

Examination Library Document Reference D11

North Norfolk District Council

Site Assessment (Regulation 19): Ludham

Publication Stage Regulation 19, January 2022

Contents

Part 1: Settlement Information	2
1.1. Introduction	2
1.2. Sites Promoted & Considered (Regulation 18)	3
1.3. Background Information	5
1.4. Constraints	9
1.5. Habitat Regulations Assessment / Appropriate Assessment	11
1.6. Statutory Consultee Responses (Regulation 18)	13
1.7. Summary Consultation Comments (Regulation 18) June 2019	16
Part 2: Assessment of Sites	18
2.1. RAG Assessment Matrix	18
2.2. Sustainability Appraisal Conclusions (Regulation 19)	20
2.3. Site Planning History (as at Regulation 19)	23
2.4. Site Assessment	24
Part 3: Overall Site/Settlement Conclusions	40
3.1. Proposed Site Allocations: Reasoned Justification	40
3.2. List of Site Allocations	41
3.3. Policy Wording (Regulation 19)	41
Part 4: Open Space	43
4.1. Open Space Designations	43
Appendix 1: All Sites Considered	44
Appendix 2: Open Space Designations	45

Site Assessment (Ludham)

Part 1: Settlement Information

1.1. Introduction

This booklet provides a high-level overview of Ludham as a growth location in the Local Plan and looks in detail at the promoted sites identifying which are the most suitable to contribute towards the housing allocation requirements for the settlement and the protection of important areas of various types of green open space.

The sites referred to in this booklet are shown together with their reference numbers in Section 2, and, at the rear of the document as an appendix. The maps detail all sites which were subject to consultation at Regulation 18 stage of plan preparation, and any additional sites which were suggested in response to that consultation. In the event that the sites are allocated, their development would be subject to the policies of the plan including the site specific policies in Part 3 of this document.

The intention is that the booklet will be updated throughout the remainder of the plan preparation process. It contains:

- **Part 1** - Contextual background information about Ludham together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and town and parish councils.
- **Part 2** - Updated Sustainability Appraisal and assessment of each of the sites considered.
- **Part 3** - The Council's conclusions on the availability and suitability of each of the sites drawing together the Sustainability Appraisal and Site Assessment and the Regulation 18 consultation responses together with the proposed policies which will be applied when planning applications are submitted.
- **Part 4** - Open Space Designations.

Plan Requirements

Ludham is one of four identified **Large Growth Villages** in the settlement hierarchy and acts as a local service centre where limited-scale growth can be accommodated. The Local Plan sets a modest housing target of **48** dwellings to be delivered over the plan period via a combination of small scale 'infill' developments, new allocations and existing commitments. New allocated sites, to supplement those already consented and under construction, suitable for in the region of **35** dwellings, are necessary to achieve the housing requirement.

1.2. Sites Promoted & Considered (Regulation 18)

Residential Site Options

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
LUD01	N/A	H0903	Land South Of School Road	2.18	65
LUD01/A	DS27	Part of H0903	Land South Of School Road	1.25	20
LUD02	N/A	H0904	Land At Catfield Road	1.42	43
LUD05	N/A	H0137	Land at Yarmouth Road	1.31	39
LUD06	N/A	H0908	Land South Of Grange Road	1.24	37
LUD06/A	DS28	H0908	Land South Of Grange Road	0.57	20
LUD07	N/A	H0138	Land East of Catfield Road	4.69	141
LUD09	N/A	H0139	Land South of Norwich Road, East of Lovers Lane	5.23	87
LUD10	N/A	H0140	Land West of Catfield Road	2.00	60

Additional Sites

New sites promoted through or following Reg 18 consultation:

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
LUD01/B	N/A	N/A	Land South Of School Road	5.38	120
LUD11	N/A	N/A	Land South Of Grange Road	5.7	100

Withdrawn Sites

The following sites were withdrawn by the promoter during the Local Plan preparation process prior to Regulation 19 stage.

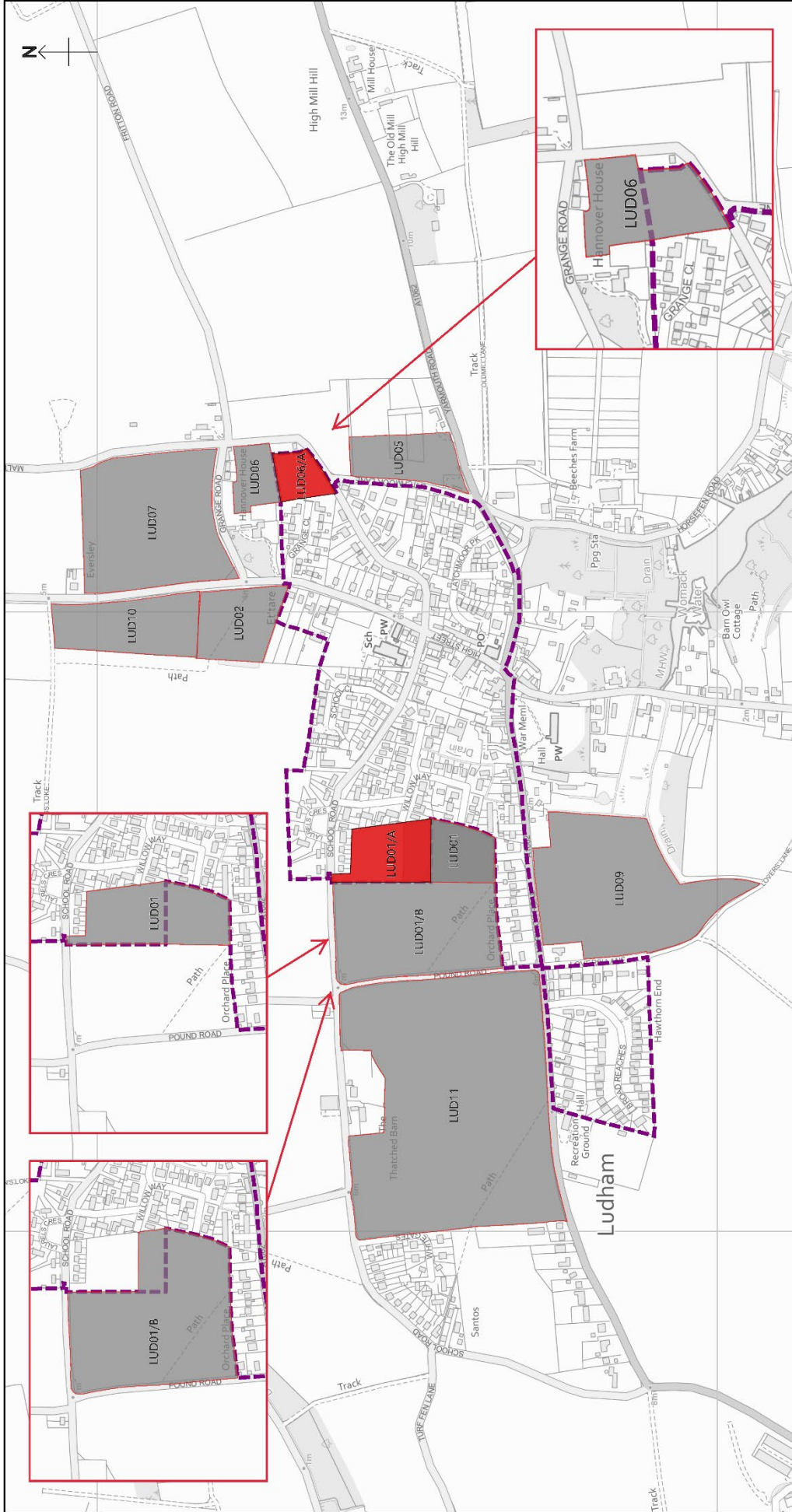
Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Withdrawn
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Screened Out Sites

A number of potential development sites were initially screened out and excluded from further consideration as a Local Plan allocation. Sites were screened out where they met any of the given criteria in 'Table 1 - High Level Reasons for Excluding Potential Sites' in the **Site Selection Methodology Background Paper**.

Where applicable, these sites are shown below.

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason for Discounting
N/A	N/A	N/A	N/A	N/A	N/A	N/A



Ludham - Preferred & Alternative Sites (Reg 19)

- Preferred Housing / Mixed Use Allocation
- Preferred Employment Allocation
- Alternative Site Considered
- Parish Boundary
- Existing Settlement Boundary

NOT TO SCALE

01/08/2022

North Norfolk District Council
 Council Offices, Holt Road,
 Cromer, Norfolk, NR27 9EN
 01263 513811
www.north-norfolk.gov.uk

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1.3. Background Information

Characteristics

Ludham is identified as a Large Growth Village in the proposed Settlement Hierarchy. This means it has been identified as one of four villages, the others being Blakeney, Briston & Melton Constable, and Mundesley, a lesser scale of growth will be focused in these areas.

