellings to the northeast of the site.
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### Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

<b>Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.</b>
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Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including the Grade II Listed Church of St Peter. Development should include the following mitigation measures,
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| <ul style="list-style-type: none"><li>• Retain and enhance, where possible, landscaping alongside the Stalham Road and adjacent No. 61 Stalham Road</li><li>• Provide strong landscaping to the western and northern boundaries of the site</li><li>• Lower density, single storey dwellings on the northern part of the site</li></ul> |
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<b>Enhancement: What are the potential opportunities for the enhancement of the historic environment?</b>
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N/A
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### Stage 4: Evaluating Impact

<b>Conclusions and Rag Rating</b>
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 Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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## BLA01/B: Land south of Morston Road

<b>Site Reference</b>	BLA01/B
<b>Site Location</b>	Land South of Morston Road
<b>Buffer Zone</b>	500m

### Stage 1: Desktop Assessment

<b>Heritage Asset</b>	<b>Within site/ within 500m buffer/ beyond buffer</b>	<b>Name and Location</b>
<b>Listed Building</b>	<b>within 500m buffer</b>	3. Grade II* Listed Building, Red House, 9 The Quay 5. Grade II Listed Building , Quay Barn and wall fronting road adjoining north-east corner of Quay Barn 6. Grade II Listed Building, Kings Arms Inn, Westgate Street 7. Grade II Listed Building, 6 Westgate Street 8. Grade II Listed Building, Shipley House inc. garden wall, Westgate Street 9. Grade II Listed Building, 10 Westgate Street 10. Grade II Listed Building, Westview, 18 Westgate Street 11. Grade II Listed Building, The Pightle, Westgate Street 12. Grade II Listed Building, Pimpernel Cottage, 16 Westgate Street 13. Grade II Listed Building, 20 Westgate Street 14. Grade II Listed Building, 11-15 Westgate Street 15. Grade II Listed Building, 19 Westgate Street 16. Grade II Listed Building, 23 Westgate Street
	<b>beyond buffer</b>	19. Grade II Listed Building, Barn north-west of No 6 (Old Rectory), Wiveton Road 20. Grade II* Listed Building, The Old Rectory, 6 Wiveton Road 23. Grade I Listed Building, Parish Church of All Saints, The Street
<b>Conservation Area (CA)</b>	<b>within 500m buffer</b>	17. Glaven Valley CA 18. Blakeney CA
	<b>beyond buffer</b>	22. Morston CA
<b>Scheduled Monument</b>	<b>Within 500m buffer</b>	1. Two bowl barrows on Blakeney Downs
<b>Historic Park and Garden</b>	<b>None</b>	
<b>Locally Listed Building</b>	<b>Within 500m buffer</b>	2. Locally listed, North Granary, 9 The Quay 4. Locally listed, South Granary, 9 The Quay

## Stage 2: Site Survey

<b>Site Description (Including form and character, materials, massing and scale)</b>
The site is located on the south-west side of Blakeney on the south side of Morston Road, where the majority of the land sits behind existing dwellings. It is currently arable land with mature hedgerow / trees to some of its boundaries. Existing residential properties bound the site to the northern, eastern and part of the western boundaries. Part of the latter is also characterised by Kettle Hill, which forms part of Blakeney Downs. The dwellings to the north of the site are two storey (facing onto Morston Road), whilst the dwellings to the eastern boundary are set down from the site and are a mixture of single or two storey in height (Harbour Way, Hayward Close,

Queens Close,). A contemporary flat roofed two storey building, known as Bliss, is located immediately to the northwest of the site.

The village of Blakeney is located on the North Norfolk coast with an historic quayside and which is situated within the Norfolk Coast National Landscape (NCNL). The village benefits from the attractive coast, beautiful surrounding countryside. There are a total of 101 Listed Buildings in Blakeney, one of the most important being one Grade I (Church of St Nicholas – situated beyond the extent of the HIA map but some 1 km eastward from the site) and five Grade II\*. In addition, there are two Scheduled Monuments. One of these relates to two bowl barrows on Blakeney Downs, which is part of a wider SSSI, in close proximity to the west of the site.

The village is set on a gentle slope, which rises southwards from the marshes to the area of Howe Hill, on which the church is situated. At the heart of the village, the land slopes gradually downwards from New Road as it approaches the Quay to the north. From here, long range views are afforded across the flat salt marshes beyond. At the west of the village, along Morston Road, the land rises as it leaves the village, towards the apex at Kettle Hill, and then falls away towards Morston.

The agricultural setting to the south and bank of tree planting along the southern and eastern edges of the village are important, the latter creating a green backdrop to the village as seen from the marshes.

