

Examination Library Document Reference D10

North Norfolk District Council

Site Assessment (Regulation 19): Briston

Publication Stage Regulation 19, January 2022

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Site Assessment (Briston & Melton Constable)

Part 1: Settlement Information

1.1. Introduction

This booklet provides a high-level overview of Briston & Melton Constable 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 Briston & Melton Constable 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

Briston & Melton Constable 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 housing target of **197** 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 **65** 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
BRI01	DS25	H0766	Land East of Astley School	1.43	43
BRI02	DS26	H0767	Land West of Astley School	1.95	30-50
BRI02/A	N/A	H0767	Land West of Astley School	4.48	134
BRI03	N/A	H0768	Land At The Lanes	1.37	41
BRI04	N/A	H0769	Land At Holt Road, Opposite Horseshoe Common	0.56	17
BRI05	N/A	H0770	Land At Norwich Road (Old Vicarage To Horseshoe Lane)	0.98	29
BRI07	N/A	H0772	Lawn Farm	23.7	711
BRI08	N/A	H0773	Land At Mill Road (Springfield To Horseshoe Lane)	0.29	9
BRI10	N/A	H0775	Land To The South Of Playing Field	4.43	133
BRI11	N/A	H0776	Land to The North Of Craymere Beck Road	1.66	50
BRI12	N/A	H0026	Land at Craymere Road	0.74	16
BRI13	N/A	H0778	Land At Craymere Road (Site 8)	0.51	15
BRI17/1	N/A	H0027	Land at Reepham Road	1.21	15
BRI17/2	N/A	Part of H0788	Land at Reepham Road	1.15	34
BRI17/3	N/A	Part of H0788	Land at Reepham Road Scrap Yard	2.59	77
BRI18	N/A	H0783	Land at Highfield	1.4	42
BRI20	N/A	Part of H0788	Land at Reepham Road	1.92	57
BRI23	N/A	Part of H0788	Land At Reepham Road	0.32	13
BRI25	N/A	H0790	Land South Of Woodfield (Coal Yard)	0.64	19
BRI26	N/A	H0791	Land At The Loke	1.2	36
BRI28	N/A	H0028	Land at West End	0.4	4.1
BRI29	N/A	H0029	Land East of Holt Road	4.15	200

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
N/A	N/A	N/A	N/A	N/A	N/A

Withdrawn Sites

The following sites were withdrawn by the promoter during the Local Plan preparation process prior to Regulation 19 stage.

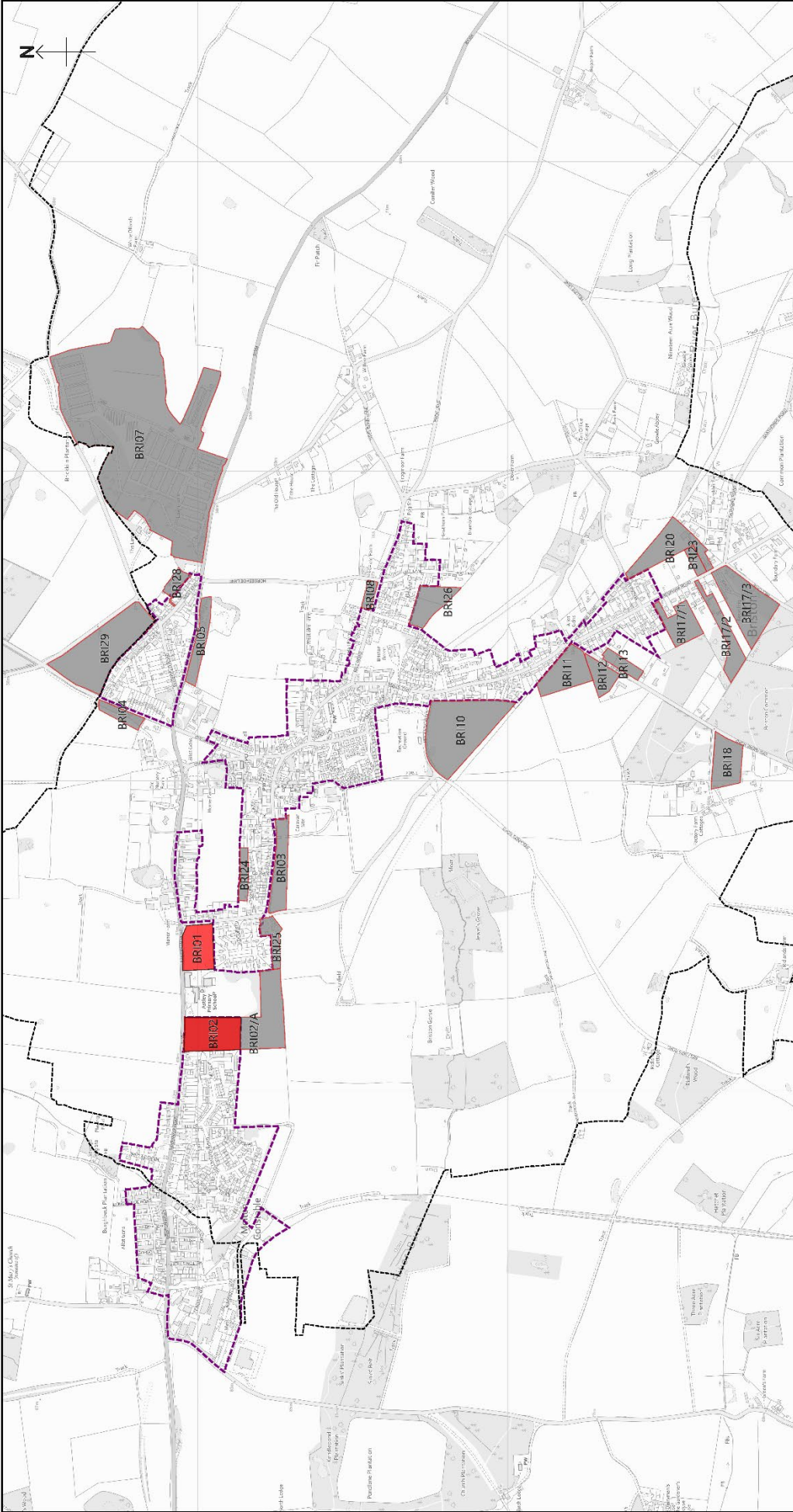
Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Withdrawn
N/A	N/A	N/A	N/A	N/A	N/A	N/A

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 Discounted
BRI24	N/A		Land at Rear of Holly House, The Lanes	0.49	15	Site subject to planning permission.



Briston & Melton Constable - Preferred & Alternative Sites (Reg 19)

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

NOT TO SCALE CB

01/09/2022

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1.3. Background Information

Briston & Melton Constable is one of four identified Large Growth Villages in the settlement hierarchy, Briston & Melton Constable, Ludham and Mundesley, and acts as a local service centre where a lesser scale of growth can be accommodated. The Local Plan sets a modest housing target of approximately 80 dwellings.

Characteristics

In the Draft Plan the adjacent villages of Briston & Melton Constable are combined and identified as a Large Growth Village in the proposed Settlement Hierarchy. This means they have been identified as one of four locations, the others being Blakeney, Ludham and Mundesley, where a limited scale of growth will be focused in comparison to the higher order settlements such as Cromer, Fakenham, North Walsham.

Briston & Melton Constable are two separate villages with a combined parish population of around 3,000. They are closely related in terms of their proximity to each other, and residents use the combined facilities which are available. For example, the doctor's surgery is in Melton Constable whilst the primary school is in Briston. Briston has no significant landscape designations or other significant constraints.

Employment

Melton Constable Industrial Estate, EMP14 occupies predominantly B2 uses with some B8 units. A number of vacancies exist which present opportunities over the plan period for recycling of employment land and premises, notably the former Structure flex building (which relocated to Cromer). The local plan directs new provision to the higher order growth towns in the first instance, where given the location of Briston and Melton Constable, within close proximity to Fakenham and Holt, there is little evidence of demand for further employment land within the villages over the plan period. In terms of employment the town has a number of local facilities but in the main many access jobs in nearby Holt, Fakenham and Cromer where there are a large number of jobs in hospitality sector, retailing and administration. The Local Plan seeks additional employment land within Holt to meet the needs of the Sheringham, Holt and Cromer area.

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 identified that for new development of over 10 dwellings some enhancement to the foul sewerage network capacity will be required and off-site mains water supply reinforcement may be required on some sites.

Education

There is one primary school that serves both Briston and Melton Constable, Astley Primary School, which feeds into Fakenham Academy. 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

Briston & Melton Constable 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

Briston & Melton Constable benefit from amenities with a good range of day to day services and a range of community facilities including village stores, doctor's surgery offered as part of the Holt Medical Practice and primary school. They lie approximately 10 miles from Fakenham and 5 miles from Holt, both higher order centres.

Sports Pitch Strategy

Briston Playing Field is identified as a priority project in the North Norfolk Playing Pitch Strategy (2019). The Strategy identified a deficiency in the football changing facilities and need for the internal remodelling and enhancement of changing facilities for football to meet league requirements. The upgrade and enhancement of the tennis courts and associated floodlighting was also identified.

A Football Foundation Small Grant Fund has been applied for to re-arrange the internal layout of the changing facilities for football.

Contributions for the upgrading of the courts and provision of floodlighting for the tennis courts on Briston Playing Field may be sought.

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 Briston has a surplus of Amenity Greenspace and Parks and Recreation Grounds but has a requirement for all other types of open space, particularly Play (Youth). Melton Constable has a surplus of Allotments (when assessed against the standards) but has a requirement for all other types of open space, particularly Parks and Recreation Grounds.

Constraints & Opportunities

Briston does not have the significant environmental and landscape constraints that are found elsewhere in the district. It is not in the AONB, close to the Broads or in proximity to any international designated sites.