Ludham is a medium sized village with a population of around 1,300 and offering a good range of day to day services and a range of community facilities including a village store and post office, doctor's surgery and primary school. Most of the housing development, together with the shop and school, is located to the north of the Yarmouth to Norwich Road. Areas to the south of the road have a less 'built up' character. Womack Water provides access to the Broads waterways and is a popular visitor destination, particularly for those arriving by boat. The village plays an important role in meeting the needs of residents, those of adjacent villages, and a seasonal influx of tourists.

Employment

Ludham high street represents the only Employment Area within the village. The **eastern area** of the district has a greater relationship to Great Yarmouth, Norwich and the Broads. This area has historically had high levels of employment in agriculture, the defence sector, manufacturing and Broads based tourism. Given the proximity of Norwich, Horning and Wroxham and the industrial estate at Catfield to the north, there is a lack of evidence for additional employment land within the village.

Infrastructure

The proposed land allocations have been informed through consultation and engagement with relevant infrastructure providers and statutory consultees. Background Paper 4 - Infrastructure Position Statement contains more information and has informed the Infrastructure Deliver Plan.

Anglian Water advised that there is a sustainability reduction at Ludham water treatment works and enhancement will be required to accommodate new development in Ludham. Off-site mains water reinforcement may be required in certain areas, together with possible need for enhancement to the foul sewerage network capacity.

Ludham is identified in the Strategic Flood Risk Assessment as being at risk of flooding primarily from a combination of fluvial and tidal influences of the River Thurne and Womack Water. The settlement is located within a larger Dry Island and a Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required.

As development takes place it will need to be served by appropriate supporting physical infrastructure and services. All developments are required to address any identified shortages in infrastructure to the extent necessary to make the specific proposal acceptable. Policy SD5 and Background Paper 4 explain this process.

Education

Primary provision is provided through Ludham Primary School and Nursery. Secondary provision is provided through Stalham High School.

Norfolk County Council consider that the capacity within the available education infrastructure is adequate to meet North Norfolk's proposed housing growth through the emerging Local Plan. Section 106 monies will be sought on new residential developments to mitigate the impact of additional housing growth.

Affordable Housing Zone & Policy Percentage

Ludham is identified in Zone 1 for affordable housing with a plan requirement for 15% of the total dwellings provided on schemes of 6+ dwellings.

Connectivity

The village benefits from amenities with a good range of day to day services and a range of community facilities including a village store and post office, doctor's surgery and primary school. The catchment high school is located at Stalham, an existing school bus service is available to high school in Stalham. Womack Water provides access to the Broads waterways and is a popular visitor destination, particularly for those arriving by boat.

Open Space Requirements

The 2019 North Norfolk Open Space Assessment sets the quantum of open space for new residential developments across the district for the plan period. Assessed against these standards the study identifies that Ludham has a requirement for all types of open space, particularly Amenity Greenspace.

Constraints & Opportunities

There is very little previously developed (brownfield) land in Ludham. New greenfield allocations are therefore necessary in order to deliver the required growth.

Demographics

Population

Population in Ludham (Census 2011): 1,276

	Number	%	District Comparison (%)
Aged 0 to 15	144	11.3	14.5
Aged 16 to 29	138	10.8	12.7
Aged 30 to 44	141	11.1	14.4
Aged 45 to 64	414	32.4	29.7
Aged 65+	439	34.4	28.8

Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	362	53.4	44.0
Semi-detached house or bungalow	205	30.2	28.8
Terraced house or bungalow	78	11.5	16.2
Flat, maisonette or apartment - Purpose-built block of flats	10	1.5	6.4
Flat, maisonette or apartment - Part of a converted or shared house	9	1.3	2.7
Flat, maisonette or apartment - In a commercial building	8	1.2	1.2
Caravan or other mobile or temporary structure	6	0.9	0.8

Affordability

Location	Affordability Ratio (2016)	Affordability Ratio (2020)
Waterside	12.67	13.53
North Norfolk	8.96	9.14

Data Source: Distribution of Growth Background Paper (2021). Affordability Ratio information in relation to wards obtained from ONS 'Ratio of median house price to median gross annual (where available) work-place-based earning by local authority district (England and Wales)' dataset¹

Parish Boundaries

All of the considered sites are located within Ludham Parish.

Services

Ludham offers a limited number of shops and services which serve residents of the villages and the surrounding area.

Services & Facilities		
	Service	Name
Key Services	Primary School	Ludham Primary School & Nursery
	Convenience Shopping	Thrower A T & Son Ltd
	GP surgery	Ludham Surgery
Secondary Services	Main Road	A1062
	Post Office	Thrower A T & Son Ltd.
	Other Shopping	
	Public House	Kings Arms
	Meeting Place (e.g. Village Hall)	Ludham Village Hall
Desirable Services	Petrol Filling Station	Ludham Garage
	Vehicle Repair Shop	Ludham Garage
	Place of Worship	St Catherine's Ludham
	Employment Land	Ludham High Street

¹ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2021>

1.4. Constraints

There are a range of factors which influence the potential location of development in Ludham including, environmental and landscape considerations.

Built Environment

Ludham Conservation Area is concentrated around the historic core of the village and extends around 1 km south / south east of the A1062.

There are a total of 20 Listed Buildings in Ludham, one of which is Grade I (Church of St Catherine) and two are Grade II*. Currently no buildings have been locally listed.

Natural Environment

Environmental Designations

The settlement is constrained to the south by the Norfolk Broads. The Broads Authority area follows the River Ant to the west, the fleet Dyke and the River Bure in the south and the River Thurne to the east. The Broads Authority encroaches upon the built form of the settlement to the south, to the Yarmouth Road.

Ludham Potter Heigham Marshes, to the south east of the settlement, are designated a Site of Special Scientific Interest (SSSI) and a National Nature Reserve. This site, and marshes to the south of the River Thurne, are also designated a Special Area of Conservation (SAC), a Special Protection Area (SPA) and a Ramsar.

Two areas, Buttle Marsh to the east of the town, and the Land adjacent to Horse Fen to the west, are designated County Wildlife Sites (CWS).

Landscape Character

The **North Norfolk Landscape Character Assessment SPD (2021)** identifies that the village is situated within the Settled Farmland character area.

The **Settled Farmland** character area is characterised by flat or very flat arable landscapes, which are bordered by woodland fringing the adjacent Broads Valleys. Settlement is a strong feature of the landscape, as dispersed farmsteads or in villages such as Sea Palling, Hickling, Ludham and parts of Potter Heigham and the market town of Stalham.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins, restored grassland and hedgerows for biodiversity to provide a network of semi-natural features, whilst protecting the highly productive agricultural soils and farmland. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links within the Character area and to the neighbouring Broads via biodiverse rural lanes, footpaths and cycle routes; maximising opportunities to enjoy and understand the landscape, and dark skies at night.

Flood Risk

The North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding indicates that the village is constrained to the south by a dyke leading to Womack Water and flowing into the River Thurne. The village is constrained to the

west due to areas of Flood Zone 2, to the south flood zone 3 (FZ3a and indicative FZ3b) along with pockets of localised surface water flooding.

Coastal Change Management Area

N/A.

In summary, the main considerations which influence the suggested location of development sites are:

- The need to minimise the impact of development proposals on the Broads and the landscape more generally; and
- the need to minimise the impact of development proposals on the classified Grade 1 and 2
- agricultural land surrounding the village.

1.5. Habitat Regulations Assessment / Appropriate Assessment

HRA Screening identified likely significant effects for all residential allocations, and one employment site (H27/1) with in-combination risks to various European sites specifically in relation to recreational impacts

The HRA (including Appropriate Assessment) recognise that the Local Plan includes a County-wide mitigation approach that has been developed to address the in-combination, cumulative effects of housing growth and recreational impacts on European sites. This approach, written by Place Services, involves a green infrastructure strategy and the RAMS which provides for access management on-site and associated measures. The green infrastructure strategy highlights the need for local planning authorities to secure the provision of green infrastructure at both a development site and plan-making level. Strategic opportunities for green space are identified and the strategy sets out criteria for Enhanced Green Infrastructure provision to ensure developers are aware of their responsibilities and to allow local planning authorities to audit their green infrastructure against the criteria. The RAMS component part includes a package of mitigation measures.

In embedding this strategic mitigation scheme within the North Norfolk Plan and clearly cross-referencing its requirements through policies all site allocations are required in the Plan to provide appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS). All allocations above 50 units are also required to provide enhanced green infrastructure in accordance with the strategy. The HRA subsequently concludes that the strategy and the Local Plan provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreation concerns. With the strategy in place the Council can rule out adverse effects in-combination for all of the allocations in the Plan.

Six site options are flagged due to being in the immediate proximity to European sites and are identified as having the potential for LSE alone. These are located in Blakeney and Holt and further detail can be found in the relevant settlement booklets / site assessments.

