

Examination Library Document Reference D6

North Norfolk District Council

Site Assessment (Regulation 19): Sheringham

Publication Stage Regulation 19, January 2022

Contents

Part 1: Settlement Information	1
1.1. Introduction	1
1.2. Sites Promoted & Considered (Regulation 18)	2
1.3. Background Information	5
1.4. Constraints	10
1.5. Habitat Regulations Assessment / Appropriate Assessment	13
1.6. Statutory Consultee Responses (Regulation 18)	14
1.7. Summary Consultation Comments (Regulation 18) June 2019	19
Part 2: Assessment of Sites	22
2.1. RAG Assessment Matrix	22
2.2. Sustainability Appraisal Conclusions (Regulation 19)	24
2.3. Site Planning History (as at Regulation 19)	29
2.4. Site Assessment	30
Part 3: Overall Site/Settlement Conclusions	54
3.1. Proposed Site Allocations: Reasoned Justification	54
3.2. List of Site Allocations	56
3.3. Policy Wording (Regulation 19)	56
Part 4: Open Space	59
4.1. Open Space Designations	59
Appendix 1: All Sites Considered	64
Appendix 2: Open Space Designations	65

Site Assessment (Sheringham)

Part 1: Settlement Information

1.1. Introduction

This booklet provides a high-level overview of Sheringham as a growth location in the Draft Local Plan. It looks in detail at the promoted sites, identifying which are the most suitable to contribute towards the allocation requirements in this settlement. Collectively the identified sites contribute to the overall housing requirement for the settlement, provide for additional employment development on specifically allocated land, and protect important areas of various types of green open space. A site is also identified for a possible new Primary School.

The sites referred to in this booklet are shown together with their reference numbers in Part 2, and, at the rear of the document in appendix 1 Map. 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 Sheringham 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

Sheringham is one of five identified **Small Growth Towns** in the settlement hierarchy and acts as a district centre where some growth can be accommodated. Policy HOU1 of the proposed submission Local Plan sets a modest housing target of **465** dwellings to be delivered in Sheringham over the plan period via a combination of small scale 'infill' developments, new allocations and existing commitments. New sites, to supplement those already consented and under construction, suitable for in the region of **133** 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
SH04	DS17	H0970	Land adjoining Seaview Crescent	1.68	25 - 45
SH07	DS18	H0221	Former Allotments Adjacent to The Reef	1.66	40
SH18/1B	DS19	H0280	Land South of Butts Lane	2.74	110
SH10	N/A	H0975	Land at Morley Hill	5.47	164
SH11	N/A	H0976	Land Adjacent To Sheringham House	0.93	28
SH13	N/A	H0223	Land South of Woodfields School	1.11	33
SH16	N/A	H1770	Land Adjacent Beeston Regis Caravan Site	7.63	228
SH16/1	N/A	H0224	Land off Nelson Road	1.62	30
SH17	N/A	H1772	Land At Beeston Regis Common	2.31	69
SH18/1A	N/A	N/A	Land South of Butts Lane	2.74	82
SH18/2	N/A	N/A	Land South of Butts Lane	1.75	52
SH19	N/A	H0833	Land North Of Butts Lane	6.81	467
SH20	N/A	H1793	Land Adjacent To Blowlands Lane	11.67	272
SH22	N/A	N/A	Tradewinds', Weybourne Road	0.67	10
SH23	N/A	H0225	Land Adjacent Clock Tower	0.29	16
SH25	N/A	H1183/1	Land at Weybourne Road	6.16	185

Mixed Use Site Options

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
SH07	DS18	H0221	Former Allotments Adjacent to Splash (now the Reef)	1.66	40

Employment Site Options

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
SH07	DS18	H0221	Former Allotments Adjacent to Splash	1.66	N/A

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.

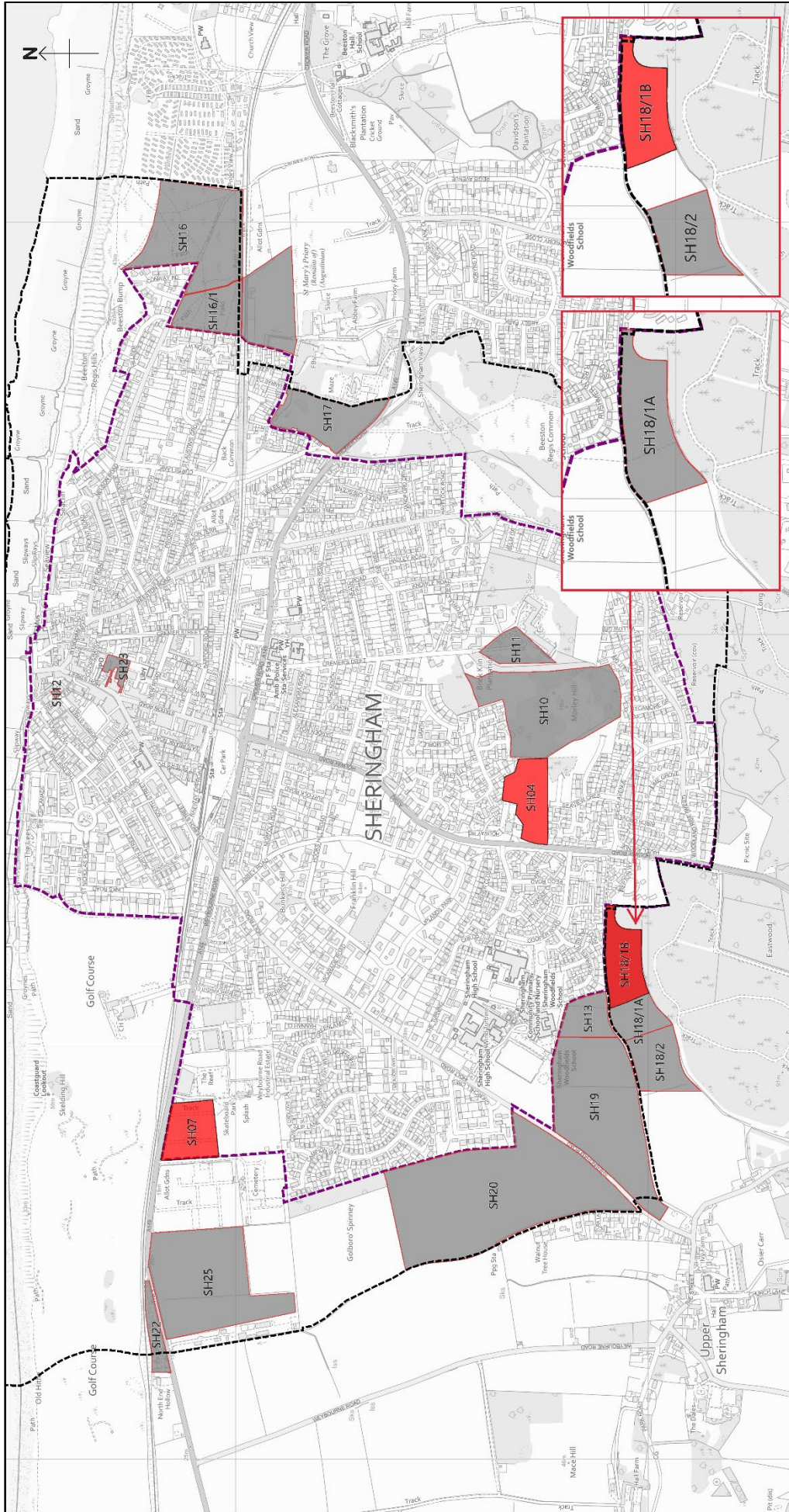
Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Withdrawn
N/A	N/A	N/A	N/A	N/A	N/A	N/A