Key considerations which influence the location of development include:

- the relationship between Briston and Melton Constable;
- transport impacts associated with school traffic;
- the relatively rural location of the village;
- the relationship to road network and in particular avoiding traffic on the poorer quality road network;
- Proximity of sites to key services such as the school and shops; and
- Any identified site-specific constraints

Demographics

Population

Population in Briston Parish & Melton Constable Parish (Census 2011): 3,057

	Number	%	District Comparison (%)
Aged 0 to 15	529	17.3	14.5
Aged 16 to 29	512	16.7	12.7
Aged 30 to 44	525	17.2	14.4
Aged 45 to 64	831	27.2	29.7
Aged 65+	660	21.6	28.8

Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	595	47.1	44.0
Semi-detached house or bungalow	364	28.8	28.8
Terraced house or bungalow	265	21.0	16.2
Flat, maisonette or apartment - Purpose-built block of flats	13	1.0	6.4
Flat, maisonette or apartment - Part of a converted or shared house	20	1.6	2.7
Flat, maisonette or apartment - In a commercial building	1	0.1	1.2
Caravan or other mobile or temporary structure	5	0.4	0.8

Affordability

Location	Affordability Ratio (2016)	Affordability Ratio (2020)
Briston Ward (Briston)	11.51	9.20
Astley Ward (Melton Constable)	12.51	13.63
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

BRI29 is located in Stody parish. All of the other considered sites are located with Briston Parish.

Services

Briston & Melton Constable 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	Astley Primary School
	Convenience Shopping	Co-op Foodstore
	GP Surgery	Melton Constable Surgery
Secondary Services	Main Road	B1352
	Post Office	Briston Post Office, Melton Constable Post Office
	Other Shopping	
	Public Houses	Melton Constable Country Club
	Meeting Place (e.g. Village Hall)	Copeman Centre
Desirable Services	Petrol Filling Station	Eke's Garage
	Vehicle Repair Shop	Bragg of Briston, North Norfolk Vehicle Solution, M Moregan Motor Engineer Ltd.
	Place of Worship	All Saints Church
	Employment Land	Melton Constable Industrial Estate

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

1.4. Constraints

Briston does not have the significant environmental and landscape constraints that are found elsewhere in the District. It is not in the AONB, close to the Broads or in proximity to any international designated sites.

Built Environment

Melton Constable Conservation Area is concentrated on the west of the village taking in an area of open landscape to the north, up to the remains of St Mary's church, in the ancient hamlet of Burgh Parva.

There are a total of 24 Listed Buildings in Melton Constable, two of which are Grade I, the Church of St Peter and Melton Constable Hall; these are both situated over 1 km south west of the village centre within the rural Conservation Area. Melton Constable Park, which is also designated as a Grade II* Historic Park and Garden (Melton Constable Hall)) and a further two Grade II* listed buildings. Six buildings have been included on the Local List as important buildings.

There is no designated Conservation Area in the village of Briston.

There are a total of 13 Listed Buildings in Briston, one of which is Grade II*. Currently no buildings have been locally listed.

Natural Environment

Environmental Designations

Briston

The area to the south west, Briston Gorse and Briston Gorse Meadow, are designated as County Wildlife Sites (CWSs). There are a number of other sites to the south of Briston to the south east and south west that are also designated CWSs.

Melton Constable

The area to the south east, Briston Gorse and Briston Gorse Meadow, are designated as County Wildlife Sites (CWSs). Melton Constable, Melton Park & Wood, situated to the south west, are also designated CWSs.

There are four areas of Ancient woodland to the south of both settlements: Railway Wood; Redland Wood; Holmes Wood and Wood Severals.

Landscape Character

The **North Norfolk Landscape Character Assessment SPD (2021)** identifies that the villages of Briston and Melton Constable are situated within the Tributary Farmland character area. The River Valleys (Bure and Tributaries) character area is situated to the south east and east of the two parishes.

This **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New

development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Parts of three river systems, the Wensum, the Bure and the Ant, feed south and eastward through the District into the Broads. The **River Valleys (Bure and Tributaries)** character area is defined by the valley floors, which provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

The vision for this landscape character area is of intimate, small-scale landscapes with a wide variety of land uses / habitats, offering a contrast to the more expansive, open, large-scale arable farming and coastal landscapes that surround the valleys. New development should be appropriate in scale, unobtrusive and readily accommodated into its landscape setting. Woodland and hedgerows should be a major landscape element, helping to contain development. The linear valley form should be apparent, and should dictate land use and development form. Valley sides should offer some degree of transition between the contrasting scales of the valley floors and surrounding arable farmlands.

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 villages are subject to pockets of surface water flooding, predominantly along the roads through the villages and the ditch leading from the River Glaven in the north. The majority of the settlement is situated within Flood Zone 1.

Coastal Change Management Area

N/A.

In summary the key considerations which influence the suggested location of development are:

- the relationship between Briston, and Melton Constable;
- transport impacts associated with school traffic;
- the relatively rural location of the village;
- the relationship to road network and in particular avoiding traffic on the poorer quality road network;
- Proximity of sites to key services such as the school and shops; and
- Any identified site specific constraints

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

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

BRI01

Policy DS 25: Land East of Astley Primary School

Sustainability

The site is located adjacent to the catchment primary school and is on a bus route. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage and the village is accessible by walking.

Safety

Satisfactory access could be provided at either Fakenham Road, or The Lane, both are subject to a 30mph speed limit.

Mitigation

None identified

BRI02

Policy DS 26: Land West of Astley Primary School

Sustainability

The site is located adjacent to the catchment primary school and is on a bus route. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage and the village is accessible by walking.

Safety

Satisfactory access could be provided at either Fakenham Road, within the 30mph speed limit. Visibility would be required in accordance with DMRB.

Mitigation

None identified

Cumulative Comments for Settlement

None received.

Minerals & Waste (Norfolk County Council)

BRI01

Policy DS 25: Land East of Astley Primary School

No comments received.

BRI02

Policy DS 26: Land West of Astley Primary School

LP739 - The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – ‘safeguarding’, in relation to mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply.

Utilities Capacity

Anglian Water

No comments received.

Environment Agency

No comments received.

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.

BRI01

Policy DS 25: Land East of Astley Primary School

Whilst there are no designated heritage assets on this site, development of this site (and BRI01) would remove an important gap and separation between the villages of Melton Constable and Briston.

Coalescence of settlements is to be avoided. It is important to maintain the character and distinctiveness of settlements. Suggested change: Consider issue of coalescence.

BRI02

Policy DS 26: Land West of Astley Primary School

Whilst there are no designated heritage assets within the site, the Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building. There is no reference to this listed building at paragraph 21.14 or in the policy.

The policy and paragraph should be amended accordingly. Suggested Amendments: Amend paragraph 21.14 to make reference to the grade II listed Manor Farmhouse.

The policy should be amended to read, Development should preserve the grade II listed Manor Farmhouse and its setting.

Consider issue of coalescence.

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.

BRI01

Policy DS 25: Land East of Astley Primary School

Individuals	Number Received	Summary of Responses (Site Policy DS25)
Summary of Objections	1	One objection received. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns over the assessments of alternative sites, seems that sites have been rejected on the basis that the two sites proposed meet the needs of Briston, seems to be bias and pre-judgement. Questions the deliverability of a site which has been allocated in excess of eight years.
Summary of Support	1	Support received from the landowner who confirms that the site is available, suitable and achievable. Envisaged that development could provide 30 dwellings per annum, ensuring completion in 2022. Suggest amendment to requirement 2 'provision of a car parking area for the school (pick up and drop off), subject to an identified need'. And to requirement 5 to reflect that the foul sewerage network capacity upgrade requirements can be provided as part of development on the site, subject to confirmation of requirement from the relevant statutory provider.
Summary of General Comments	1	One comment is proposing a new site for development.
Overall Summary		Limited response received. No substantive issues raised. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of the potential site access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns that the site assessments are bias and pre-judged. Questions the deliverability of BRI02 that has been allocated in excess of 8 years. Support received from the landowner who confirms that the site is available, suitable and achievable.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	2	Historic England concerned that development would lead to coalescence of Briston and Melton Constable and sought consistency in approach to heritage assets and requested consistent wording. General support expressed for biodiversity net gain, creation of habitats and GI corridors.

BRI02

Policy DS 26: Land West of Astley Primary School

Individuals	Number Received	Summary of Responses (Site Policy DS25)
Summary of Objections	1	One objection received. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns over the assessments of alternative sites, seems that sites have been rejected on the basis that the two sites proposed meet the needs of Briston, seems to be bias and pre-judgement. Questions the deliverability of a site which has been allocated in excess of eight years.
Summary of Support	1	Support received from the landowner who confirms that the site is available, suitable and achievable. Envisaged that development could provide 30 dwellings per annum, ensuring completion in 2022. Suggest amendment to requirement 2 'provision of a car parking area for the school (pick up and drop off), subject to an identified need'. And to requirement 5 to reflect that the foul sewerage network capacity upgrade requirements can be provided as part of development on the site, subject to confirmation of requirement from the relevant statutory provider.
Summary of General Comments	1	One comment is proposing a new site for development.
Overall Summary		Limited response received. No substantive issues raised. Concern that development will lead to coalescence of Briston and Melton Constable, and future development will be difficult to control. Concern with proximity of the potential site access to the school. Assessment needed to ensure site can deliver required level of affordable housing and associated community benefits. Concerns that the site assessments are bias and pre-judged. Questions the deliverability of BRI02 that has been allocated in excess of 8 years. Support received from the landowner who confirms that the site is available, suitable and achievable.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS25)
Objection	2	Historic England concerned that development would lead to coalescence of Briston and Melton Constable and sought consistency in approach to heritage assets and requested consistent wording. General support expressed for biodiversity net gain, creation of habitats and GI corridors.