In terms of hydrological impacts due to water resources the HRA identifies that the District is under significant pressures from population growth, climate change, sustainability reductions and the need to increase resilience. Anglian Water's own Water Resource Management Plan, 2019, suggests a total regional surplus of 150 MI/d in 2020 with a shift to a total regional deficit of -144MI/d by 2024. In order to address this, demand the Water Resource Management Plan includes a 25-year demand management strategy which will offset projected growth from household demand. In addition, the Environment Agency has committed to ensure abstraction licensing strategies and actions fully incorporate all environmental objectives and align with river basin management plans. They will only grant replacement licences where the abstraction is environmentally sustainable and abstractors can demonstrate they have a continued need for the water and that they will use it efficiently. In addition, for existing licences, the Agency will prioritise actions to protect and improve Natura 2000 sites and address the most seriously damaging abstractions during this plan period.

As a result, the Appropriate Assessment concludes that adverse effects in integrity from water supply issues can be ruled out, alone or in-combination.

Ludham

The HRA screening identified that a number of individual sites may impact individually on the integrity of European sites in connection with the Broadland SPA, where the risks relate to wintering Whooper Swans and Bewick's Swans which will feed on agricultural land and Marsh Harriers.

The Appropriate Assessment concluded that the small size of the majority of allocations, and/or their location in close proximity to existing housing, indicates that they will not be supporting habitat for the relevant features. Any risks would predominantly relate to large, green-field sites which are expansions of settlements such as LUD01. Although given the proximity of the site to existing housing the risks were identified as relatively low. The Appropriate Assessment of the Site advises that a further project level HRA is necessary on a precautionary basis to check the sites use by Swans.

With the inclusion of such wording to ensure project level HRA for sites LUD01 in any policy wording the HRA concludes that adverse effects on integrity alone or in-combination can be ruled out for the Broadland SPA/Ramsar.

The Appropriate Assessment concluded there is no credible evidence of a real risk that the allocations together will have a meaningful effect of the qualifying features of the SPA.

1.6. Statutory Consultee Responses (Regulation 18)

The following section provides a summary of the representation received from key service providers and statutory bodies in relation to each of the proposed allocations during the Regulation 18 consultation period of May - June 2019.

The full responses to the consultation can be viewed in the Regulation 19 **Consultation Statement**. Where the term 'General Support for the allocation' has been used this is typically in relation to comments made by owners, developers and their agents who are promoting the development of sites.

Many of the sites were subject to standard comments from a number of statutory consultees which sought minor changes to policy wording to either reflect national advice or improve the effectiveness of the policy. The intention is that these will be incorporated into the Plan at the next stage'.

Norfolk County Council Highway Authority

LUD01/A

Policy DS 27: Land South Of School Road

Sustainability

The catchment high school is located at Stalham, an existing school bus service can be accessed at School Road. The Primary school is within walking distance. Village amenities within walking distance, along with access to bus routes.

Safety

Vehicular access required via Willow Way only. Pedestrian access should be provided direct to School Road along with footway to connect with the existing facility.

Mitigation

Improvements required to walk to school route. School Rd frontage to connect with existing footway.

LUD06/A

Policy DS 28: Land South Of Grange Road

Sustainability

The catchment high school is located at Stalham, an existing school bus service can be accessed at Catfield Road Road. The Primary school is within walking distance. Village amenities within walking distance, along with access to bus routes.

Safety

The junction of Grange Close appears to be of an acceptable standard and is within the village 30mph speed limit.

A footway is present at the west side of Catfield Road between Grange Close and the school pedestrian entrance but is not of a high standard. Children will be required to cross Catfield Road but there is not a defined crossing location. Malthouse Lane is not of a sufficient standard to support either vehicular, or pedestrian traffic from the site. All access should be via Grange Close.

Mitigation

The footway between Grange close and Ludham Primary School pedestrian access should be widened to 2.0m, the scheme should include a defined crossing point with adequate separation from vehicular accesses.

Cumulative Comments for Settlement

None received.

Minerals & Waste

N/A

Utilities Capacity

Anglian Water

Regulation 18 Pre Consultation

Anglian Water provided comments in March 2018 and advised that sites in Ludham would require enhancement to treatment capacity.

Regulation 18 Consultation Response

LUD01/A

Policy DS 27: Land South Of School Road

LP416 - Policy DS27 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. Anglian Water asks that the wording relating to foul drainage be amended to ensure it is effective to "details of any required enhancement to the foul sewerage network"

LUD06/A

Policy DS 28: Land South Of Grange Road

LP421 - Policy DS28 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'

Environment Agency

LP477

You should be aware of constraints at Ludham WRCs as this is either over or very near to current permitted capacities. Development within these areas needs to be planned with caution and early consultation with the sewerage company will be vital. No development should commence until clear plans are agreed for the necessary sewerage infrastructure improvements. Where possible, development should be limited and shared across other sites. It should also be noted that during the life of this plan other WRCs could reach capacity and appropriate remediation measures might be necessary.

Education

Norfolk County Council

No comments received.

Others

Historic England

(Comments on all Preferred Sites)

LP705 - It is important that policies include sufficient information regarding criteria for development. Paragraph 16d of the NPPF states that policies should provide a clear indication of how a decision maker should react to a development proposal.

To that end we make the following suggestions.

a) The policy and supporting text should refer to the designated assets and their settings both on site and nearby. By using the word 'including' this avoids the risk of missing any assets off the list.
b) The policy should use the appropriate wording from the list below depending on the type of asset e.g. conservation area or listed building or mixture
c) The policy and supporting text should refer to specific appropriate mitigation measures e.g. landscaping or careful design or maintaining key views or buffer/set Therefore, please revisit the site allocations and ensure that policy wording/supporting text is consistent with the advice above. Where a site has the potential to affect a heritage asset, we would expect the following typical wording within the policy:

- listed building 'Development should preserve the significance listed building and its setting'. This is based on the wording in Part 1, Chapter 1, paragraph 1 (3) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- conservation area 'Development should preserve or where opportunities arise enhance the Conservation Area and its setting'. This is based on the wording in Part 2, paragraph 69 (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- registered park and garden - 'Development should protect the registered park and garden and its setting.'
- scheduled monument 'Development should protect the scheduled monument and its setting.'
- combination of heritage assets 'Development should conserve and where appropriate enhance heritage assets and their settings.' This is based on the wording in the Planning Practice Guidance Paragraph: 003 Reference ID: 18a-003-20140306 Revision date: 06 03 2014

Alternatively, you may prefer to adapt the above and incorporate the following, 'preserve the significance of the [INSERT TYPE OF HERITAGE ASSET] (noting that significance may be harmed by development with the setting of the asset)'. This is perhaps technically more accurate but perhaps slightly less accessible.

There may be occasions where particular mitigation measures proposed should also be mentioned in policy e.g. landscaping, open space to allow breathing space around heritage asset etc. Sometimes it may be appropriate to present proposed mitigation measures (both to heritage and other topics) in a concept diagram as this quickly conveys the key policy intentions. By making these changes to policy wording the Plan will have greater clarity, provide greater protection to the historic environment and the policies will be more robust.

Statements of Common Ground (SoCG)

None.

1.7. Summary Consultation Comments (Regulation 18) June 2019

The following section provides a summary of the representation received in relation to each of the proposed allocation sites during the Regulation 18 consultation period. These are grouped into individuals, parish & town councils, plus statutory bodies and other organisations.

The full responses to the consultation can be viewed in the Regulation 19 **Consultation Statement**. Where the term 'General Support for the allocation' has been used this is typically in relation to comments made by owners, developers and their agents who are promoting the development of sites.

Many of the sites were subject to standard comments from a number of statutory consultees which sought minor changes to policy wording to either reflect national advice or improve the effectiveness of the Policy. The intention is that these will be incorporated into the Plan.

LUD01/A

DS27: Land South of School Road

Individuals	Number Received	Summary of Responses (Site Policy DS13)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary	No comments received	

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS13)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS13)
Objection	1	Limited response received. General support expressed. Anglian Water recommended consideration be given to the use of additional phrases in the policy wording. Figure 17 should show the Broads. Historic England sought consistency in approach to heritage assets.
Support	1	
General Comments	1	

LUD06/A

DS28: Land at Eastern End of Grange Road

Individuals	Number Received	Summary of Responses (Site Policy DS28)
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Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary	No comments received	

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS28)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS28)
Objection	1	Limited response received. General support expressed. Anglian Water recommended consideration be given to the use of additional phrases in the policy wording. Historic England sought consistency in approach to heritage assets.
Support	1	
General Comments	0	

Part 2: Assessment of Sites

2.1. RAG Assessment Matrix

The following table provides a visual summary of the site assessment through a traffic light system to 'grade' the merits of the site (green representing good) in relation to specific assessment criteria. Further details can be found in the Site Selection Methodology Background Paper.

Please note that the figures presented below relate to what was promoted at the site assessment stage, and therefore these figures represent a point in time.