<b>Designated heritage asset(s) on site?</b>
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No.
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<b>If yes, what is the impact on designated heritage asset(s) in terms of significance and setting</b>
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N/A
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<b>Designated heritage asset(s) within the vicinity of the site?</b>
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<u>DISTANCES HAVE BEEN UPDATED 31/10/24</u> <u>Within 500 metre buffer</u>
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|---|
| <ol style="list-style-type: none"><li>1. Two bowl barrows on Blakeney Downs, Scheduled Monument, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, situated approximately 230 metres to the east of the site. The barrows fall within a larger Archaeological Site, which extends to the north, south and west.</li><li>3. Red House, 9 The Quay, Grade II* Listed, late C18 but possible earlier origin, re steep pitch of roof. Long and low red brick house situated over 480 metres to the north-east of the site.</li><li>5. Quay Barn and wall fronting road adjoining north-east corner of Quay Barn, Grade II Listed, C17/18. Probably originally a barn, but now a dwelling, located 500 metres to the north-east of the site.</li><li>6., Kings Arms Inn, Westgate Street, Grade II Listed, C18. At right angles to road, situated over 430 metres to the north-east of the site.</li><li>7. 6 Westgate Street, Grade II Listed, early C19 at right angles to road, located approximately 440 metres to the north-east of the site.</li><li>8. Shipley House including garden wall, Westgate Street, Grade II Listed, C18 house located approximately 430 metres, as the crow flies, to the north-east of the site.</li><li>9. 10 Westgate Street, Grade II Listed, Circa 1840, at right angles to road. Formerly two cottages, situated approximately 420 metres to the north-east of the site.</li></ol> |
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10. Westview, 18 Westgate Street, is an early C19 house Grade II Listed, located approximately 400 metres to the north-east of the site.
11. The Pightle, Westgate Street, Grade II Listed, C18 cottage, located approximately 440 metres to the north-east of the site.
12. Pimpernel Cottage, 16 Westgate Street, Grade II Listed, Datestone 1839, pair of cottages at right angles to road situated approximately 420 metres to the north-east of the site.
13. 20 Westgate Street, Grade II Listed, Mid C19, located approximately 420 metres to the north-east of the site.
14. 11-15 Westgate Street, Grade II Listed, early/mid C19 terrace of cottages located over 440 metres to the north-east of the site.
15. 19 Westgate Street, Grade II Listed, situated approximately 450 metres to the north-east of the site.
16. 23 Westgate Street, Grade II Listed, early C19. Former row of cottages at right angles to road, now one, located over 420 metres to the north-east of the site.
17. Glaven Valley CA, where its closest edge is over 390 metres to the north-east of the site.
18. Blakeney CA, where its closest edge is over 390 metres to the north-east of the site. The CA is concentrated on the historic core of the village to the northeast of the A149.

#### Beyond 500 metre buffer

19. Barn northwest of No 6 (Old Rectory), Wiveton Road, Grade II Listed, C17/18 large flint barn with red brick dressings, located over 760 metres to the southeast of the site.
20. The Old Rectory, 6 Wiveton Road, Grade II\* Listed, C16/17. Flint and brick, partly pebble-dashed, situated over 820 metres to the southeast of the site.
21. Article 4 Direction, over 970 metres east of the site.
22. Morston CA, where its closest point is over 1.2 km to the west of the site.
23. Parish Church of All Saints, The Street, Grade I Listed. Fabric dating from C12, but mainly C13. Walls flint, stone dressings with a west tower, located approximately 1.25 km to the west of the site.

#### **If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

##### **Within 500 metre buffer**

##### To the west

1. Two bowl barrows on Blakeney Downs, Scheduled Monument is located to the west of the site. The Scheduled Monument is screened from the site by Kettle Hill and with there being some intervening properties, there is little direct impact on the significance of the heritage asset, but there would be **some impact**, albeit modest, on their setting within Blakeney Downs and Kettle Hill, as development on the site would be immediately adjacent to this SSSI.

##### To the northeast

Heritage Assets No's 3, 5-16 (inclusive) relates to a cluster of listed buildings situated within the westernmost part of the Blakeney CA that are located at least 400 metres to the northeast of the site. Although the land gently rises up from these buildings to the site, there are many existing C20<sup>th</sup> intervening dwellings/ buildings and landscaping, which prevent direct views. As such, the residential development of the site would have **no impact** upon the significance of these heritage assets, including any contribution made to the significance by their settings.

17. Glaven Valley CA; The significance of the Glaven Valley CA lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture,

trade and leisure. Given that the closest edge of the CA is approximately 390 metres away from the site, as well as the existing buildings and landscaping to the northeast of the site, the residential development of the site would have **no impact** upon the significance of the special qualities of this wide-reaching Conservation Area.