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
BRI01	Land East of Astley School	1.43	Residential	43	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Yellow	Yellow	Green	Green
BRI02	Land West of Astley School	1.95	Residential	30-50	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Yellow	Yellow	Green	Green
BRI02/A	Land West of Astley School	4.48	Residential	134	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Yellow	Yellow	Green	Green
BRI03	Land At The Lanes	1.37	Residential	41	Green	Green	Yellow	Yellow	Green	Green	Orange	Yellow	Yellow	Green	Green	Green
BRI04	Land At Holt Road, Opposite Horseshoe Common	0.56	Residential	17	Orange	Orange	Green	Yellow	Green	Green	Orange	Yellow	Yellow	Green	Green	Yellow
BRI05	Land At Norwich Road (Old Vicarage To Horseshoe Lane)	0.98	Residential	29	Orange	Orange	Green	Yellow	Yellow	Green	Orange	Yellow	Green	Green	Green	Yellow

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
BRI07	Lawn Farm	23.69	Residential	711												
BRI08	Land At Mill Road (Springfield To Horseshoe Lane)	0.29	Residential	9												
BRI10	Land To The South Of Playing Field	4.43	Residential	133												
BRI11	Land to The North Of Craymere Beck Road	1.66	Residential	50												
BRI12	Land at Craymere Road	0.74	Residential	22												
BRI13	Land At Craymere Road (Site 8)	0.51	Residential	15												
BRI17/1	Land at Reepham Road	1.21	Residential	15												
BRI17/2	Land at Reepham Road	1.15	Residential	34												
BRI17/3	Land at Reepham Road Scrap Yard	2.59	Residential	77												
BRI18	Land at Highfield	1.40	Residential	42												
BRI20	Land at Reepham Road	1.92	Residential	57												
BRI23	Land At Reepham Road	0.32	Residential	13												

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
BRI25	Land South Of Woodfield (Coal Yard)	0.64	Residential	19												
BRI26	Land At The Loke	1.20	Residential	36												
BRI28	Land at West End	0.40	Residential	4												
BRI29	Land East of Holt Road	4.15	Residential	200												

2.2. Sustainability Appraisal Conclusions (Regulation 19)

Residential Sites

Site Ref	Conclusion (Residential Sites)
BRI01	<p>Overall the site scores as positive</p> <p>In light of consultation comments from HE (LP705) SA objective 9 has been reviewed. The listed building in question (Manor Farmhouse Grade II) is approx.90 metres to the east on north side of Fakenham Road (B1354). SA objective 9 has been altered to score as an uncertain effect. The Environmental objectives score as mixed and the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow / trees to 3 boundaries, pond. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI02	<p>Overall the site scores as positive</p> <p>In light of consultation comments from HE (LP705) SA objective 9 has been reviewed. The listed building in question (Manor Farmhouse, Grade II) is over 350 metres to the east on north side of Fakenham Road (B1354). SA objective 9 has been altered to uncertain effect. The Environmental objectives score as mixed and the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, mature hedgerow to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; within settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI02/A	<p>Overall the site scores as positive</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 CWS (Briston Gorse), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI03	<p>Overall site scores as positive</p> <p>The Environmental objectives score as mixed and the overall SA objectives score as positive.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI04	<p>Overall site scores as negative and positive</p> <p>Review of SA 1 objective, where the Environmental objectives scoring concludes as mixed. Overall the SA objectives scoring is negative and positive.</p> <p>Environmental – Scores mixed; loosely related to settlement but more rural; FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; grazing land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; loosely related to settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI05	<p>Overall the site scores as positive</p> <p>The Environmental objectives scores as mixed. When taken alongside the Social objectives and Economic objectives scores of positive and mixed. The overall SA objectives scoring concludes as positive.</p> <p>Environmental – Scores mixed; edge of settlement but more rural; FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential for remediation of contamination. Potential negative biodiversity impact; arable land, mature hedgerow / trees to majority of boundaries, part site trees and scrub. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
BRI07	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement but more rural, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; arable land, mature hedgerow / trees to majority of boundaries, part site trees and scrub. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement but more rural, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement but more rural, some access to employment, educational facilities, transport links and services / facilities. High</p>

Site Ref	Conclusion (Residential Sites)
	speed broadband in vicinity. Could support local services.
BRI08	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, moderate susceptibility GWF, insignificant area & adjacent roads potentially susceptible to SWF (CC). Biodiversity impact uncertain; grazing land with mature hedgerow / trees to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI10	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, north end potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees, with pond. Localised potential to contribute to GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI11	<p>Overall the site scores as negative</p> <p>Environmental – Scores mixed; edge of settlement but more rural; FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, limited hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, distant from local healthcare service, primary education facilities, limited leisure and cultural opportunities; removed from peak time public transport links.</p> <p>Economic – Scores negatively; edge of settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI12	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, potential significant detrimental landscape impact, FZ1, high susceptibility GWF, approximately one third of site susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Briston Common), grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, distant from local healthcare service, primary education facilities, limited leisure and cultural opportunities, removed from peak time public transport links.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely</p>

Site Ref	Conclusion (Residential Sites)
	on car.
BRI13	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Briston Common), grazing land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, distant from local healthcare service, primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, removed from peak time public transport links.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
BRI17/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (back-land), FZ1, high susceptibility GWF, approximately one third of site susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Mill Lane Meadow & Briston Common), grazing land with mature hedgerow / trees to majority of boundaries, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI17/2	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (back-land), FZ1, high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mills & Washpit Plantations, Thurning Meadow & Mill Lane Meadow), mostly grazing land with mature hedgerow / trees to majority of boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI17/3	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential for remediation of contamination. Potential negative biodiversity impact; immediately adjacent CWS (Briston Common), close proximity CWSs (Mills & Washpit Plantations,</p>

Site Ref	Conclusion (Residential Sites)
	<p>Thurning Meadow & Mill Lane Meadow), scrap yard, mature hedgerow / trees around and within site, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. Potential loss of undesignated employment land (scrap yard). High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI18	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; remote location, FZ1, moderate to high susceptibility GWF, majority of site potentially susceptible SWF. Rural, potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow, Mills & Washpit Plantations), arable/grazing, surrounded by mature hedgerow / trees, adjacent woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote location, services in adjacent settlement.</p> <p>Economic – Scores negatively; remote location, distant from employment, educational facilities, services / facilities and good transport links. Access to high speed broadband uncertain. Likely to rely on car.</p>
BRI20	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), grazing land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI23	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negatively; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI25	<p>Overall the site scores negative</p>

Site Ref	Conclusion (Residential Sites)
	<p>Environmental – Scores negative; loosely related to settlement, FZ1, high susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWSs (Briston Common, Mill Lane Meadow & Thurning Meadow), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, removed from local healthcare service and peak time public transport links, distant from primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, Likely to rely on car.</p> <p>Economic – Scores negative; loosely related to settlement, distant from employment, educational facilities, services / facilities and good transport links. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI26	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, part of south east corner potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI28	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; garden land, some mature trees north boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</p>
BRI29	<p>Overall the site scores as neutral</p> <p>The Social objectives scores as positive. However, taken with the Environmental objectives and Economic objectives scores of mixed and neutral respectively, the overall SA objectives score is neutral.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting CA (Glaven Valley). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services. Likely to rely on car.</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
BRI01	<p>Land East of Astley School</p> <p>SA Conclusion The site scores as positive. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located within the settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity and heritage impact.</p> <p>Connectivity The site has good connectivity, the catchment primary school is adjacent to the site. Village amenities within Melton Constable and Briston within walking distance, along with access to bus routes. The catchment high school is at Reepham and the development is on the route of a school bus. A cyclepath passes the site frontage along Fakenham Road. The site should provide both pedestrian and cycle access through the site. Fakenham road is a busy route and is congested at times, particularly at school pick up and drop off times when parked vehicles in the road restrict through traffic. The site should/could provide a car parking area for the school (pick up and drop off).</p> <p>Highway Access Satisfactory access could be provided at either Fakenham Road, or The Lane, both are subject to a 30mph speed limit.</p> <p>Environmental Arable land with high edge surrounding the site. There is a pond in SW corner of the site so there is potential for biodiversity impact, it is important that the site provides a green infrastructure corridors to support biodiversity. The mature hedge and pond should be retained and enhanced.</p> <p>HRA The site is within 5000m of Norfolk Valley Fens SAC. The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns. Any allocation will require suitable policy wording</p> <p>Landscape and Townscape The site sits on the north-western corner of the junction of The Lane with Fakenham Road in Briston. It is located on the south side of the Fakenham Road (B1354), on the north-western edge of the village and immediately to the east of Astley Primary School. It is positioned immediately adjacent to the settlement boundary and is currently an arable field, which overlooks other agricultural land to the north (on the opposite side of the Fakenham Road). A residential development of two storey houses bounds the site to the south, known as</p>

Woodfield and residential properties are also face the site on the eastern side (on the opposite side of The Lane). Hedgerows bound the site on all sides and there is a pond located in the southwestern corner of the site. In addition, there is a grass verge that runs from the northeastern corner along the entirety of the eastern boundary, adjacent to The Lane.

The site is reasonably flat and level and does not appear to be elevated from the adjacent two roads on its north and eastern sides. The key views of the site are from the Fakenham Road, situated adjacent to its northern boundary. There are short distance views of the site from The Lane, immediately adjacent to the eastern boundary and also potentially intermittent views further afield from Brinton Road to the northeast.

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site is well contained within the landscape, with housing on south and east of the site and the school to the west and it is considered that the landscape impact would be relatively limited,. Development of this site would not have a detrimental impact on the wider landscape or character and setting of Briston and Melton Constable. The site does provide a gap along the frontage and a consideration of landscaping and site setting along the Fakenham Road to address potential coalescence should be given.