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
LUD01/A	Land South Of School Road	1.25	Housing	20	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Yellow	Green	Green
LUD01/B	Land East of Pound Road	5.38	Housing / Employment	120	Orange	Orange	Green	Orange	Green	Yellow	Orange	Yellow	Yellow	Yellow	Green	Green
LUD01	Land South Of School Road	2.18	Housing	65	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Yellow	Green	Green
LUD02	Land At Catfield Road	1.42	Housing	43	Yellow	Green	Green	Orange	Green	Yellow	Orange	Yellow	Green	Yellow	Green	Green
LUD05	Land at Yarmouth Road	1.31	Housing / Healthcare	39	Yellow	Yellow	Green	Orange	Green	Yellow	Orange	Yellow	Yellow	Yellow	Green	Green
LUD06	Land South Of Grange Road	1.24	Housing	37	Yellow	Green	Green	Yellow	Green	Yellow	Green	Green	Yellow	Green	Green	Green
LUD06/A	Land South Of Grange Road	0.57	Housing	20	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Yellow	Green	Green	Green

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
LUD07	Land East of Catfield Road	4.69	Housing	141												
LUD09	Land South of Norwich Road, East of Lovers Lane	5.23	Housing	87												
LUD10	Land West of Catfield Road	2.00	Housing	60												
LUD11	Land West of Pound	5.7	Housing / Employment / Retail	100												

2.2. Sustainability Appraisal Conclusions (Regulation 19)

Residential Sites

Site Ref	Conclusion (Residential Sites)
LUD01	<p>Overall the site scores as neutral</p> <p>The Social objectives score as positive. Alongside the Environmental and Economic objectives both scoring mixed, the overall SA objectives score as neutral.</p> <p>Environmental – Scores mixed; edge of settlement, mostly within FZ1, south east tip / boundary within FZ2, 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. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; 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>Economic – 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>
LUD01/A	<p>Overall the site scores as positive</p> <p>Environmental – 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>Social – Scores positive; 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>Economic – 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>
LUD01/B	<p>Overall the site scores as neutral</p> <p>Environmental - Scores as mixed; edge of settlement, mostly within FZ1, south east tip / boundary within FZ2, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to The Broads, arable, mature hedgerow / trees to some boundaries. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – 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>Economic – Scores neutral; 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>
LUD02	<p>Overall the site scores neutral</p> <p>The Economic objectives score mixed. Alongside the Environmental objectives scoring mixed and the Social objectives scoring positive, the overall SA objectives score as neutral.</p> <p>Environmental – Scores mixed; edge of settlement, mostly within FZ1, south west corner within FZ2, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and</p>

Site Ref	Conclusion (Residential Sites)
	<p>limited peak time public transport links.</p> <p>Economic – Scores mixed; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband potential. Limited transport links. Could support local services.</p>
LUD05	<p>Overall the site scores negative and positive</p> <p>The Social objectives scoring is positive. The overall SA objectives conclude as negative and positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity The Broads, mostly grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; 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>Economic – 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>
LUD06	<p>Overall the site scores as neutral</p> <p>The Social objectives scoring is positive and the Economic objectives scoring is mixed. The overall score for the SA objectives concludes as neutral.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; 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>Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
LUD06/A	<p>Overall the site scores as negative and positive</p> <p>Review of consultation reg 18 comments does not alter the overall negative and positive scoring for the SA objectives</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – 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>Economic – 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>
LUD07	<p>Overall the site scores as negative</p> <p>The Social objectives score is positive. Taken with the Environmental objectives scoring negatively and the Economic objectives score of mixed, the overall SA objectives score as negative.</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores as positive; loosely related to settlement, good access to local</p>

Site Ref	Conclusion (Residential Sites)
	<p>healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links.</p> <p>Economic – Scores as mixed; loosely related to settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
LUD09	<p>Overall the site scores as negative</p> <p>The Social objectives score as positive. Taken with the Environmental objectives scoring negatively and the Economic objectives score of mixed the overall SA objectives score as negative.</p> <p>Environmental – Scores as negative; edge of settlement, part within indicative FZ3 (CC), approximately 1/3 of site within FZ2 (bisects site east to south west), part of this area also within FZ3a and indicative FZ3b, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity The Broads, arable, surrounded by mature hedgerow / trees. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores as positive; 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>Economic – Scores as 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>
LUD10	<p>Overall the site scores as negative</p> <p>The Social objectives score as positive. Taken with the Environmental objectives scoring negatively and the Economic objectives score of mixed the overall SA objectives score as negative for the site.</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores as positive; loosely related to 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>Economic – Scores as mixed; loosely related to settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
LUD11	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to The Broads; arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores as 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>Economic – Scores as 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>

2.3. Site Planning History (as at Regulation 19)

This section provides details of any relevant planning history, including for those sites which were identified as Proposed Allocations at Regulation 18 and/or 19 stage, along with details of any planning applications which had been made and the stage reached at the point of publication of the Proposed Submission Version Local Plan.

No relevant planning history.

2.4. Site Assessment

This section draws together the Site Assessment and Sustainability Appraisal processes, the results of the Regulation 18 stage consultation and the various evidence documents to make a recommendation as to whether each site is considered suitable for retention in the next stage of plan preparation, or if no further consideration should be given.

Site Ref	Assessment
LUD01	<p>Land South of School Road (wholly part of LUD01/A, wholly part of LUD01/B)</p> <p>SA Conclusion The site scores as neutral. The Environmental objectives score is mixed, being edge of settlement, mostly within Flood Zone 1 and the potential for negative biodiversity impact due to its close proximity to The Broads. In terms of Social and Economic objectives, the site has good access to services / facilities and some access to employment and educational facilities.</p> <p>Connectivity The site has good connectivity; the primary school is within walking distance. Village amenities within walking distance, along with access to bus routes. The catchment high school is located at Stalham, an existing school bus service can be accessed at School Road. Improvements required to walk to school route. School Rd frontage to connect with existing footway.</p> <p>Highway Access Vehicular access required via Willow Way only. Pedestrian access should be provided direct to School Road along with footway to connect with the existing facility.</p> <p>Environmental Arable land with limited boundary treatment, albeit a hedgerow along School Road.</p> <p>Landscape and Townscape The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views. The site and the surrounding landscape is relatively flat but does undulate slightly rising to the West. The site lies behind existing development along School Road and is not overly prominent in the open countryside. Development of the site would not have any significant impact on the wider landscape or overall character of the village. Views available into the CA from School Road (mainly of the Grade I Listed Church).</p> <p>Other Part of this site is allocated for development in the Site Allocations Plan (2011).</p> <p>No known hazards or contamination constraints. Enhancement to water treatment capacity will be required. The site is within Flood Zone 1 with a small section along the Eastern boundary within Flood Zone 2. The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required.</p>

Site Ref	Assessment
	<p>Anglian Water advise that enhancements to the public foul sewerage network may be required. Wording relating to foul drainage be amended to ensure it is effective as follows "<i>submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network</i>".</p> <p>Environment Agency advise that there are constraints at Ludham WRCs as this is either over or very near to current permitted capacities. Development within these areas needs to be planned with caution and early consultation with the sewerage company will be vital. No development should commence until clear plans are agreed for the necessary sewerage infrastructure improvements. Where possible, development should be limited and shared across other sites. It should also be noted that during the life of this plan other WRCs could reach capacity and appropriate remediation measures might be necessary.</p> <p>Notwithstanding this a schedule to provide investment is set out in the Anglian Waters Long term planning Framework and Anglian Water raise no concerns to the level of growth for Ludham.</p> <p>Conclusion Site is considered suitable, available and deliverable The site is well-contained within the landscape, the site lies behind existing development along School Road and Norwich Road. The site is well integrated with the village and within walking distance to primary school, recreation ground and general store. The site developed has the potential to add up to 65 dwellings which is in excess of the housing requirement for Ludham. However, it is considered that only part of the site is necessary in achieving the quantum of housing needed in this Plan for Ludham, and to alleviate excess pressure on the WRC. Part of this site been identified as a proposed allocation, LUD01/A.</p> <p>Recommendation That part of this site (LUD01/A) is identified as a Proposed Allocation subject to satisfying the detailed policy requirements.</p>
LUD01/A	<p>Land South of School Road (wholly part of LUD01, part of LUD01/B)</p> <p>SA Conclusion The site scores as positive. The Environmental objectives score is mixed, being edge of settlement, mostly within Flood Zone 1 and a potential for negative biodiversity impact. In terms of Social and Economic objectives, the site has good access to services / facilities and some access to employment and educational facilities.</p> <p>Connectivity The site has good connectivity, the primary school is within walking distance. Village amenities within walking distance, along with access to bus routes. The catchment high school is located at Stalham, an existing school bus service can be accessed at School Road. Improvements required to walk to school route. School Rd frontage to connect with existing footway.</p> <p>Highway Access Vehicular access required via Willow Way only. Pedestrian access should be provided direct to School Road along with footway to connect with the existing facility.</p>

Environmental

Arable land with limited boundary treatment, albeit a hedgerow along School Road.

HRA

The site is within 2500m of the Broadland SPA/Ramsar site and within 2500m of The Broads 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. Any allocation will require suitable policy wording.