18. Blakeney CA ; The CA covers the central core of the village of Blakeney, including the High Street, the Quay and Westgate Street, as well as encompassing areas more recently developed to the south along New Road, and to the west, along Back Lane. To the north, part of the salt marsh is included in the boundary and to the west the former Carmelite Friary site, now Friary Farm, and the caravan site are included. Blakeney CA Appraisal (July 2019) states that; 'Blakeney is one of the Glaven ports, which owe their existence to their proximity to the sea and the River Glaven.' It 'was an important port on the North Norfolk coast, which served import and export trade for hundreds of years. The village's function as a port has shaped its pattern of development and the buildings within it, with the Quay to the north being the industrial hub where former warehouses and granaries are located, intimate historic streets leading south with former worker's and fishermen's cottages, and the Church located to the south on a rise where it could be visible as a beacon from the sea.' The Appraisal comments that 'the setting of the village is of significance to its character, with the open, flat salt marshes interspersed with channels and creeks, set below the broad Norfolk skies, which are dramatic both by day and night. Views into and out of the CA to the north are especially important to preserve.'

The Blakeney CA is located to the northeast of the site, where its closest point is approximately 390 metres away. The site itself is raised up from existing development to its southeast and east by approximately 1 – 1.5 metres, but there is a significant amount of C20<sup>th</sup> development and existing landscaping between the site and the CA. Given that the site is located on the east side of Kettle Hill and Blakeney Downs, longer distance views looking from the west/ southwest may be modestly affected when looking towards the CA. However, the residential development of the site would have **no impact** upon the significance of the special qualities of the Blakeney CA.

#### Beyond 500 metre buffer

##### To the East

Heritage Assets No's 19 and 20 are located over 760 metres from the site. Given the distances and numerous intervening buildings and landscaping between the site and these heritage assets, there would be **no impact** upon the significance of these listed buildings, including any contribution made to the significance by their settings, as a result of the residential development of the site.

##### To the West

No. 22. Morston CA and No. 23. Parish Church of All Saints, The Street, Morston are both situated over 1.2 km from the site. Given the distances and numerous intervening settlement buildings between the site and these heritage assets, there would be **no impact** upon the significance of these heritage assets, including any contribution made to that significance by their settings, as a result of the residential development of the site.

**Non-designated heritage asset(s) on site?**

No.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

N/A

**Non-designated heritage asset(s) within the vicinity of the site?**

Within 500 metre buffer

2. North Granary, 9 The Quay, locally listed, located approximately 500 metres to the north-east of the site.

4. South Granary, 9 The Quay, locally listed, situated approximately 460 metres to the north-east of the site.

**If yes, what is the impact on non-designated heritage asset(s) in terms of significance and setting**

To the Northeast

Non-designated assets No's 2 and 4 are located at least 460 metres to the northeast of the site. Given the distances and numerous intervening buildings between the site and these locally listed buildings, there would be **no impact** upon the significance of these non-designated buildings, including any contribution made to that significance by their settings, as a result of the residential development of the site.

**Landscape Impact (including key views and topography)**

The key views of Blakeney would be from the Morston Road to the west and from Langham Road to the southwest of the village. There is only a relatively narrow strip of land that extends directly to the Morston Road, with a further strip of land running along the southwest boundary of Harbour Way, to join Langham Road. The majority of the site is set back from the road and with Kettle Hill to the west of the site, residential development would only be visible from a shorter distance from the west. The view from Langham Road looking northwest provides magnificent views of Blakeney Marshes and Blakeney Downs/ Kettle Hill.

The topography of the site rises up from the southeastern corner towards Kettle Hill and also slopes gently down towards Morston Road and the northeast part of the site. The site level is approximately 1 – 1.5 metres higher than the neighbouring dwellings to the east, at Harbour Way, Hayward Close and Queens Close. It is noted that many of these properties are single or one and a half storeys high. With the lower ground levels, it is noted that only their rooves are visible in the views from the Langham Road.

Any residential development set at the site's current ground levels, is likely to cause significant harm to the views of Blakeney Marshes, which can currently be seen over the rooftops of the existing dwellings. In addition, any residential development would see the encroachment of dwellings closer to Blakeney Downs/ Kettle Hill, where there is currently a natural break.

**Prominent trees and other natural landscape features (both within and adjacent to the site)**

There are hedgerows/ landscaping along most of the northern boundary and southwestern boundaries and significant landscaping on the adjacent land to the southwest, associated with Kettle Hill.

**Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement**



**Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.**

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including, the two bowl barrows on Blakeney Downs, a Scheduled Monument.