Heritage Impact Assessment

No designated heritage assets are identified on the site but a number of heritage assets are identified within the vicinity. The HIA concludes that development would have no impact upon the significance of these heritage assets with the exception of The Grade II listed Manor Farmhouse which lies to the north east of the site. Any development of this site has the potential for some impact upon the setting of the listed building. Development should preserve the significance of the listed building and its setting and the HIA concludes that consideration should be given to appropriate mitigation through the landscaping/ biodiversity measures recommended

Over all the HIA concluded that there would be limited impact on the historic environment from the modest development subject to appropriate mitigation detailed in the HIA:

- Respect and reflect the massing and heights of surrounding dwellings and buildings, many of which are single and one and a half storeys in height;
- Existing hedgerows / landscaping to be retained and enhanced on the eastern, western and southern boundaries and preferably on northern boundary depending on access arrangements;
- Open space should be located in the south-western area of the site, incorporating the existing pond

It is considered that the landscape impact of this site would be relatively limited, particularly as the site is bounded by existing development to its east, south and western sides. However, it is acknowledged that the development of both the preferred housing sites BRI01 and BRI02 would physically join the two settlements of Briston and Melton Constable.

Other

No known hazards or contamination constraints. Flood Risk 1 low susceptibility of Groundwater flooding. A water main crosses the site and enhancement to the foul sewerage network capacity may be required.

Conclusion:

The site is suitable, available and deliverable.

It is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage. It is considered one of the most suitable sites for Briston and Melton Constable.

The site coming forward would provide a number of benefits; providing a range of housing options in Briston and Melton Constable including potentially a mix of market and affordable housing. The site would bring forward open space and associated on and off site infrastructure requirements.

There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off).

There is a concern regarding coalescence between the two settlements from a landscape impact perspective however, the matter could be dealt with through appropriate site-specific policies in respect to landscaping and design of the site.

Recommendation:

That this site is identified as a **Proposed Allocation** subject to satisfying the detailed policy requirements.

BRI02

Land West of Astley School:

(this site is wholly part of the larger site BRI02/A)

SA Conclusion

The site scores as **positive**. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located within the settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity and heritage impact.

Connectivity

The site has good connectivity, the catchment primary school is adjacent to the site. Village amenities within Melton Constable and Briston within walking distance, along with access to bus routes. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage along Fakenham Road.

Highway Access

Satisfactory access could be provided at Fakenham Road, within the 30mph speed limit. Visibility would be required in accordance with DMRB. The Design Manual for Roads and Bridges. The site provides through access to BRI02/A.

Environmental:

Arable land with High Hedge along frontage of site. There is potential for biodiversity impact, it is important that the site provides a green infrastructure corridor to support biodiversity.

HRA

The site is within 5000m Norfolk Valley Fens SAC. The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns. Any allocation will require suitable policy wording

Landscape and Townscape:

The site is an arable field located on the south side of the Fakenham Road (B1354), on the north-western edge of the village of Briston and falls within the settlement boundary of Melton Constable on its easternmost edge. The site is located immediately to the west of Astley Primary School, where it is bounded by an existing bungalow development at Hillside and a two storey house fronting the Fakenham Road on its western side and arable fields to the south and north, on the opposite side of the Fakenham Road. The boundaries of the site are marked by hedgerows on the east, west and north sides, with a number of trees close to the eastern boundary.

The topography of the site slopes down fairly gently from south to north. It does not appear to be particularly elevated from the Fakenham Road on its northern boundary. There may be very limited intermittent longer distance views of the site from Brinton Road to the northeast. There is mature hedgerows bounding the site on its northern, eastern and western sides, where the site is part of a larger arable field, which extends further to the south. There are a small number of trees that appear to be within the primary school site, close to the site’s eastern boundary. There are fields and hedgerows on the opposite side of Fakenham Road.

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site is well contained within the landscape, with development on either side. Development of this site would not have a detrimental impact on the wider landscape or character and setting of Briston and Melton Constable. The site does provide a gap along the frontage and it is important that consideration is given to landscaping and site setting along the Fakenham Road to limit the impacts of coalescence.

Heritage Impact Assessment

No designated heritage assets are identified on the site but a number of heritage assets are identified within the vicinity. The HIA concludes that development would have no impact upon the significance of these heritage assets with the exception of The Grade II listed Manor Farmhouse which lies to the north east of the site. Any development of this site has the potential for some impact upon the setting of the listed building. Development should preserve the significance of the listed building and its setting and the HIA concludes that consideration should be given to appropriate mitigation through the landscaping/ biodiversity measures recommended.

Over all the HIA concluded that there would be limited impact on the historic environment subject to appropriate mitigation detailed in the HIA:

- Take account of the coalescence of settlements by providing landscaping to the eastern boundary by strengthening and enhancing the existing boundary treatment to create a physical gap in the built form between the two settlements

- Respect and reflect the massing and heights of surrounding dwellings and buildings, which are a mixture of single and two storeys
- Existing hedgerows / landscaping to be retained and enhanced on the western and northern boundaries
- Landscaping to the eastern boundary should be extended and enhanced to create a gap between the settlements.
- Open space should be located on the eastern boundary to further create a gap between the settlements

Other:

No known hazards or contamination constraints. The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. A water main crosses the site and enhancement to the foul sewerage network capacity may be required.

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy.

Conclusion:

The site is suitable, available and deliverable.

It is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage. It is considered one of the most suitable sites for Briston and Melton Constable.

The site coming forward would provide a number of benefits; providing a range of housing options in Briston and Melton Constable including potentially a mix of market and affordable housing. The site would bring forward open space and associated on and off site infrastructure requirements.

There is also the opportunity for the site to provide a car parking area for the school (pick up and drop off). Development should however not obstruct access to the adjacent and larger site BRI02/A.

There is a concern regarding coalescence between the two settlements from a landscape impact perspective however, the matter could be dealt with through appropriate site-specific policies in respect to landscaping and design of the site.

Recommendation:

That this site is identified as a **Proposed Allocation** subject to satisfying the detailed policy requirements.

**BRI02/
A**

Land West of Astley School:
(this site includes BRI02)

SA Conclusion

The site scores as **positive**. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located edge of settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity and heritage impact.

Connectivity

The site has good connectivity, the catchment primary school is adjacent to the site. Village amenities within Melton Constable and Briston are within walking distance, along with access to existing bus routes. The catchment high school is at Reepham and would require travel, the development is on the route of a school bus. A cyclepath passes the site frontage along Fakenham Road.

Highway Access

Satisfactory access could be provided at Fakenham Road, within the 30mph speed limit. Visibility would be required in accordance with The Design Manual for Roads and Bridges (DMRB). Site access would be through BRI02.

Environmental:

Arable land with High Hedge along frontage of site. There is potential for biodiversity impact, it is important that the site provides a green infrastructure corridor to support biodiversity.

HRA

Within 5000m Norfolk Valley Fens SAC.

Landscape and Townscape:

The site consists of large arable fields located on the south side of the Fakenham Road (B1354). It includes site BRI02 and is on the north-western edge of the village of Briston within the settlement boundary of Melton Constable on its easternmost edge. The site is located immediately to the west of Astley Primary School, where it is bounded by an existing bungalow development at Hillside and a two storey house fronting the Fakenham Road on its western side and arable fields to the south and north, on the opposite side of the Fakenham Road. The boundaries of the site are marked by hedgerows on the east, west and north sides, with a number of trees close to the eastern boundary.

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site is an extension into the fields behind the existing townscape but considered contained within the wider landscape. It is considered that there could be some landscape impact but that development of this site would not have a detrimental impact on the wider landscape or character and setting of Briston and Melton Constable subject to appropriate scale and massing and landscaping. The site does provide a gap along the frontage and it is important that consideration is given to landscaping and site setting along the Fakenham Road to avoid coalescence.

Heritage Impact

Whilst there are no designated heritage assets within the site, the Grade II listed Manor Farmhouse lies to the north east of the site. Any development of this site has the potential to impact upon the setting of the listed building and the HIA for the smaller site BRI02 concluded that that consideration should be given to appropriate mitigation through the landscaping/ biodiversity measures recommended.

Other:

No known hazards or contamination constraints. The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. A water mains crosses the site and enhancement to the foul sewerage network capacity may be required.

Conclusion:

The site is suitable, available and deliverable.

It is related to the wider townscape and landscape with development either side of the site and extending into the field behind the school connecting development on the east. The site is well integrated to village facilities within both Briston and Melton Constable and has good access to the primary school which is adjacent to the site and is on the bus route for the High school. Consideration should be given to landscaping along the road frontage.

Although the site is considered to be suitable, development of the site would be in addition to and through the adjacent site BRI02 and in excess of the numbers required in the spatial strategy therefore has been discounted from further consideration at this stage.

Recommendation:

That part of this site (BRI02) is identified as a **Proposed Allocation** subject to satisfying the detailed policy requirements.

BRI03

Land At The Lanes

SA Conclusion

The site scores as **positive**. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located edge of settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is an uncertain biodiversity impact.

Connectivity

The Lane is semi-rural residential street within 30mph zone. There is a footway on north side and the site is within walking distance of shops to the east and school to the north west and playing fields to the south.

Highway Access

Satisfactory access could be provided off The Lane.

Environmental

Mature mixed hedge and trees on the boundary of The Lane with a verge between The Lane and the hedge.

Landscape and Townscape

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape.

There is residential development along the northern side of The Lane and further east. Development in this location could have an impact on the landscape by reducing the rural character and would result in linear development along The Lane.

Other

No known hazards or contamination constraints. The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. Water mains crossing the site. Anglian Water advice that off-site water mains reinforcement required.

Conclusion

Development in this location could have an impact on the landscape by reducing the rural character and would result in linear development along The Lane.

Recommendation:

That this site is **discounted from further consideration.**

BRI04

Land At Holt Road, Opposite Horseshoe Common

SA Conclusion

The site scores as **negative and positive** The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. The site has a rural location, where there is potential for significant detrimental impact on landscape and potential negative biodiversity impact. However, the site scores positively in that it is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC).

Connectivity:

The site has poor connectivity, there is no footway along Holt Road and pedestrians would have to cross Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys. The highway network is considered to be sub-standard.

Highways:

Access off Holt Road is considered unacceptable by NCC Highways,

Environmental:

Site has mature mixed hedge and trees on the boundary of Holt Road and mature trees and hedges through site. Development on this site is likely to impact on biodiversity and result in the loss of mature trees.