Assessment: HRA screening identified likely significant effects in relation to loss of supporting habitat/ function, where the risks relate to wintering Whooper Swans and Bewick's Swans which will feed on agricultural land and Marsh Harriers. The Appropriate assessment identified relatively low risks which can be addressed at a project level HRA. LUD01 land south of School Road at Ludham is directly adjacent to housing, on the west of the village. There is housing on three sides. It is a relatively small site of under 3ha and does not extend to the entire field, only a portion. Given the proximity of housing and relatively small size risks are again low, but project level HRA is necessary on a precautionary. Any allocation will need to include the requirement for a project level HRA and rule out LSE prior to the commencement of development. The Appropriate Assessment includes the requirement for a project level HRA in relation sewage infrastructure improvements which should confirm the WRC investment.

Landscape and Townscape

The site is part of a larger arable field located on the north-western side and within the settlement boundary of the village of Ludham, but nevertheless, on the edge of the existing settlement. The site is accessed from School Road, which is situated to its north. The site is bounded by a mixture of two storey houses and bungalows to its north and east sides. Open fields bound the site on its southern and western sides. There is some existing hedging and trees on the northern and eastern boundaries.

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views.

The site and the surrounding landscape is relatively flat but does undulate slightly rising to the West. Therefore important to incorporate high quality landscaping scheme particularly along the western boundary.

The site lies behind existing development along School Road and is not overly prominent in the open countryside. Development of the site would not have any significant impact on the wider landscape or overall character of the village.

Heritage Impact Assessment

Limited impact on the historic environment. This is dependent upon the important views into the CA from School Road (mainly of the Grade I Listed Church) being preserved across the southern end of the site. As such, it is considered that design and landscaping measures as mentioned above, would enhance the character of the western edge of the settlement. Any development should 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;

Other:

This site is allocated for development in the Site Allocations Plan (2011).

No known hazards or contamination constraints. Enhancement to water treatment capacity will be required. The site is within Flood Zone 1 with a small section along the Eastern boundary within Flood Zone 2. The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan and, if appropriate, suitable mitigation measures will be required.

Anglian Water, AW advise that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. Wording relating to foul drainage be amended to ensure it is effective as follows "submission and approval of details of a foul drainage strategy setting how additional foul flows will be accommodated within any required enhancement to the foul sewerage network".

AW advise that investment is planned subject to Ofwat approval of AMP7 and that they will continue to review the anticipate scale of all growth within the catchment including that identified in the emerging Local Plan and the impact that this will have on Ludham WRC and the timing of any proposed investment by Anglian Water

Environment Agency advise that there are constraints at Ludham WRCs as this is either over or very near to current permitted capacities. Development within these areas needs to be planned with caution and early consultation with the sewerage company will be vital. No development should commence until clear plans are agreed for the necessary sewerage infrastructure improvements. Where possible, development should be limited and shared across other sites. It should also be noted that during the life of this plan other WRCs could reach capacity and appropriate remediation measures might be necessary.

Notwithstanding this a schedule to provide investment is set out in the Anglian Waters Long term planning Framework and Anglian Water raise no concerns to the level of growth for Ludham.

Conclusion

The site is suitable, available and deliverable. The site is allocated for residential development in the current adopted Plan and is currently **subject to a live planning application**.

The site is well-contained within the landscape, located behind existing development along School Road. The site is well integrated with the village and within walking distance to primary school, recreation ground and general store.

This site coming forward would provide a number of benefits including public open space and affordable housing and associated on and off-site infrastructure requirements.

The site allocation policy should include wording to ensure project level Habitat Regulations Assessment.

There is also the opportunity for the site to provide an improved walking route to school.

Recommendation

Site Ref	Assessment
	That this site is identified as a Proposed Allocation subject to satisfying the detailed policy requirements.
LUD01/B	<p>Land East of Pound Road (this site includes LUD01, and part of LUD01/A)</p> <p>SA Conclusion The site scores as neutral. The Environmental objectives score is mixed, being edge of settlement, mostly within Flood Zone 1 and the potential for negative biodiversity impact, due to its close proximity to The Broads. In terms of Social and Economic objectives, the site has good access to services / facilities and some access to employment and educational facilities.</p> <p>Connectivity: Although the primary school and village amenities are within walking distance. No footpath is available along the site frontage School Road. Providing a formal footway does not appear to be an option due to the lack of height differential between the road surface and the entrance to the adjacent cottage. The catchment high school is located at Stalham, an existing school bus service can be accessed at School Road.</p> <p>Highway Transport & Access: Access off Pound Lane is considered to be unacceptable by NCC Highways. The lane is narrow with poor visibility at the Norwich Road junction, without scope for improvement to an acceptable standard. Visibility is constrained at the junction between School Road and High Street and requires sight lines over third party land.</p> <p>Environmental: Arable land with limited boundary treatment, albeit a hedgerow along School Road.</p> <p>Landscape and Townscape: The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views. The site is relatively level and has rural countryside character and is prominent in the landscape. Development in this location would extend beyond the current extent of the village into open countryside and would have an adverse impact on the landscape. There are long distance views of the Grade I Listed Church from the site.</p> <p>Other: No known hazards or contamination constraints. The site is within Flood Zone 1 with a small section along the Eastern boundary within Flood Zone 2. The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan and, if appropriate, suitable mitigation measures will be required. Anglian Water advise that enhancement to water treatment capacity will be required.</p> <p>Conclusion A number of constraints were identified. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for development.</p>

Site Ref	Assessment
	<p>Recommendation: That this site is not considered further at this stage.</p>
<p>LUD02</p>	<p>Land at Catfield Road</p> <p>SA Conclusion The site scores as neutral. The Environmental objectives score is mixed, being edge of settlement, mostly within Flood Zone 1 and the potential for negative biodiversity impact due to its close proximity to The Broads. In terms of Social and Economic objectives, the site has good access to services / facilities and some access to employment and educational facilities.</p> <p>Connectivity Footways available but improvements required to the school. The site is within walking distance to the school and other services within Ludham. There are very limited public transport options available from the site and from Ludham.</p> <p>Highway Access Access off Catfield Road considered to be acceptable by NCC Highways.</p> <p>Environmental: Arable land with mature trees along Catfield Rd boundary and hedgerows along western boundary.</p> <p>Landscape and Townscape: The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views. Relatively flat site which has rural countryside character. Development would extend beyond the current extent of the village into open countryside and would have an adverse impact on the landscape. There are long distance views of the church from the site.</p> <p>Other: Majority of site falls within Flood Zone 1, but a very small part of the site in the SW corner is within Flood Zone 2. Small area at risk of surface water flooding. The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required. No known hazards or contamination constraints. Anglian Water advise that enhancement to water treatment capacity will be required.</p> <p>Conclusion 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. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is not considered further at this stage.</p>
<p>LUD05</p>	<p>Land at Yarmouth Road</p> <p>SA Conclusion</p>

The site scores **negative and positive**. The Environmental objectives score mixed, being edge of settlement, Flood Zone 1, low susceptibility to Groundwater Flooding and not being considered at risk of Surface Water Flooding (CC). There is potential to affect the setting of CA and potential negative biodiversity impact, being in close proximity to The Broads.

Connectivity

The catchment high school is located at Stalham, an existing school bus service can be accessed within the village. The Primary school is within walking distance. Village amenities within walking distance, along with access to bus routes. There are very limited public transport options available from the site and from Ludham. The footway along the A1062 to the village crosses and re-crosses the A1062, it is not considered a suitable route for children. An alternative route to the village is available via Latchmoor Park and a PROW. Continuous 2.0m wide footway would be required at site frontage between realigned Latchmoor Lane and the existing facility west of Latchmoor Lane.

Highway Access

Latchmoor Lane and its junction with the A1062 are not of a sufficient standard to support development traffic. The horizontal alignment of the A1062 east of Latchmoor Lane restricts visibility. The Highway Authority would not be supportive of an additional access at the A1062. It is considered that acceptable access could be achieved by realigning Latchmoor Lane and forming a new junction with the A1062 east of the existing junction. The new junction should accord with the requirements of DMRB. Latchmoor Lane would require improvements for the extent of the development to a minimum width of 5.5m and with 2.0m wide footways. The required highway improvements would result in substantial loss of frontage trees and hedges. The existing junction of Latchmoor Lane with the A1062 would need to be closed to vehicles. The speed limit will need to be extended. Improvements required to Latchmoor Lane including widening and speed Limit would need to be extended.

Environmental:

The site is close to The Broads so there is potential for negative biodiversity impact. Group of paddocks with a hedgerow along the southern boundary.

Landscape and Townscape:

The site is located on the east side of the village of Ludham, adjacent to the existing settlement boundary. It is situated at the corner of Yarmouth Road (A1062) to its south and Latchmoor Lane to its west. There is a single storey timber building, used as a hairdressers, in the southwest corner of the site. The remainder of the site appears to be fields, which have largely been used as paddocks in association with stables, where the building is situated immediately to the east of the site. There is a mixture of c20 bungalows and two storey dwellings situated on the opposite side of Latchmoor Lane, a narrow, single width lane. The southern group of dwellings fall within Ludham CA. To the west and there are arable fields to the north, east and south, on the opposite side of Yarmouth Road. The site is bounded by hedgerows and some trees to its southern, western and northern sides. The site is rural in nature and may be visible intermittently from some longer distance viewpoints to the north and east.

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views.