Development should include the following mitigation measures:

- Development proposals must be designed and landscaped to minimise visual impact on the two bowl barrows. Planning applications would need to be supported by a heritage statement with visualisations.
- Respect and reflect the massing and heights of surrounding dwellings. The site is approximately 1 – 1.5 metres higher than the dwellings to the east. Given this, the height of any potential residential development should be comparatively similar to the height from the ground level of the two storey dwellings to the east of the site, to ensure that any new development sits within the landscape, which is important given the site falls within the Norfolk Coast National Landscape.
- As stated within the Landscape Impact section above, any residential development set at the site's current ground levels, is likely to cause significant harm to the views of Blakeney Marshes, which can currently be seen over the rooftops of the existing dwellings. In addition, any residential development would see the encroachment of dwellings closer to Blakeney Downs/ Kettle Hill, where there is currently a significant natural break. As such, the landscaping to the western boundary should be retained and significantly strengthened.
- Along with careful consideration of the scale and layout of this relatively large site (for the size of Blakeney), provision of substantial landscaping and open space within the development would be required.

**Enhancement: What are the potential opportunities for the enhancement of the historic environment?**

The layout and scale of any residential development on the western edge with Kettle Hill and Blakeney Downs, in association with the Scheduled Monument (1. The two Bowl Barrows), will require careful consideration, because of its proximity to the site. The retention and strengthening of existing hedgerows/ landscaping to the northern and western boundaries and the introduction of hedgerows/ landscaping to the eastern boundary would help soften the overall appearance of a development and mitigate any localised impact, being an edge of settlement site.

**Stage 4: Evaluating Impact**

**Conclusions and Rag Rating**

	Retain site subject to policy requirements and updated development considerations.
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**BRI02/C: Land West of Astley Primary School**

<b>Site Reference</b>	BRI02/C
<b>Site Location</b>	Land West of Astley Primary School
<b>Buffer Zone</b>	500m

## Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
<b>Listed Building (LB)</b>	<b>1. &amp; 4. are within 500m buffer zone</b>  <b>2., 3., and 5. – 8. are beyond buffer</b>	<p>11. Grade II listed building, Manor Farmhouse, Fakenham Road</p> <p>12. Grade II listed building, Old Nursery Farmhouse, Fakenham Road</p> <p>13. Grade II listed building, Home Farmhouse, Church Street</p> <p>14. Grade II listed building, Methodist Chapel, The Lane</p> <p>15. Grade II listed, Congregational Chapel &amp; Railings, 3 The Lane</p> <p>16. Grade II* listed building, Church of All Saints, Church Street</p> <p>17. Grade II listed, Briston War Memorial, All Saints Churchyard, Church Street</p> <p>18. Grade II listed building, Church House, Church Street</p> <p>(Not numbered) Grade II listed buildings, Burgh Hall Farmhouse, Holt Road, Melton Constable; and Burgh Hall Farm Barn, Holt Road, Melton Constable</p>
<b>Conservation Area (CA)</b>	<b>9. is beyond buffer</b> <b>10. is within buffer zone</b>	<p>9. Glaven Valley Conservation Area</p> <p>10. Melton Constable Conservation Area</p>
<b>Scheduled Ancient Monument</b>	<b>None</b>	
<b>Historic Park and Garden</b>	<b>Beyond buffer</b>	Not shown on map. Melton Constable Hall Park and Garden Grade II* is situated over 1500m to the southwest of the site.
<b>Locally Listed Building</b>	<b>Beyond buffer</b>	There are 5 locally listed buildings within the neighbouring village of Melton Constable the closest being over 690m to the west of the site.

## Stage 2: Site Survey

<b>Site Description (Including form and character, materials, massing and scale)</b>
<p>The site is predominantly an 'L' shaped arable field located on the south side of the Fakenham Road (B1354), on the north-western edge of the village of Briston and falls within the settlement boundary of Melton Constable on its easternmost edge. The site is located immediately to the west and south of Astley Primary School, with a narrower section of land extending across the southern boundary of Woodfield. Part of the southern boundary of the site would extend across the existing field boundary into the next field. The site is bounded by an existing bungalow development at Hillside and a two-storey house fronting the Fakenham Road on its western side and arable fields to the south and north, on the opposite side of the Fakenham Road. The boundaries of the site are marked by hedgerows on the east, west and north sides, with a number</p>

of trees close to the eastern boundary. The southern section of the site is intersected by an existing field boundary which is marked by hedgerow and some trees.

The site visit reveals that one of the defining characters of the Norwich Road, from the site towards Melton Constable, is the existing hedgerows that form boundaries to the existing arable fields on both the north and south side of the road (the latter being more intermittent due to existing housing development).