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. There is existing residential development along the eastern side of Holt Road. Development on this site could have a negative effect on the quality of the landscape by reducing the rural character.

Other:

The site is within Flood Zone 1, has a low susceptibility Groundwater Flooding. No known hazards or contamination constraints. No utilities issues identified.

Conclusion:

The site is remote and detached from the village and services, with no footways available. Highways access is considered unsuitable and pedestrian access to the school would have to cross the Fakenham-Norwich road. It would be a development in open countryside. Development of the site would result in the loss of trees and potential adverse impact on biodiversity and could have an adverse impact on the landscape.

Recommendation:

That this site is **discounted from further consideration.**

BRI05 Land At Norwich Road (Old Vicarage To Horseshoe Lane)

SA Conclusion

The site scores as **positive**. The site scores as mixed for Environmental and Economic objectives and positively for Social objectives. In particular, the site is located edge of settlement, is within Flood Zone 1, has a low susceptibility Groundwater Flooding and is not considered at risk of Surface Water Flooding (CC). There is a potential negative biodiversity impact.

Connectivity:

The site has poor connectivity, the highway network is considered to be sub-standard and the site is segregated from the village by B1354. No footway along Norwich Road and pedestrians would have to walk along Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys.

Highways:

Access off Norwich Road is considered unacceptable by NCC Highways.

Environmental:

The site forms part of a larger arable field with mature mixed hedge and trees along boundary of Norwich Road.

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. The site has rural countryside character and is prominent in the landscape. 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.

Other:

The site is in Flood Zone 1 and low susceptibility to ground water flooding. East part of the site has historical contamination. Anglian Water advice that off-site water mains reinforcement required.

Conclusion:

A number of constraints were identified. The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village. Development of this site would have a negative effect on the quality of the landscape reducing the rural character. Highway Access off Norwich Road is considered to be unacceptable by the Highway Authority and unsuitable pedestrian access to school and village services. For these reasons the site is not considered suitable site for development.

Recommendation:

That this site is **discounted from further consideration.**

BRI07 Lawn Farm

SA Conclusion

The site scores as **negative**. In particular, the Environmental objectives score negatively due to the sites rural location, the potential significant detrimental impact on landscape and the potential negative biodiversity impact.

Connectivity:

The site has poor connectivity, it is a large site which is detached from the settlement and is segregated by the main road. The local road network is substandard to the north. There is no footways available along Norwich Road and pedestrians would have to walk along Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys.

Highways:

Access off Norwich Road or Edgefield Road is considered to be unacceptable by NCC Highways.

Environmental:

A large site which is partly developed associated with Lawn Farm. The western side of the site is wooded and is subject to Tree Preservation Order. The site is therefore constrained and there is a potential adverse impact on biodiversity.

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This is a large site which is detached from the settlement and is prominent in the open countryside. Development would result in a significant extension into the open countryside adversely affecting the character of the area and having a detrimental impact on the landscape.

Whilst there are no designated heritage assets within the site, the Grade II listed buildings lies to the west of the site. Any development of this site has the potential to impact upon the setting of the listed buildings.

Other:

Flood Zone 1. No contamination issues identified. There is a 'Major Hazard' identified on the site due to flammable liquids and gases on the site. This would require remedial action.

Anglian Water advice that off-site water mains reinforcement required and enhancement to treatment capacity will be required.

Conclusion:

A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village. Development of this site would result in a significant extension into the open countryside adversely affecting the character of the area and having a detrimental impact on the landscape. Highway Access off Norwich Road and Edgefield Road is considered to be unacceptable by the Highway authority NCC Highways and unsuitable pedestrian access to the school. A Tree Preservation Order covers part of the site and there is potential adverse impact on biodiversity. There is a 'Major Hazard' identified on the site due to flammable liquids and gases on the site. This site has the potential to impact upon the setting of the listed buildings.

For these reasons the site is not considered suitable site for development.

Site Ref	Assessment
	<p>Recommendation: That this site is discounted from further consideration.</p>
<p>BRI08</p>	<p>Land At Mill Road (Springfield To Horseshoe Lane)</p> <p>SA Conclusion The site scores as neutral. The site scores as neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1, has moderate susceptibility to Groundwater Flooding and an uncertain biodiversity impact.</p> <p>Connectivity: The site has poor connectivity, with a moderate walking distance from the school. Furthermore, Mill Road is narrow and has no footways available for access to services and facilities within Briston and Melton Constable.</p> <p>Highways: Considered unacceptable by NCC Highways, Mill Road is narrow and no footpaths available to village.</p> <p>Environmental: A small agricultural parcel of land with rough grass and areas of scrub</p> <p>Landscape and Townscape: The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. The site is located amongst existing residential development along Mill Road. Development could be well integrated with the existing properties and shouldn't have a detrimental impact on the landscape and wider countryside.</p> <p>Other: Flood Zone 1, has moderate susceptibility to Groundwater Flooding and small amount susceptible to surface water flooding. No contamination or utilities issues identified.</p> <p>Conclusion: The site access is not achievable and no footways available for access to services and facilities within Briston and Melton Constable. The site could only provide a small number of dwellings, yielding few, if any, affordable. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>BRI10</p>	<p>Land To The South Of Playing Field</p> <p>SA Conclusion</p>

The site scores as **neutral**. The site scores as neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1, has low susceptibility to Groundwater Flooding and where the north end of the site is potentially susceptible to Surface Water Flooding (CC). There is an uncertain biodiversity impact.

Connectivity:

The site has poor connectivity, Stone Beck Lane is narrow with no footways available and the junction is substandard. There is a footway into the village along Hall Street however the site is a moderate walking distance from the school and other facilities.

Highways:

The local highway network is considered to be substandard by NCC Highways. Stone Beck Lane is narrow and there are no footways available, the junction with Hall Street is considered substandard. There is no ability to provide vehicular access from Hall Street and access off Stone Beck Lane is considered to be unacceptable by NCC Highways.

Environmental:

Arable land with rough grass and areas of scrub.

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics.

Limited visibility of the site from Hall Street, the site is located behind existing properties. However, development would protrude into the countryside and wider views available along Stone Beck Lane. 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.

Other:

Flood Zone 1, with the northern part of the site susceptible to surface water flooding. No contamination or utilities issues identified.

Conclusion:

A number of significant constraints were identified: The site has poor connectivity, Stone Beck Lane is narrow with no footways available and the junction is substandard. Furthermore the site access is not achievable. The site is fairly remote from village services. 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.

Recommendation:

That this site is **discounted from further consideration**.

BRI11 Land to The North Of Craymere Beck Road

SA Conclusion

The site scores as **negative**. The site scores as mixed for Environmental and Social objectives and negatively for Economic objectives. In particular, the site is located edge of settlement,

is within Flood Zone 1 and has a high susceptibility Groundwater Flooding. There is an uncertain biodiversity impact.

Connectivity:

The site has poor connectivity, Craymere Road has no footways available and pedestrians would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site is over 2km walk to the school. This area of Briston is remote from the village centre and services.

The site is likely to promote car use even for short journeys.

Highways:

Access would be off Craymere Road which is considered unsuitable by NCC Highways and the junctions are considered to be sub-standard.

Environmental:

A small agricultural parcel of land

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Limited visibility of the site from Hall Street, the site is located behind existing properties. However, development would protrude into the countryside and wider views available along Craymere Road. 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.

Other:

Flood Risk 1 and has a high susceptibility Groundwater Flooding. No contamination or utilities issues identified.

Conclusion:

A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard.. Furthermore the site access is not achievable. The site is remote from village services. 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.

Recommendation:

That this site is **discounted from further consideration.**

BRI12

Land at Craymere Road

SA Conclusion

The site scores as **negative**. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, there is potential for significant detrimental landscape impact and potential negative biodiversity impact.

Connectivity:

The site has poor connectivity, Craymere Road has no footways available and pedestrians would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site is over 2km walk to the school. This area of Briston is remote from the village centre and services.

The site is likely to promote car use even for short journeys.

Highways:

Access would be off Craymere Road which is considered unsuitable by NCC Highways and the local road network considered to be sub-standard.

Environmental:

A small agricultural parcel of land

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development would protrude into the countryside and wider views available along Craymere Road. Development in this location would extend beyond the current extent of the village into open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character.

Other:

Flood Risk 1. No utilities issues identified. Historical contamination on the site.

Conclusion:

A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard.. Furthermore the site access is not achievable. The site is remote from village services. 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.

Recommendation:

That this site is **discounted from further consideration.**

BRI13

Land At Craymere Road (Site 8)

SA Conclusion

The site scores as **negative**. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, there is potential for significant detrimental landscape impact and potential negative biodiversity impact.

Connectivity:

The site has poor connectivity, Craymere Road has no footways available and pedestrians

would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site is over 2km walk to the school. This area of Briston is remote from the village centre and services.

The site is likely to promote car use even for short journeys.

Highways:

Access would be off Craymere Road which is considered unsuitable by NCC Highways and the local road network considered to be sub-standard.

Environmental:

A small agricultural parcel of land

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development would protrude into the countryside and wider views available along Craymere Road. Development in this location would extend beyond the current extent of the village into open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character.

Other:

Flood Risk 1. No contamination or utilities issues identified.

Conclusion:

A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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.

Recommendation:

That this site is **discounted from further consideration.**

**BRI17/
1**

Land at Reepham Road

SA Conclusion

The site scores as **negative**. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to settlement (back-land), being rural in nature, has a high susceptibility to Groundwater Flooding, where approximately one third of the site susceptible to Surface Water Flooding (CC). There is potentially a significant detrimental impact on landscape and potential for negative biodiversity impact.

Connectivity:

The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the

village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.

Highways:

Access would be off Reepham Road which is considered unsuitable by NCC Highways.

Environmental:

A small agricultural parcel of land

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. The majority of site is located behind existing properties along Reepham Road. Development would be loosely related to settlement (back-land) and would extend beyond the current extent of the village into open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character.