Relatively level site. The site has rural countryside character and is prominent in the

landscape. Development in this location would extend beyond the current extent of the village into open countryside and would have an adverse impact on the landscape.

Heritage Impact Assessment

The HIA notes that the north-western corner and southernmost 40 metres across the site fall within an area of archaeological interest notification and the Ludhan conservation area is within the vicinity. The site is situated immediately adjacent to the north-eastern edge of the conservation area, where the historic core of the village is not visible from the site. The north-eastern edge of the Conservation Area is characterised by c20 dwellings. As such, the HIA concludes that there would be no impact upon the significance of the special qualities of the conservation area, including any contribution made to that significance by its setting, as a result of any potential residential development of the site. Over all the HIA concludes that development would lead to limited impact on the historic environment and recommends

any development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain and enhance landscaping on southern, western and northern boundaries of the site, other than to allow for access arrangements.
- Respect and reflect the massing and heights of surrounding dwellings. As such, single and/or one and a half storey dwellings to be located on the outer periphery of the site.

Other:

The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required. Anglian Water advise that enhancement to water treatment capacity will be required. No contamination issues currently identified.

Conclusion

Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. Highway improvements required to make suitable access would result in substantial loss of frontage trees and hedges. For these reasons the site is not considered suitable site for development.

Recommendation:

That this site is **not considered further** at this stage.

LUD06

Land South of Grange Road
(includes LUD06/A)

SA Conclusion

The site scores as **neutral**. In particular, the Environmental objectives score mixed being edge of settlement, within Flood Zone 1, there being a low susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding (CC). There is a potential negative biodiversity impact, being in close proximity to The Broads.

Connectivity

The catchment high school is located at Stalham, an existing school bus service can be accessed at Catfield Road. The Primary school is within walking distance. Village amenities within walking distance, along with access to bus routes.

A footway is present at the west side of Catfield Road between Grange Close and the school pedestrian entrance but is not of a high standard. Children will be required to cross Catfield Road but there is not a defined crossing location.

Highway Transport & Access

All access should be via Grange Close. Malthouse Lane is not of a sufficient standard to support either vehicular, or pedestrian traffic from the site. The junction of Grange Close is of an acceptable standard and is within the village 30mph speed limit.

Environmental:

Enclosed agricultural field, with mature hedgerow. The western boundary of the site is adjacent to a belt of oak trees covered by a group Tree Preservation Order. The extension of Grange Close would have to have full regard to the need to retain and safeguard these trees.

HRA

The site is within 2500m of the Broadland SPA/Ramsar site and within 2500m of The Broads SAC.

Landscape and Townscape:

The site is located in the north-eastern part of the village of Ludham, within the settlement boundary. It is the southern part of an arable field, situated on the north side of Malthouse Lane. There is a two storey dwelling and garden immediately adjacent to its eastern boundary, residential properties, at Grange Close, to the west separated by a tree belt, more dwellings to the southwest and north beyond the remainder of the field and other arable fields to the north and south, the latter on the opposite side of Malthouse Lane. The site itself is bounded with intermittent hedgerows to the eastern, southern and western boundaries and there is a significant number of mature trees located on the western boundary. The site is likely to be visible from longer distance views from the northeast, Fritton Road. The site itself is bounded with intermittent hedgerows to the eastern, southern and western boundaries and there is a significant number of mature trees stretching along the western boundary, which have TPO's. Further afield there is farmland and paddocks with associated hedgerows and mature landscaping to the north, east and south.

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views.

Flat with limited landscape features and limited views available of the site. The site is enclosed, located adjacent to existing development. Development on this site shouldn't have a detrimental impact on the landscape and due to its position and the surrounding landscaping and nearby dwellings there is unlikely to be any significant views of the site

Heritage Impact

The HIA notes that the south-western corner of the site falls within an area of archaeological interest notification. A number of other heritage assets are located within the vicinity of the site, however the HIA concludes that there would be limited impacts due from development as long as development reflects the massing and heights of nearby buildings and the landscaping on the western boundary is retained while remaining boundaries are enhanced to the eastern, southern and western boundaries, other than for access arrangements;

Site Ref	Assessment
	<p>Other: The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required. No known hazards or contamination constraints. Anglian Water advice that enhancements to water treatment capacity will be required. The site was identified in the HELAA but only part of the site is being promoted for development and as a whole is not available</p> <p>Conclusion The site is a large site with the potential to deliver 35 dwellings and considered suitable for development. The site is well-contained within the landscape and well integrated with the village, within walking distance to primary school, recreation ground and general store. However, the whole site is not currently available with only part of the site being promoted (LUD06A). For this reason, the site is not considered to be deliverable.</p> <p>Recommendation: That this site is not considered further at this stage.</p>
LUD06/A	<p>Land South of Grange Road (part of LUD06)</p> <p>SA Conclusion The site scores as negative and positive. In particular, the Environmental objectives scores mixed being edge of settlement, Flood Zone 1, with a low susceptibility to Groundwater Flooding and not considered to be at risk of Surface Water Flooding (CC). There is potential for negative biodiversity impact.</p> <p>Connectivity The catchment high school is located at Stalham, an existing school bus service can be accessed at Catfield Road. The Primary school is within walking distance. Village amenities within walking distance, along with access to bus routes.</p> <p>A footway is present at the west side of Catfield Road between Grange Close and the school pedestrian entrance but is not of a high standard. Children will be required to cross Catfield Road but there is not a defined crossing location.</p> <p>The footway between Grange close and Ludham Primary School pedestrian access should be widened to 2.0m, the scheme should include a defined crossing point with adequate separation from vehicular accesses.</p> <p>Highway Access All access should be via Grange Close. Malthouse Lane is not considered to be of sufficient standard to support either vehicular, or pedestrian traffic from the site. The junction of Grange Close is of an acceptable standard and is within the village 30mph speed limit.</p> <p>Environmental: Enclosed agricultural field, with mature hedgerow. The western boundary of the site is adjacent to a belt of oak trees covered by a group Tree Preservation Order. The extension of Grange Close would have to have full regard to the need to retain and safeguard these trees.</p> <p>HRA</p>

The site is within 2500m of the Broadland SPA/Ramsar site and within 2500m of The Broads 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. Any allocation will require suitable policy wording. The Appropriate Assessment includes the requirement for a project level HRA in relation sewage infrastructure improvements which should confirm the WRC investment.

Landscape and Townscape:

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views. Flat site with limited landscape features. The site is enclosed, located adjacent to existing development. There are limited views into the site. Development on this site shouldn't have a detrimental impact on the landscape.

Heritage Impact Assessment

Limited impact on the historic environment.

The site is situated approximately 100 metres to the north of the northern edge of the conservation area, which is largely characterised by c20 dwellings and where the historic core is not visible from the site. Consequently, there would be no impact upon the significance of the special qualities of the conservation area, including any contribution made to that significance by its setting, as a result of the residential development of the site.

Other:

This site is currently allocated for development in the Site Allocations Plan (2011).

The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required. Enhancement to water treatment capacity will be required. No contamination issues currently identified.

Anglian Water, AW advise that enhancements to the public foul sewerage network may be required. Wording relating to foul drainage be amended to ensure it is effective as follows "submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network". AW advise that investment is planned subject to Offwt approval of AMP7 and that they will continue to review the anticipate scale of all growth within the catchment including that identified in the emerging Local Plan and the impact that this will have on Ludham WRC and the timing of any proposed investment by Anglian Water

Environment Agency advise that there are constraints at Ludham WRCs as this is either over or very near to current permitted capacities. Development within these areas needs to be planned with caution and early consultation with the sewerage company will be vital. No development should commence until clear plans are agreed for the necessary sewerage infrastructure improvements. Where possible, development should be limited and shared across other sites. It should also be noted that during the life of this plan other WRCs could reach capacity and appropriate remediation measures might be necessary.