**Designated heritage asset(s) on site?**

None.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

N/A

**Designated heritage asset(s) within the vicinity of the site?**

Within 500 metre buffer

1. Manor Farmhouse, Fakenham Road is a Grade II listed building c.1700 and is the closest heritage asset to the site, being located over 350 metres to the east, on the north side of Fakenham Road (B1354).
4. The Methodist Chapel, The Lane is a Grade II listed building C18 and is located approximately 480 metres to the east of the site.
10. Melton Constable Conservation Area is located to the west of the site, where its closest point is approximately 340 metres to the site.

Beyond 500 metre buffer

2. Old Nursery Farmhouse, Fakenham Road is a Grade II listed farmhouse C17 and early C18, which is located over 560 metres to the northeast of the southeastern extent of the site, on the northern side of the Fakenham Road.
3. Home Farmhouse on Church Street is a Grade II listed building C17 and is situated approximately 740 metres to the east of the northern area of the site and some 545 metres to the northeast of the southeastern extent of the site.
5. Congregational Chapel & Railings are Grade II listed. The Chapel is dated 1775 and is located some 550 metres to the east of the southeastern extent of the site.
6. Church of All Saints, Church Street is a Grade II\* parish church c.1300 with early C19 roofs and bell cote, located approximately 760 metres, to the southeast of the southeastern extent of the site.
7. Briston War Memorial, All Saints Churchyard, Church Street Grade II listed, circa. 1920 with Second World War additions is located approximately 790 metres to the southeast of the southeastern extent of the site.
8. Church House, Church Street is a Grade II listed building, which is located some 930 metres to the southeast of the southeastern extent of the site.
9. Glaven Valley Conservation Area- its nearest point is over 1.1 kilometres to the northeast of the site.

**If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)**

**Within 500m buffer:**

To the east

1. Manor Farmhouse is listed for its special architectural or historic interest. It has whitewashed plaster render, black glazed pantile roof and is a two-storey double pile house. The southern double gabled end of the Grade II listed Manor farmhouse is positioned adjacent to the Fakenham Road, with just a footpath separating the building from the highway. The farmhouse forms part of an agricultural holding, where there are a number of associated single storey traditional agricultural buildings located adjacent to it. The holding has a flint and stone wall that runs alongside the Fakenham Road. The farmhouse also appears to have a garden situated to the west of the building.

Looking at the Tithe and First Edition Ordnance Survey maps it is not clear whether the site BRI01 formed part of the historic holding of Manor Farm. The 1948 aerial map suggests that, at this time, there may have been a separate farm holding on the south side of the Fakenham Road (immediately adjacent to the west side of the site).

The farmhouse is visible from a considerable distance, particularly when looking along the Fakenham Road from the east. The listed building is likely to be visible from the northernmost part of the site, but at a considerable distance. It is also noted that there are existing c20 dwellings situated closer to the listed building on the southern side of Fakenham Road, including those immediately opposite. The longer distance views of the farmhouse, when travelling towards Briston from the west, would not be curtailed by the potential residential development of the site.

The principal elevation of the farmhouse faces east, which is in the opposite direction to the site and although the potential residential development of the site would reinforce the cumulative perception of enclosure, in regard to the setting of the farmhouse when looking southwest from it, the impact is likely to amount to **some impact** to the significance of the building, including any contribution made to that significance by its setting.

It is noted that a teardrop shaped area of land immediately to the northeast of the farm buildings is an area of archaeological interest. The listed farmhouse is located between the site and the archaeological area and also given the distance; any potential residential development would have **no impact** on the significance of this asset.

4. The Methodist Chapel is listed for its special architectural or historic interest. It is late C18 brick with black glazed pantile hipped roof. Converted into a dwelling in the 1970's. It is surrounded by residential development some 480 metres to the east of the site. Given the distance and numerous intervening buildings between the site and the listed building, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by its setting) of this heritage asset.

#### To the west

10. Melton Constable Conservation Area (MCCA): The closest part of the MCCA is approximately 340 metres to the west and relates to the reasonably self-contained historic core of the village. The Conservation Area Appraisal for Melton Constable states the following about its special character:

*In the context of North Norfolk, Melton Constable is a unique village. Initially it developed during a period of rapid economic and social growth in the late 1880's. The village and its infrastructure became a key junction in the North Norfolk railway system. The built fabric, with the specifically designed artisan railway dwelling houses*

*and the various community buildings such as the school and the former railway institute, intrinsically reflects this period.*

There are existing C20 residential dwellings situated on the edge of the settlement of Melton Constable, between the MCCA and the site, which would prevent any direct views. Given the distance, sloping topography and intervening buildings, residential development of the site would have **no impact** upon the significance of the special qualities of the MCCA.

It is also noted that there is a 50 metre wide trench of land to the southwest of the site, a minimum of 200 metres from the site, which is of archaeological interest and a large part of the village of Melton Constable also falls within an area of archaeological interest approximately 500 metres to the west. Given the distances between both areas and the site, any potential development would have **no impact** upon their significance.