Other:

Flood Risk 1 with high susceptibility to Groundwater Flooding, and approximately one third of the site susceptible to Surface Water Flooding. No contamination or utilities issues identified.

Conclusion:

A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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.

Recommendation:

That this site is **discounted from further consideration.**

**BRI17/
2**

Land at Reepham Road

SA Conclusion

The site scores as **negative**. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to settlement (back-land), being rural in nature, has a high susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding (CC). There is potentially a significant detrimental impact on landscape.

Connectivity:

The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the

village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.

Highways:

Access would be off Reepham Road which is considered unsuitable by NCC Highways.

Environmental:

A small agricultural parcel of land

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and would have a negative effect on the quality of the landscape by reducing the rural character.

Other:

Flood Risk 1, high susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding.

No contamination or utilities issues identified.

Conclusion:

A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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.

Recommendation:

That this site is **discounted from further consideration.**

**BRI17/
3**

Land at Reepham Road Scrap Yard

SA Conclusion

The site scores as **negative**. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to settlement, being rural in nature and has a high susceptibility to Groundwater Flooding. There is potentially a significant detrimental impact on landscape and potential for negative biodiversity impact.

Connectivity:

The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.

Highways:

Access would be off Reepham Road which is considered unsuitable by NCC Highways.

Environmental:

A small agricultural parcel of land with trees along southern boundary, potential biodiversity impact.

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development would be loosely related to settlement (back-land). Development in this location would result in a large extension beyond the current extent of the village into open countryside and would have an adverse impact on the landscape.

Other:

Flood Risk 1, high susceptibility to Groundwater Flooding and part of the site susceptible to Surface Water Flooding.

No contamination or utilities issues identified.

Conclusion:

A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development would be loosely related to settlement (back-land). Development in this location would result in a large extension beyond the current extent of the village into open countryside and would have an adverse impact on the landscape by reducing the rural character.

Recommendation:

That this site is **discounted from further consideration.**

BRI18

Land at Highfield

SA Conclusion

The site scores as **negative**. The site scores negatively for Environmental, Economic and Social objectives. In particular, the Environmental objectives score negatively, as the site has a remote location, has moderate to high susceptibility to Groundwater Flooding and the majority of the site is potentially susceptible to Surface Water Flooding (CC).

Connectivity:

The site has poor connectivity, Craymere Road has no footways available and pedestrians would have to walk a moderate distance to get onto the footway on Hall Street into the village. The site is over 2km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.

Highways:

Access would be off Craymere Road which is considered unsuitable by NCC Highways.

Environmental:

A small agricultural parcel of land

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development would be very remote and detached from the built up area. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and would be an obvious extension into the open countryside.

Other:

Flood Risk 1, high susceptibility to Groundwater Flooding and susceptible to Surface Water Flooding.

No contamination or utilities issues identified.

Conclusion:

A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Craymere Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development would be very remote and detached from the built up area. Development of this site would be an obvious extension into the open countryside and would have an adverse impact on the landscape by reducing the rural character.

Recommendation:

That this site is **discounted from further consideration.**

BRI20

Land at Reepham Road

SA Conclusion

The site scores as **negative**. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, which has a high susceptibility to Groundwater Flooding, potential for significant detrimental landscape impact and potential negative biodiversity impact.

Connectivity:

The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.

Highways:

Access would be off Reepham Road which is considered unsuitable by NCC Highways.

Environmental:

A small agricultural parcel of land

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development would be loosely related to settlement (back-land). 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.

Other:

Flood Risk 1, high susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding.
No contamination or utilities issues identified.

Conclusion:

A number of significant constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. 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.

Recommendation:

That this site is **discounted from further consideration.**

BRI23

Land At Reepham Road

SA Conclusion

The site scores as **negative**. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, which has a high susceptibility to Groundwater Flooding, potential for significant detrimental landscape impact and potential negative biodiversity impact.

Connectivity:

The site has poor connectivity, Reepham Road has no footways available and pedestrians would have to walk a significant distance to get onto the footway on Hall Street into the village. The site is over 2.5km walk to the school. This area of Briston is remote from the village centre and services and the highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.

Highways:

Access would be off Reepham Road which is considered unsuitable by NCC Highways.

Environmental:

A small agricultural parcel of land, trees adjacent to site potential impact on biodiversity.

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development in this location would have a negative effect on the quality of the landscape by reducing the rural character.

Other:

Flood Risk 1, high susceptibility to Groundwater Flooding.
No contamination or utilities issues identified.

Conclusion:

A number of constraints were identified. The site scores as negative in the Sustainability Appraisal. The site has poor connectivity, Reepham Road has no footways available and the highway network is considered to be sub-standard. Furthermore the site access is not achievable. The site is remote from village services. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development.

Recommendation:

That this site is **discounted from further consideration.**

BRI25

Land South Of Woodfield (Coal Yard)

SA Conclusion

The site scores as **negative**. The site scores negatively for Environmental and Economic objectives and mixed for Social objectives. In particular, the Environmental objectives score negatively, as the site is loosely related to the settlement, being rural in nature, which has a high susceptibility to Groundwater Flooding, potential for significant detrimental landscape impact and potential negative biodiversity impact.

Connectivity:

The site is loosely related to the settlement. The Lane is semi-rural residential street with development to the north and west. Within 30mph zone. Footway on north side. Within walking distance of shops to the east and school to the north west and playing fields to the south. Close to village services in Melton Constable and Briston.

Highways:

Considered to be acceptable by NCC Highways.

Environmental:

Part of a larger arable field. Mixed hedge and trees along northern and southern boundaries. There is a pond in NE corner of the site so there is potential for biodiversity impact.

Landscape and Townscape

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape.

There is residential development to the north of the site and hedgerow along the southern boundary. Development in this location could have an impact on the landscape by reducing the rural character.

Other:

Part of the site may have historical contamination.

Planning permission for 1 dwelling on part of the site which may impact on delivery of further development behind.

Flood Risk 1, high susceptibility to Groundwater Flooding. Water mains crossing the site.

No utilities issues identified.

Conclusion:

A number of constraints were identified. The site scores as negative in the Sustainability Appraisal. The site is loosely related to the settlement. Development in this location could have an impact on the landscape by reducing the rural character and potential for biodiversity impact.

Recommendation:

That this site is discounted from further consideration.

BRI26

Land At The Loke

SA Conclusion

The site scores as **neutral**. In particular, the Environmental objectives score as mixed, being edge of settlement, where part of south east corner is potentially susceptible to Surface Water Flooding (CC). There is an uncertain biodiversity impact. In terms of Social and Economic objectives, there is some access to employment, educational facilities, transport links and services / facilities.

Connectivity:

The site has poor connectivity, The Loke is a narrow unmade private road with poor visibility onto Mill Road which is also narrow with no footways. The highway network is considered to be sub-standard. The site is likely to promote car use even for short journeys.

Highways:

Access would be off The Loke private road which is considered unsuitable by NCC Highways.

Environmental:

Mature mixed hedge boundary of The Loke.

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape.

There is residential development to the north, east and west of the site and hedgerow along the southern boundary. Development of this site could have a negative effect on the quality of the landscape by reducing the rural character.

Other:

No contamination or utilities issues identified.

Part of the site may be susceptible to surface water flooding which would require mitigation.

Conclusion:

A number of constraints were identified. The site has poor connectivity; Mill Road has no footways available. Furthermore, the site access is not achievable. The site is remote from village services. Development of this site could have a negative effect on the quality of the landscape by reducing the rural character. For these reasons the site is not considered suitable site for development.

Recommendation:

That this site is **discounted from further consideration.**

BRI28

Land at West End

SA Conclusion

The site scores as **neutral**. In particular, the Environmental objectives score as mixed, being edge of settlement and within Flood Zone 1. There is an uncertain biodiversity impact. In terms of Social and Economic objectives, there is some access to employment, educational facilities, transport links and services / facilities.

Connectivity:

The site has poor connectivity, no footway along West End and pedestrians would have to cross Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys. Remote from services in Melton Constable and Briston.

Highways:

Access would be off via private road off West End which is considered unsuitable by NCC Highways.

Environmental:

Garden with boundary hedges and trees.

HRA (where relevant)

Landscape and Townscape:

The majority of site is located behind existing properties along West End. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into open countryside and could have an adverse impact on the landscape.

Whilst there are no designated heritage assets within the site, the Grade II listed buildings lies to the west of the site. Any development of this site has the potential to impact upon the setting of the listed buildings.

Other:

No flooding, contamination or utilities issues identified.

Conclusion:

A number of constraints were identified. The site is detached from Briston and Melton Constable, remote from the services and facilities available within the village.

The site access is not achievable and pedestrian access to the school would have to cross the Fakenham-Norwich road. Development would be loosely related to settlement (back-land). Development in this location would extend beyond the current extent of the village into

open countryside and could have an adverse impact on the landscape. For these reasons the site is not considered suitable site for development.

Recommendation:

That this site is **discounted from further consideration.**

BRI29

Land East of Holt Road

SA Conclusion

The site scores as **neutral**. In particular, the Environmental objectives score as mixed, being edge of settlement and within Flood Zone 1. There is an uncertain biodiversity impact and potential to affect the setting of Glaven Valley Conservation Area. In terms of Social and Economic objectives, there is some access to employment, educational facilities, transport links and services / facilities.

Connectivity:

The site has poor connectivity, the highway network is considered to be sub-standard. The site is segregated from the village by the B1354. There are no footways along Holt Road and pedestrians would have to cross Norwich Road to get onto the footway into the village. The site is likely to promote car use even for short journeys. Remote from services in Melton Constable and Briston.

Highways:

Access would be off Holt Road which is considered unsuitable by NCC Highways.

Environmental:

Large arable field with tree and hedge boundaries.

Landscape and Townscape:

The site is located within the Tributary Farmland as defined in the Landscape Character Assessment (LCA) characterised by generally open and rolling rural farmland, with hedgerows and mature hedgerows frequent features in the landscape. The site shares some of these characteristics. This area of Briston is characterised by ribbon development. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and would be an obvious extension into the open countryside. Potential for development to affect the setting of Glaven Valley Conservation Area.