Site Ref	Assessment
	<p>Notwithstanding this a schedule to provide investment is set out in the Anglian Waters Long term planning Framework and Anglian Water raise no concerns to the level of growth for Ludham.</p> <p>Conclusion The site is suitable, available and deliverable. The site is currently allocated for residential development in the existing adopted Plan but has not been developed.</p> <p>The site is well-contained within the landscape and well integrated with the village, within walking distance to primary school, recreation ground and general store.</p> <p>This site coming forward would provide a number of benefits; including affordable housing and public open space and associated on and off site infrastructure improvements.</p> <p>Recommendation</p> <p>That this site is identified as a Proposed Allocation</p>
LUD07	<p>Land East of Catfield Road</p> <p>SA Conclusion The site scores as negative. In particular, the Environmental objectives score negatively, being loosely related to the settlement and there being potential negative biodiversity impact, being in close proximity to The Broads.</p> <p>Connectivity The site is fairly detached and remote from the village centre. There are no footways available along Grange Road. There are very limited public transport options available from the site and from Ludham.</p> <p>Highway Transport & Access The site is located between Catfield Road, Malthouse Lane and Grange Road which are considered to be unacceptable by NCC Highways. Malthouse Lane and Grange Rd are considered to be unsuitable for further development and Catfield Rd would also require improvement beyond the site boundary.</p> <p>Environmental: Large agricultural field with limited boundary treatment, albeit some trees along Malthouse Lane.</p> <p>Landscape and Townscape: The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views. The site is flat and has rural countryside character and is prominent in the landscape. Development in this location would extend beyond the current extent of the village into open countryside and would have an adverse impact on the landscape.</p> <p>Other: The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required. No contamination issues currently identified.</p>

Site Ref	Assessment
	<p>Anglian Water advise that enhancements will be required to water treatment capacity. Water mains crossing the site.</p> <p>Conclusion A number of significant constraints were identified: In particular, Malthouse Lane and Grange Rd are unsuitable for further development. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is not considered further at this stage.</p>
LUD09	<p>Land South of Norwich Road, East of Lovers Lane</p> <p>SA Conclusion The site scores as negative. In particular, the Environmental objectives scores negatively being edge of settlement, part within indicative Flood Zone 3 (CC), with approximately 1/3 of the site within Flood Zone 2 and part of this area also within Flood Zone 3a and indicative Flood Zone 3b. There is potential to affect the setting of a Conservation Area and potential for negative biodiversity impact.</p> <p>Connectivity The site is located off Norwich Road and although the site is reasonably well positioned near to Ludham with access to the primary school, church and general store. There is no continuous footway link to the village and no ability to provide a new footpath at sections along the road, therefore considered to be unacceptable by NCC Highways. There are very limited public transport options available from the site and from Ludham.</p> <p>Highway Access: The Highway Authority do not support an additional access onto the A1062.</p> <p>Environmental: The site is close to The Broads so there is potential for negative biodiversity impact. Large agricultural field with mature hedgerow along the A1062. With mature trees along Lovers Lane and along southern boundary.</p> <p>Landscape and Townscape: The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views. The site provides an important open landscape within this part of Ludham, and if developed would have a detrimental impact on the landscape. The site is located near to the Grade 1 listed Church, and if not appropriately designed and landscaped development could have a detrimental impact. Part of the site falls within Conservation Area.</p> <p>Other: The southern part of the site lies within flood risk zones 2 and 3. The sequential approach should be applied within the site, and development should be directed to the areas of lowest flood risk. In this case, all development would need to be located within flood risk 1. Layout should ensure that any part of the site which is demonstrated to be at risk of</p>

Site Ref	Assessment
	<p>flooding during the lifetime of the development remains undeveloped. A flood risk assessment would be required as part of the planning application to assess all forms of flooding to and from the development and inform the inclusion of suitable control measures. The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required.</p> <p>Conclusion A number of significant constraints are identified: The Highway Authority do not support an additional access onto the A1062 and there is no continuous footway link to the village with no ability to provide a new footpath at sections along the road. This site provides an important open landscape in this part of Ludham. Development of this site is considered to have would have a greater impact on the quality of the landscape than the preferred sites. Furthermore, the preferred sites can deliver sufficient housing for Ludham. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is not considered further at this stage.</p>
LUD10	<p>Land West of Catfield Road</p> <p>SA Conclusion The site scores as negative. In particular, the Environmental objectives score negatively being loosely related to the settlement and it having an uncertain biodiversity impact.</p> <p>Connectivity The site is considered to be detached from the settlement and highways consider this to be an unsuitable location unless in connection with site LUD02. Although there is footpath along Catfield Rd, this would require significant improvements.</p> <p>Highway Transport & Access: Access off Catfield Road is considered to be acceptable by NCC Highways.</p> <p>Environmental: Large arable field with mature trees along Catfield Rd boundary and to rear of site. Hedgerow along western boundary.</p> <p>Landscape and Townscape: The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views. The site is relatively level and has rural countryside character and is prominent in the landscape. The site is detached from the village. Development in this location would extend beyond the current extent of the village into open countryside and would have an adverse impact on the landscape. There are long distance views of the church from the site.</p> <p>Other: The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan may be required. Anglian Water advise that enhancement to water treatment capacity will be required. No contamination issues currently identified.</p>

Site Ref	Assessment
	<p><u>Conclusion</u> A number of constraints were identified. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is not considered further at this stage.</p>
LUD11	<p>Land West of Pound Road</p> <p>SA Conclusion The site scores as neutral. The Environmental objectives score is mixed, being edge of settlement, mostly within Flood Zone 1 and the potential for negative biodiversity impact, due to its close proximity to The Broads. In terms of Social and Economic objectives, the site has good access to services / facilities and some access to employment and educational facilities.</p> <p>Connectivity This site has poor connectivity. There is no continuous footway link to the village and no ability to provide a new footpath at sections along the road, therefore considered to be unacceptable by NCC Highways. There are very limited public transport options available from the site and from Ludham.</p> <p>Highway Transport & Access: The Highway Authority do not support development of this site. The minor roads adjacent to LUD11 are not of an appropriate standard to support development traffic.</p> <p>Environmental: Large arable site with some boundary hedges and trees.</p> <p>Landscape and Townscape: The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) characterised by flat / very flat terrain, rural landscape in which arable land use predominates with an open landscape and moderately long views. This is a large site that is highly visible and prominent in the open countryside which is poorly integrated with the village. Development would result in a significant extension into the open countryside adversely affecting the character of the area.</p> <p>Other: No known hazards or contamination constraints. The site is within Flood Zone 1. The site is located within a Dry Island. A site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan and, if appropriate, suitable mitigation measures will be required. Anglian Water advise that enhancement to water treatment capacity will be required.</p> <p><u>Conclusion</u> A number of significant constraints were identified. This is a very large site and could accommodate over 100 houses if developed. This amount of growth is not required in Ludham. Furthermore, the site is poorly integrated with the existing village and is very prominent in the landscape. Development of this site would result in a significant extension into the open countryside which would have a negative effect on the quality of</p>

Site Ref	Assessment
	<p>the landscape. The Highway Authority do not support an additional access onto the A1062 and there is no continuous footway link to the village with no ability to provide a new footpath at sections along the road. The site is remote from the school and facilities within the village. For these reasons the site is not considered a suitable site for development.</p> <p>Recommendation: That this site is not considered further at this stage.</p>

Further Comments

The following additional comments have been received since the Regulation 18 consultation.

Further Comments	
<p>Anglian Water -Water Resources Long-term planning framework</p>	<p>Sets out that £0.007 million in AMP7 2020 – 2025 for investment into additional capacity for the Ludham WRC :</p> <p>AW advise that investment is planned subject to Offwt approval of AMP7 and that they will continue to review the anticipate scale of all growth within the catchment including that identified in the emerging Local Plan and the impact that this will have on Ludham WRC and the timing of any proposed investment by Anglian Water.</p>

Part 3: Overall Site/Settlement Conclusions

3.1. Proposed Site Allocations: Reasoned Justification

The location of site options has been carefully considered in order to avoid significant expansion of the town beyond the identified settlement boundary and to mitigate the potential impacts on designated landscape assets that have been subject to detailed review.

There is very little previously developed (brownfield) land in Ludham. New greenfield allocations are therefore necessary in order to deliver the required growth. There are a range of environmental and landscape related constraints which influence the potential location of development in Ludham.

The Environment Agency advises that there are constraints at Ludham WRCs as this is either over or very near to current permitted capacities. Notwithstanding this, a schedule to provide investment is set out in the Anglian Waters Long term planning Framework and Anglian Water raise no concerns to the overall level of growth proposed for Ludham. They do however advise that where possible, development should be limited and shared across sites and that no development should commence until clear plans are agreed for the necessary sewerage infrastructure improvements. This has been taken into account and considered in the drafting of both site-specific policies.

The site assessment concludes that three sites in Ludham are suitable and available for development - LUD01, LUD01A, and LUD06A. However, when considering the cumulative impact of developing these sites, it is not necessary to develop the larger site LUD01 as it would provide a quantum of housing beyond what is required for this settlement, and there could potentially be cumulative impacts on the WRC capacity from increased housing numbers, as per comments received from EA and AW. LUD06 is also identified as a suitable potential option, but is not taken forward as it is known to be unavailable, with only the smaller LUD06A site being promoted for development at this time.

Two residential site options have been identified in Ludham. These are considered to be the most suitable sites available in the settlement. Collectively, these are intended to deliver around 35 dwellings over the Plan period, including approximately 5 affordable homes, on site open space and contributions towards road, drainage and other necessary infrastructure.

These sites have been selected as the appropriate options to meet the housing requirement for Ludham because they are well located to services and they are reasonably contained within the landscape.

Sites were not chosen in Ludham where development would have an adverse impact on the Broads and landscape more generally. Sites that would adversely impact the quality of the landscape and reduce the rural character of Ludham were considered unsuitable. It is considered that the identified site options would have less impact on the quality of the landscape and would be suitable within the rural setting. Sites not well connected to key services by walking, cycling or public transport were considered unsuitable. Those that provided important open space that would impact on heritage assets and where suitable vehicular access isn't achievable were not chosen and those that are not available.

Ludham is a dry island and a site-specific Flood Risk Assessment and / or Flood Warning and Evacuation Plan will be required for those sites that are developed.