**Beyond 500m buffer:**

To the east and southeast

Each of the Heritage Assets numbered 2., 3., and 5. to 8. are situated over 500 metres from the site, where there are many intervening properties between the site and the listed buildings. It is noted that there are not any long-distance views of the Grade II\* parish church (which does not have a tower) from the site. Given the distances, sloping topography and numerous intervening buildings between the site and the listed buildings, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by their settings) of these heritage assets.

Melton Constable Hall Park and Garden is situated over 1500m to the southeast of the site. It is noted that both Melton Constable Park and Garden and Melton Constable Hall are listed separately on the Heritage at Risk Register.

Given the significant intervening distance between the site and Melton Constable Hall Park and Garden, and given the context of the existing residential development immediately to the west of part of the site, Astley Primary School and Woodfield residential estate to the west and north of the site, residential development of the site would not likely be obvious in any long-distance views to or from Melton Constable Hall Park and Garden. As such, residential development of the site would have **no impact** upon its significance, including any contribution made to that significance by its setting

To the northeast

9. The closest part of the Glaven Valley Conservation Area is over 1.1km to the northeast of the site. Given the significant distance, existing built forms to the east, south and west of the site and intervening landscaping, any potential residential development of the site would have **no impact** upon the significance of the special qualities of this wide-reaching Conservation Area.

To the west of the site

The two Grade II listed buildings (not numbered on the plan) known as Burgh Hall Farmhouse and Burgh Hall Farm Barn at Holt Road, Melton Constable are located within the neighbouring village of Melton Constable, the closest being more than 750 metres to the northwest of the site. There are numerous existing C20 properties situated on the edge of the settlement of Melton Constable, between the buildings and the site, which, along with the distance, landscaping and sloping topography,

means that the potential residential development of the site would have **no impact** upon the significance of these listed buildings, including any contribution made to their significance by their settings.

**Non-designated heritage asset(s) on site?**

None.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

N/A

**Non-designated heritage asset(s) within the vicinity of the site?**

None with 500 metre buffer, but see below.

**If yes, what is the impact on designated heritage asset(s) in terms of significance and setting**

**Beyond 500m buffer**

To the west

Five locally listed buildings within neighbouring settlement of Melton Constable. The closest one being more than 650 metres to the west of the site. There are numerous existing C20 properties situated on the edge of the settlement of Melton Constable, between these buildings and the site, which along with the distance and sloping topography, means that the potential residential development of the site would have **no impact** upon the significance of any of these locally listed buildings, including any contribution made to their significance by their settings.

**Landscape Impact (including key views and topography)**

The topography of the site slopes down fairly gently from south to north. It does not appear to be particularly elevated from the Fakenham Road on its northern boundary. There may be very limited intermittent longer distance views of the site from Brinton Road to the northeast.

It is noted that the Regulation 18 consultation response from Historic England acknowledged that whilst there are no designated heritage assets on the site, its development would (along with BRI01) remove an important gap and physical separation between the villages of Melton Constable and Briston. Historic England asserts that coalescence of settlements should be avoided as it is considered important to maintain the character and distinctiveness of individual settlements.

Looking solely at residential development on this site, it is considered that the landscape impact could be potentially significant, given that its size would provide a bigger volume of development, which would inevitably physically connect the two settlements. As such, it is acknowledged that the development of both the housing sites BRI01 and BRI02/C would be contrary to the aims of Policy EN2 of the current Local Plan. This Policy states that, development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance, amongst a number of matters, gaps between settlements, and their landscape setting and the special qualities and local distinctiveness of the area (including its historical,

biodiversity and cultural character). Going forward, emerging Policy ENV2, is supportive of development which is in scale and keeping with the defined landscape character and which is appropriate to its surroundings in terms of siting, design and landscaping, amongst other matters. It also requires consideration to be given to both the individual and cumulative impacts of a proposal and specifically refers to the need for development proposals to demonstrate that distinctive settlement character is protected, conserved and enhanced.

**Prominent trees and other natural landscape features (both within and adjacent to the site)**

The site comprises largely of arable fields bounded by mature hedgerows. Part of the southern boundary of the site would extend beyond the existing field boundary into the next field. This boundary is marked by mature hedgerow and some trees.

**Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement**

**Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.**

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including, Manor Farmhouse, a grade II listed building. Development should include the following mitigation measures:

- Provide additional landscaping and enhance the existing landscaping along the eastern boundary to ensure a clear physical separation between the two settlements is maintained
- Respect and reflect the massing and heights of surrounding dwellings and buildings, which are a mixture of single and two storeys
- Existing hedgerows / landscaping to be retained and enhanced along the western and northern boundaries
- Existing hedgerows / landscaping to be retained and enhanced, where possible, where the existing field boundary intersects the southern section of the site
- Open space should be located on the eastern boundary to further maintain a gap between the settlements
- There is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development of the site. An Archaeological Evaluation would be required, which should include a geophysical survey. A brief is available from Norfolk County Council Historic Environment Service.