Other:

Flood Risk 1.

No contamination or utilities issues identified.

Conclusion:

A number of significant constraints were identified. The site has poor connectivity, Holt Road has no footways available and pedestrians would have to cross Norwich Road to get onto the footway into the village. The highway network is considered to be sub-standard. Furthermore, the site access is not achievable. The site is remote from village services, segregated from the village by the B1354. Development of this site would be an obvious extension into the open countryside and would have an adverse impact on the landscape by reducing the rural character.

Recommendation:

Site Ref	Assessment
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	That this site is discounted from further consideration.
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Further Comments

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

Further Comments	
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Name	None to date
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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 villages beyond their natural boundaries and to avoid adverse impact on the road network. The site options have been subject to detailed review. Together, the Sustainability Appraisal (SA) and the Site Assessment have informed the selection of which sites are suitable or unsuitable and which sites are the preferred option for growth.

Briston and Melton Constable do not have the significant environmental and landscape constraints that are found elsewhere in the District. It is not in the AONB, close to the Broads or in proximity to any international designated sites.

There is very little previously developed (brownfield) land in Briston and Melton Constable; therefore, new greenfield allocation is necessary in order to deliver the required growth. The proximity to local services, the relationship between Briston and Melton Constable, transport impacts associated with school traffic, the impact of any development on the landscape and the impact on the local road network are key considerations for where new development should be located.

Three sites have been identified as suitable, which are BRI01, BRI02 and BRI02/A. However, the extension and potential increase in the number of dwellings offered through the development of BRI02/A goes substantially above the requirement set out in the spatial strategy. Considering this, BRI02/A is not recommended to be taken forward. Vehicular access to the site should however be preserved in order not to prejudice any possible future development.

Therefore, the two remaining suitable sites of BRI01 and BRI02 have been identified, as the preferred sites. Following on from the Reg 18 consultation the number of dwellings these sites are intended to deliver, collectively, has been reduced from 80 to 65 dwellings over the Plan period, including affordable homes, on site open space provision, car parking for the school as well as road, drainage and other necessary infrastructure. The number of dwellings on site BRI01 has been reduced from 40 to 25 given the site constraints, which include the retention of an existing pond and provision of open space on a relatively small site area, so as not to result in a density and form of development out of character with the surrounding area. The number of dwellings on site BRI02 remains unchanged at 40 dwellings.

Sites BRI01 and BRI02 are considered to be the most suitable sites available for Briston and Melton Constable and subject to the detailed policy requirements these sites are considered to be the most appropriate options to meet the housing requirement. Each are well located to services within the villages, they are reasonably contained within the landscape and are located on the better quality road network.

However, the Fakenham Road is a busy route and congested at times, particularly at school pick up and drop off times when vehicles park along the road restricting through traffic. For this reason, the vehicular access to BRI01 should be solely from The Lane, and alternative access arrangements explored for BRI02 via the adjacent estate roads to the west. Provision of off-road car parking for the primary school is a requirement on both sites, in order to help alleviate the traffic congestion at school drop off and pick up times. Pedestrian and cycleway links across the preferred sites from adjoining existing housing to the primary school should be delivered to ensure connectivity is provided, along with provision of green corridors to support biodiversity.

Historic England have raised concerns in relation to coalescence between the settlements of Briston and Melton Constable, by removal of an important gap between settlements as a result of the allocation of the preferred sites. They also consider that 'development should preserve the Grade II listed Manor Farmhouse and its setting', which is located to the north east of the sites and is closest to BRI01.

The matter of coalescence between Briston and Melton Constable has been considered. In this case the character and distinctiveness, and proximity between the two settlements is not considered as significant. In addition, given that there are no designated heritage assets on either of the preferred sites, and the HIA concludes that there would be limited impact on the historic environment, along with a very modest impact on the significance of Manor Farmhouse, it is not considered necessary for this matter to be included as a specific policy requirement for either of these sites. It is considered that in both of these cases appropriate development for the area can be achieved through compliance with relevant policies in the Plan itself, as well as the site-specific requirement for any development to be set back from the Fakenham Road frontage, and include open space in order to help retain some of the openness particularly along the road frontage.

Furthermore, it is not considered that either site would have a significant negative impact on the Grade II listed Manor Farmhouse and its setting. This is due to the distance between the sites and the heritage asset and given that there are existing 20th century dwellings much closer to the heritage asset than either of the sites. In any case, the site specific policy requirement that development is to be set back from the Fakenham Road frontage further increases the separation distance between the sites and the heritage asset. The suggested mitigation measures included within the HIA have been taken into account and included within the policy where appropriate.

Discounted sites were not chosen for a number of reasons including the impact development could have on the Conservation Area, impact on heritage assets and the unsuitability of the surrounding highway network to accommodate the numbers and or access as well as more generally the potential to impact on the wider landscape.

Those sites with adverse junction and highway network impacts and those where suitable vehicular access is not achievable were also ruled out. Some sites are not well connected to key services and the village services by walking, cycling or public transport were considered unsuitable. Site selection has also sought to avoid those sites which are detached from the villages and are not well related to the existing built form.

None of the selected sites are subject to insurmountable constraints and the consultation process has shown that they are deliverable over the Plan period provided that development proposals come forward which comply with the suggested policies of the Plan.

The following sites have been selected as the preferred sites to meet the identified growth requirements for Briston & Melton Constable:

BRI01: Land East of Astley School is well contained within the landscape with development either side of the site along the road frontage. The site is well integrated to village facilities. The site will allow for development of approximately 25 dwellings. This site could deliver 4 affordable homes in addition to market housing, public open space and associated on and off-site infrastructure. Fakenham Road is a busy route and is congested at times, particularly at school pick up and drop off times when parked vehicles in the road restrict through traffic. There is therefore the opportunity for the development to provide a car parking area for the school (pick up and drop off). This site scores as positive in the Sustainability Appraisal.

BRI02 Land West of Astley School is adjacent to the primary school, will allow for development of up to 40 dwellings. The site is well connected to the villages. This site could

deliver 6 affordable homes in addition to market housing, public open space and associated on and off-site infrastructure. As with site BRI01 there is also the opportunity for the site to contribute to the provision of a car parking area for the school (pick up and drop off). This site scores as positive in the Sustainability Appraisal.

3.2. List of Site Allocations

Residential Sites

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
BRI01	Land East of Astley Primary School	1.43	25
BRI02	Land West of Astley Primary School	1.95	40

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 BRI01

Land East of Astley Primary School

Land amounting to 1.4 hectares, as defined on the Policies Map, is allocated for residential development of approximately 25 dwellings, public open space, school parking and associated supporting on and off-site infrastructure.

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

1. Retention of existing roadside hedges and setting back of development on both road frontages;
2. Provision of a car parking area for the school (pick up and drop off);
3. On-site delivery of not less than 0.07 hectares of public open space, to the south west area of the site in addition to, and incorporating, the retention and enhancement of the existing pond and provision of green infrastructure corridors to support biodiversity;
4. Provision of a layout of development which protects, or relocates, the existing water main that crosses the site;
5. Submission, approval and implementation of a Foul Drainage Strategy including how any additional foul flows will be accommodated in the foul sewerage network;
6. Provision of convenient and safe vehicular access solely from The Lane and incorporation of footpath/cycle link through the development to the primary school; and,
7. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

Policy BRI02

Land West of Astley Primary School

Land amounting to approximately 2 hectares, as defined on the Policies Map, is allocated for residential development for approximately 40 dwellings, public open space, school parking and associated supporting on and off-site infrastructure.

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

1. Setting back of development from the road frontage along Fakenham Road;
2. Provision of a convenient and safe vehicular access from either Fakenham Road or Hillside;
3. Provision of a car parking area for the school (drop-off and pick-up);
4. Development layout that does not prejudice the potential development/ redevelopment of land to the south and west including provision of a vehicular access point to the land to the south;
5. Provision of landscaping, pedestrian and cycle access, and green wildlife links through the site;
6. Submission, approval and implementation of a Foul Drainage Strategy including how additional foul flows will be accommodated within the foul sewerage network;
7. On-site delivery of not less than 0.10 hectares of public open space on the site frontage with Fakenham Road;
8. Provision of pedestrian and cycle access through the site to connect with the existing network;
9. Retention and enhancement of existing hedgerows and landscaping to all the site boundaries particularly to the east and west; and,
10. Appropriate contributions 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.