The following sites have been selected as the preferred sites to meet the identified growth requirements for Ludham:

LUD01/A - Land South of School Road and is a proposed allocation for approximately 20 dwellings. This site could provide a number of benefits: including public open space and affordable housing and associated on and off site infrastructure requirements. The site scored as positive in the SA.

LUD06/A - Land at Eastern End of Grange Road and is a proposed allocation for approximately 15 dwellings. This site could provide a number of benefits: including affordable housing and public open space and associated on and off site infrastructure improvements. The site scored as negative and positive in the SA.

3.2. List of Site Allocations

Residential Sites

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
LUD01/A	Land South of School Road	1.25	20
LUD06/A	Land at Eastern End of Grange Road	0.57	15

3.3. Policy Wording (Regulation 19)

The following tables detail the emerging policy text as intended for inclusion in the Regulation 19 stage Local Plan.

Policy LUD01/A

Land South of School Road

Land amounting to approximately 1.25 hectares, as defined on the Policies Map, is allocated for residential development of approximately 20 dwellings inclusive of open space and associated on and off-site infrastructure.

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

1. Provision of a highway access via Willow Way;
2. Provision of pedestrian footway to connect with the school bus service stop on School Road;
3. The footway between Grange Close and Ludham Primary School should be improved and widened to 2.0m, to include an adequate crossing point to enable safe crossing of Catfield Road;
4. Retention and safeguarding of trees along the western boundary that are covered by a group Tree Preservation Order;
5. Delivery of a high quality landscaping scheme particularly along the western boundary;
6. Development should have careful attention to form and site layout in order to allow for views from School Road to the Grade 1 Listed church;
7. Submission, approval and implementation a foul drainage strategy setting out how additional foul flows will be accommodated within the foul sewerage network and it is demonstrated that there is adequate capacity in the water recycling centre;
8. Provision of required off-site water mains reinforcement;

9. Provision of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA, addressing issues relating to sewerage infrastructure;
10. Delivery of not less than 0.05ha of public open space;
11. Provision of a satisfactory Flood Risk Assessment and completion of any necessary flood mitigation measures; and,
12. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

Policy LUD06/A

Land At Eastern End Of Grange Road

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

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

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

Part 4: Open Space

4.1. Open Space Designations

A number of the areas tabled below, and all those shown on the map in **Appendix 2**, are proposed to be protected in the Local Plan through designation as one or more types of open space. These areas comprise mainly of functional open space, allotments and other visually important green spaces.

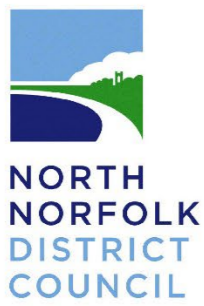
Open space areas, including proposals for Local Green Space, were assessed for potential designation through the Amenity Green Space Topic Paper (2019). These areas were consulted on at the Regulation 18 stage. Some further sites which were put forward for consideration through the Regulation 18 consultation were also assessed. All propose designations were shown on an updated Policies Map at the Regulation 19 consultation stage.

The starting point of the study was to undertake a review of existing designations, which included a Call for Sites process allowing Parish & Town Council's to nominate site suggestions. The process followed a detailed assessment using proformas completed on location. A summary of the conclusions for each site are detailed below.

The Amenity Green Space Study is available in the Document Library.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Land at Laurels Crescent	AGS/LUD01	OSP170	Open Land Area	Publically accessible used for informal recreation and contributes to the layout and function of the built up area.
School Playing Field, Catfield Road	AGS/LUD02 REC/LUD01	OSP171	Open Land Area Formal Education / Recreation	The land provides green space in conjunction with the school and contributes to the layout and character of the settlement.
Additional Sites				
Ludham Playing Field, Norwich Road	AGS/LUD03 REC/LUD02	OSP172	Open Land Area Formal Education / Recreation	Publically accessible recreation area, providing sporting facilities.
Ludham Bowls Club, Norwich Road	REC/LUD03	OSP173	Formal Education / Recreation	Site provides formal bowling green.
St Catherine's Churchyard, Norwich Road	AGS/LUD04	OSP174	Open Land Area	Publically accessible churchyard which provides a quiet mature green space that contributes to the layout and character of the settlement.
Children's Play Area, Catfield Road	AGS/LUD05	OSP175	Open Land Area	Publically accessible informal recreation area and contributes to the layout and character of the settlement.

Appendix 1: All Sites Considered



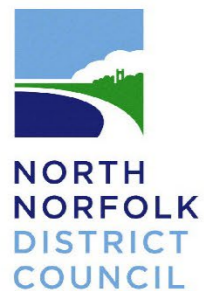
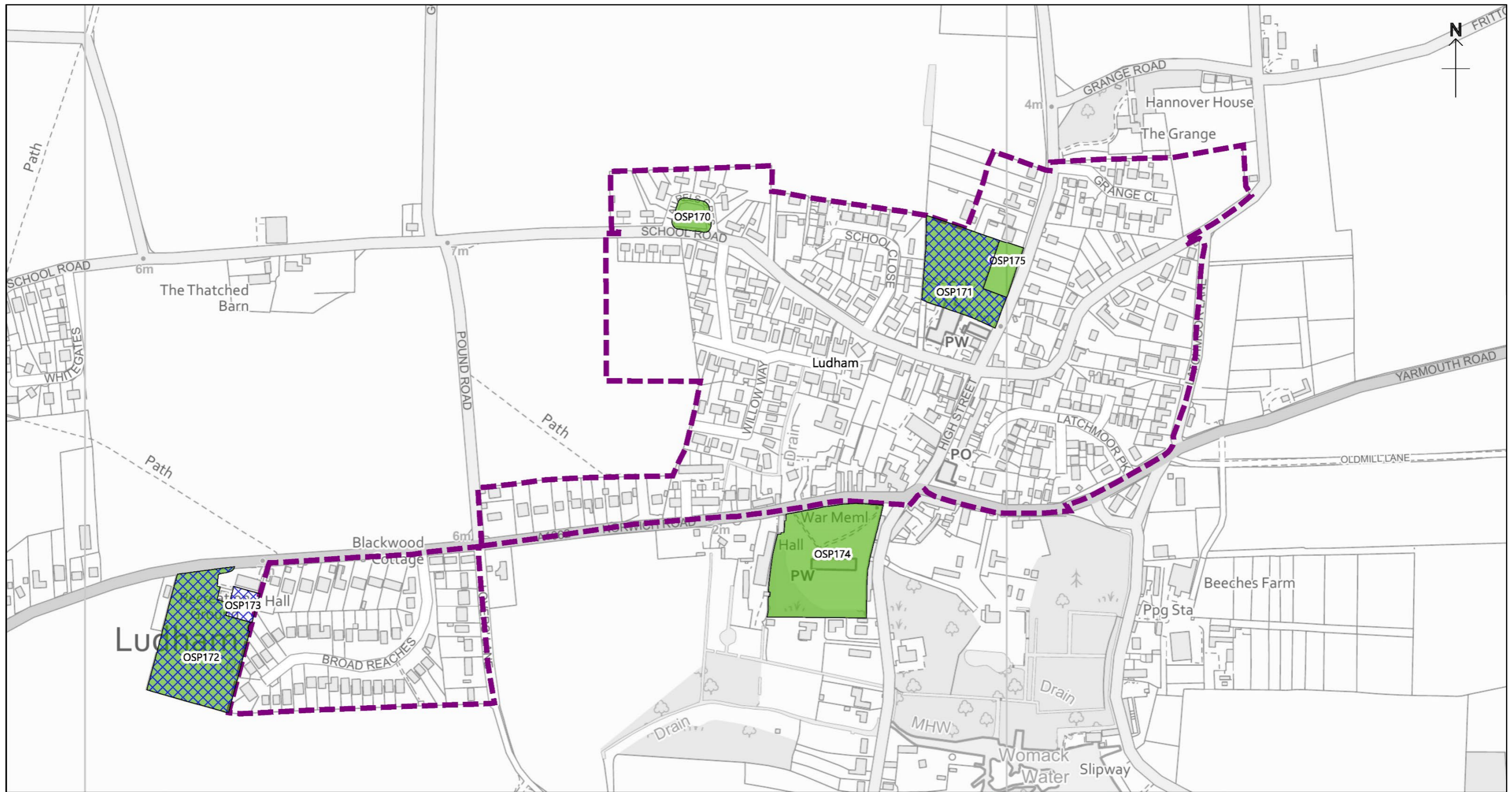
Ludham - Preferred & Alternative Sites (Reg 19)

- Preferred Housing / Mixed Use Allocation
- Preferred Employment Allocation
- Alternative Site Considered
- Parish Boundary
- Existing Settlement Boundary

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 Council Offices, Holt Road,
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 01263 513811
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Appendix 2: Open Space Designations



Ludham - Open Spaces (Reg 19)

- | | |
|--|------------------------------|
| Open Land Area | Local Green Space |
| Open Land + Education / Formal Recreation Area | Parish Boundary |
| Education / Formal Recreation Area | Existing Settlement Boundary |

NOT TO SCALE

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