**Enhancement: What are the potential opportunities for the enhancement of the historic environment?**

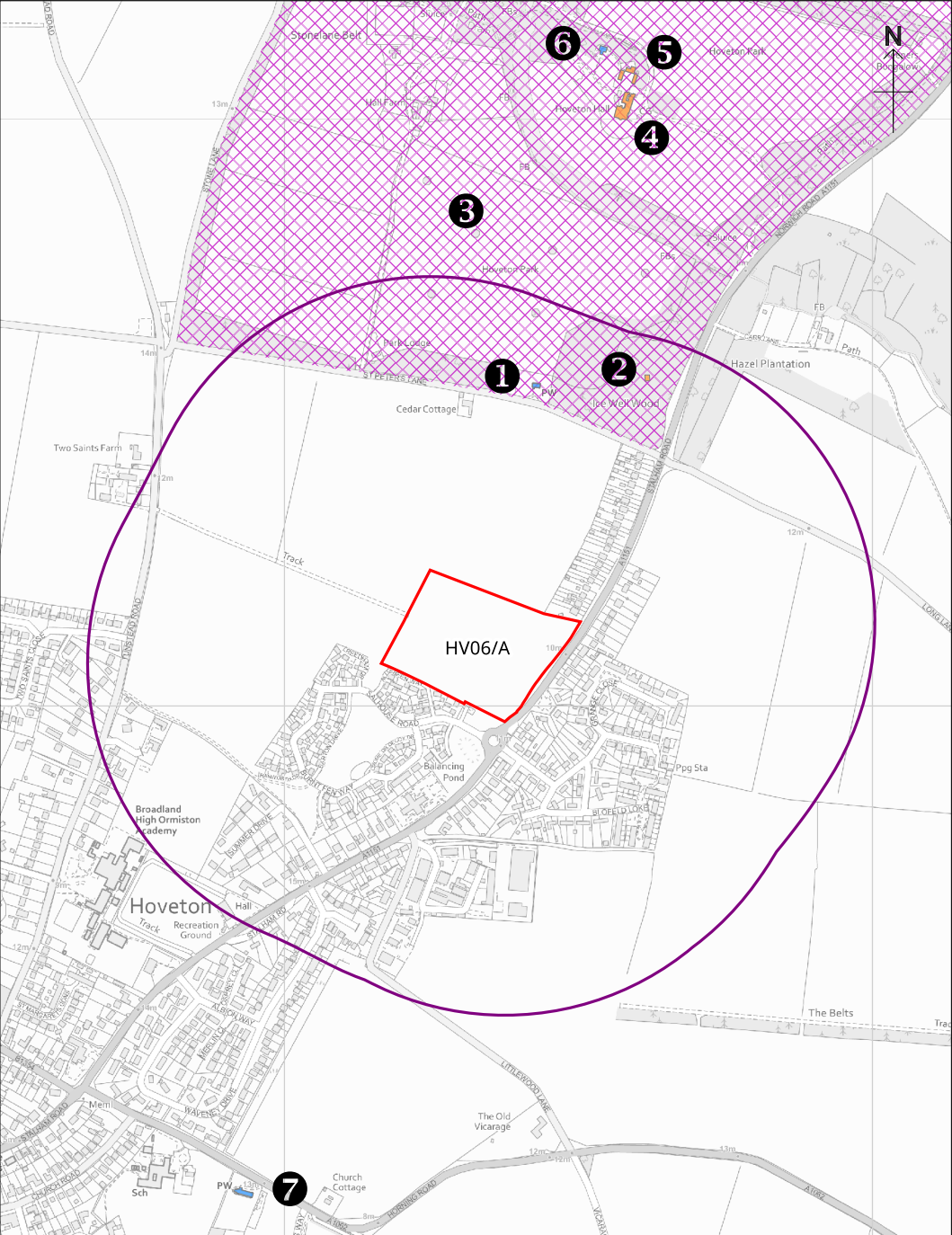
None specifically in relation to the historic environment, particularly given the very modest impact that the potential residential development of the site is likely to have on the significance of the nearest heritage assets of Manor Farmhouse and Melton Constable Conservation Area. However, it is considered that the landscaping/ biodiversity measures recommended above could enhance the overall character of the area.

**Stage 4: Evaluating Impact**

**Conclusions and Rag Rating**

Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.