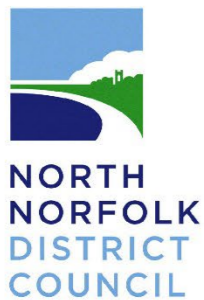
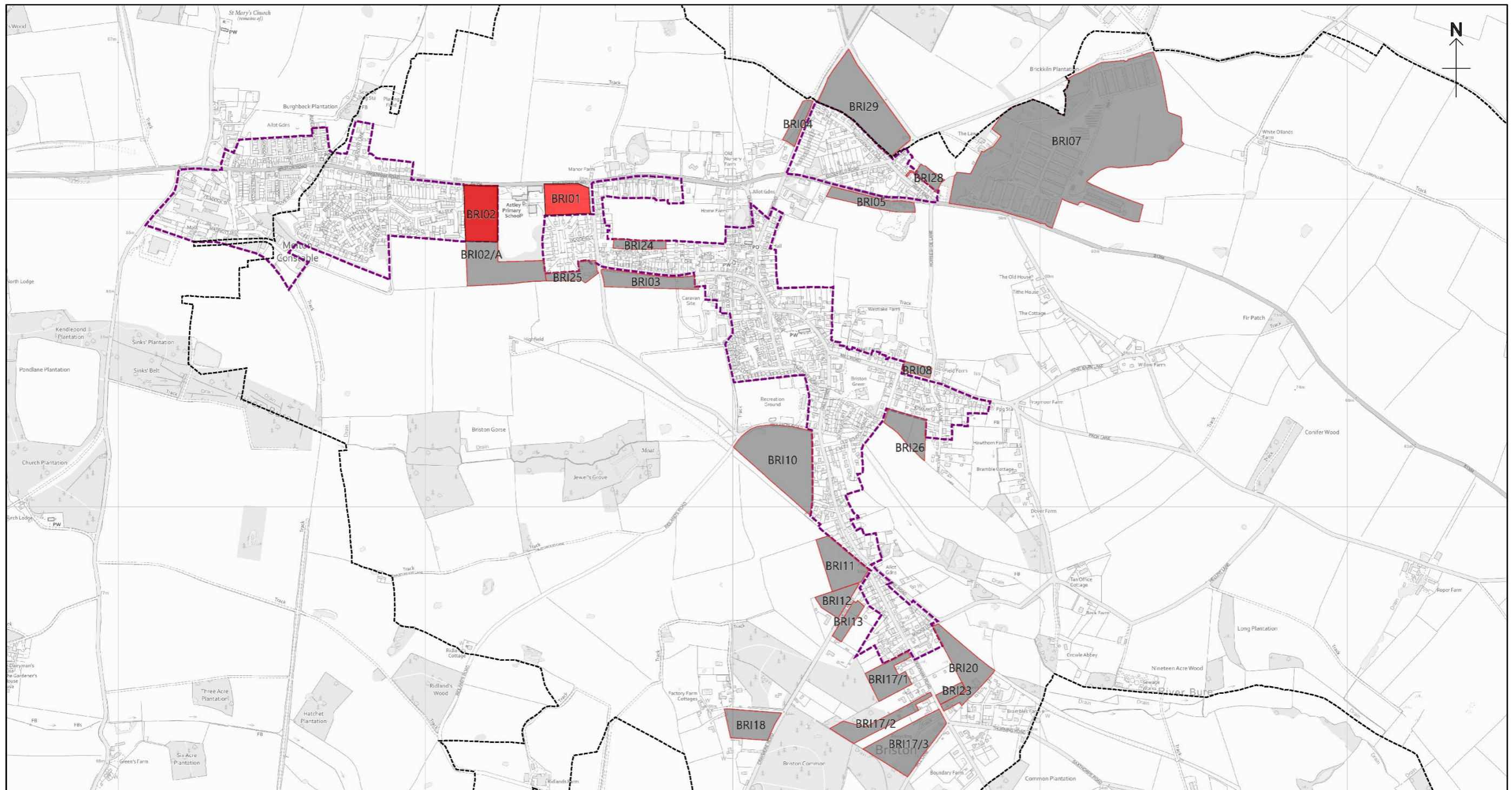
The starting point of the study was to undertake a review of existing designations, which included a Call for Sites process allowing Parish & Town Council's to nominate site suggestions. The process followed a detailed assessment using proformas completed on location. A summary of the conclusions for 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
Bakery Close/ Chequers Close	AGS/BRI01	OSP159	Open Land Area	The land is publically accessible currently used for informal recreation and contributes to the layout and function of the estate.
Briston Green	AGS/BRI02	OSP160	Open Land Area	The land is publically accessible currently used for informal recreation and open space, contributes to the layout and character of the settlement.
Old School Road	AGS/BRI03	OSP161	Open Land Area	The land is publically accessible currently used for informal recreation and open space, enhances the immediate setting of the residential area. Upper reaches of River Bure runs through the site.
Additional Sites				
Church Street	AGS/BRI04	OSP162	Open Land Area	The land forms part of the Church and cemetery.
Playing Field, Stone Beck Lane	AGS/BRI05 REC/BRI01	OSP163	Open Land Area Formal Education / Recreation	Provides recreation and play area as well as formal sports facilities.
Allotment Land at Holt Road/ Norwich Road / Church Street	AGS/BRI06	OSP164	Open Land Area	Formal allotments within the built up area.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Local Green Space Review				
Play Area (1), Land North of Hastings Close / Melton Mews, Melton Constable	LGS/MLT01 AGS/MLT01	OSP165	Open Land Area	The site does not meet the tests for LGS - it has not been demonstrated to be particularly special to the local community. The space functions as a recreation area.
Play Area (2), Land South of Grove Road, Melton Constable	LGS/MLT02 AGS/MLT02	OSP166	Open Land Area	The site does not meet the tests for LGS - it has not been demonstrated to be particularly special to the local community. The space functions as a recreation area and contributes to the open space.
Land Adjacent Marriott Way, Melton Constable	LGS/MLT03	N/A	No Designation	The site does not meet the tests for LGS or AGS.
Recreation Ground, North of Meadow Lane, Melton Constable	LGS/MLT04 AGS/MLT03	OSP167	Open Land Area	The site does not meet the tests for LGS - it has not been demonstrated to be particularly special to the local community. The space functions as a recreation area.
Allotment (1), Land West of Burgh Beck Road, Melton Constable	LGS/MLT05 AGS/MLT04	OSP168	Open Land Area	The site does not meet the tests for LGS. Formal allotments within the built up area.
Allotment (2), Land East of Burgh Beck Road, Melton Constable	LGS/MLT06 AGS/MLT05	OSP169	Open Land Area	The site does not meet the tests for LGS. Formal allotments within the built up area.

Appendix 1: All Sites Considered



Briston & Melton Constable - Preferred & Alternative Sites (Reg 19)

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

NOT TO SCALE

CB

01/08/2022

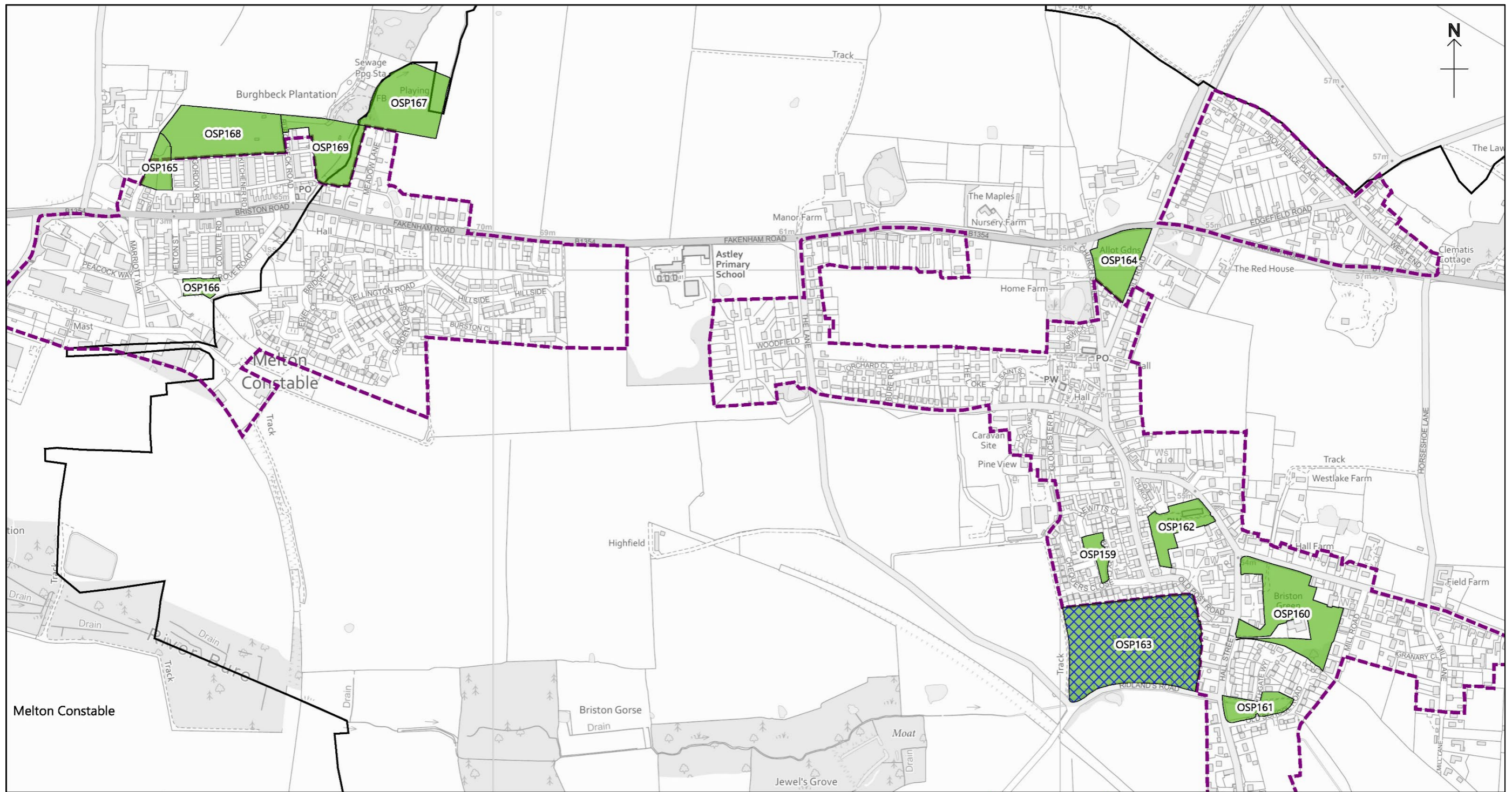
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Ordnance Survey
100018623

Aerial Photos
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Appendix 2: Open Space Designations



 <p>NORTH NORFOLK DISTRICT COUNCIL</p>	<p>Briston & Melton Constable - Open Spaces (Reg 19)</p>		<p>NOT TO SCALE</p>	<p>CB</p>	<p>© Crown Copyright and database right 2020 Ordnance Survey 100018623 Aerial Photos ©Getmapping plc</p>	
	<p>■ Open Land Area</p> <p>■ Local Green Space</p>	<p>■ Open Land + Education / Formal Recreation Area</p> <p>■ Education / Formal Recreation Area</p>	<p>■ Parish Boundary</p> <p>■ Existing Settlement Boundary</p>	<p>08/04/2020</p>		
	<p>North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN 01263 513811 www.north-norfolk.gov.uk</p>					