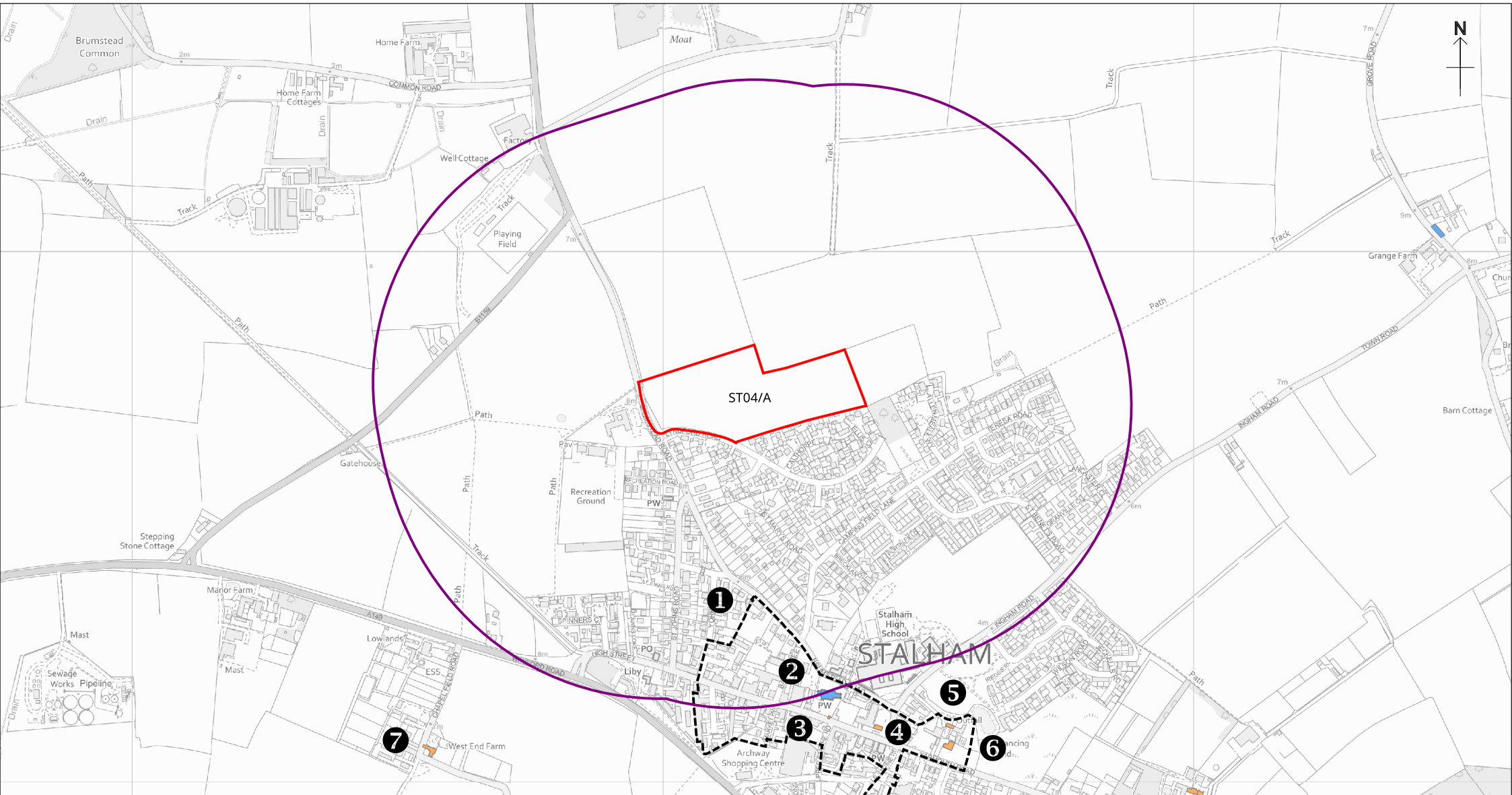
### Heritage Impact Assessment

- Assessment Site
- 500m Search Radius
- Archaeological Notification Area
- Article 4 Direction
- Scheduled Monuments
- Conservation Area
- Historic Park/Garden I
- Historic Park/Garden II
- Historic Park/Garden II\*
- Historic Park/Garden Ungraded
- Listed Building I
- Listed Building II
- Listed Building II\*
- Locally Listed Buildings

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# Heritage Impact Assessment

- |                                  |                               |                          |
|----------------------------------|-------------------------------|--------------------------|
| Assessment Site                  | Conservation Area             | Listed Building I        |
| 500m Search Radius               | Historic Park/Garden I        | Listed Building II       |
| Archaeological Notification Area | Historic Park/Garden II       | Listed Building II*      |
| Article 4 Direction              | Historic Park/Garden II*      | Locally Listed Buildings |
| Scheduled Monuments              | Historic Park/Garden Ungraded |                          |

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