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 for Discounting
SH12	N/A	N/A	Land at Westcliff	0.03	1	Below Size Threshold



Sheringham - Preferred & Alternative Sites (Reg 19)

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



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01/08/2022	
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1.3. Background Information

Sheringham is identified as a Small Growth Town in the proposed Settlement Hierarchy. This means it has been identified as one of five settlements, together with Holt, Stalham and Wells-next-the-Sea and the village of Hoveton, where a relatively modest scale of growth is promoted. With a population of around 7,400, the town acts as a local centre for retail, leisure and other services. It functions as one of a cluster of three towns, together with Cromer and Holt which are identified in this Plan as performing complementary functions in respect of housing, employment and retail.

Characteristics

Sheringham's attractive and safe environment, coupled with the facilities the town possesses and the range of accommodation available, make it a desirable place to live. The area is an increasingly popular location for retirement and home ownership. Sheringham is accessible by a variety of means of transport. It has rail links with Norwich and beyond, via the Bittern Line, is served by convenient peak-time bus services and is well located for the main road network.

Sheringham is set amongst some of the most attractive landscape in Norfolk and is a naturally-contained town situated between the wooded glacial ridge and the North Sea, and is surrounded by woodland, parkland, heaths and commons, which together provide a rich habitat for wildlife. Most of the surrounding landscape falls within the Norfolk Coast Area of Outstanding Natural Beauty and those areas which are not formally designated are nevertheless attractive and important to the setting of the town. Within the AONB the National Planning Policy Framework states that great weight should be given to conserving and enhancing scenic beauty and that major developments should be avoided other than in exceptional circumstances, and where it can be demonstrated that development is in the wider public interest. It is considered that further growth of the town into its more sensitive landscape setting should be avoided and as such this is reflected in the scaled back housing requirement for the town.

Situated on the coast, Sheringham is also a tourist destination and attracts visitors throughout the year on day-trips, short breaks and longer stays and has a range of accommodation, from high quality hotels to budget self-catering. The town is also the base for the Poppy line steam railway that runs between the town and Holt. Tourism is a major source of income and employment for the town. Sheringham is also popular location for people retiring to the District.

Employment

Sheringham has a limited supply of employment land. There is little demand for new industrial development within the town and land supply is constrained by environmental designations and constraints. Approximately 57.2% of the working population find employment in the town but this is often in low paid sectors. The town is a significant net exporter of employees, with many accessing jobs in nearby Holt and Cromer. The central area of the District covering the towns of Cromer, Holt and Sheringham is considered largely self-contained in terms of employment however Sheringham also has links to the job market in Norwich aided by the railway. The Local Plan seeks additional employment land within Holt to meet the needs of the Sheringham, Holt and Cromer area.

Town Centre & Retail

The town centre offers a choice of shops and services that serve both residents and tourists and is classed as a Medium Town Centre in the retail hierarchy.

In terms of scale of future retail development, the town centre would be vulnerable to impacts from large scale out of centre growth (2,500sq m gross) and a locally derived impact threshold of 500 sqm is set for

retail and leisure development (see Policy ECN 4 'Retail & Town Centres'). There is an identified need for small scale growth across comparison, convenience and food/beverage floorspace. Shop vacancy rates remain low and there is limited potential to accommodate growth within these. Large scale development sites are limited within the PSA, where development is likely to be small scale infill/extensions. Further potential edge of centre sites would include surface car parks, but alternative provision would have to be sought if these were to be developed and if the sequential and impact tests were met. Alternatively, future growth requirements could be provided in Cromer, especially given the identified catchment links.

The designated Town Centre boundary, contains over 162 Class A retail/service units, and the Primary Shopping Area, where retail development is concentrated and contains over 80% of shop units. The Core strategy identified a town centre improvement area, parts of this have been subject to separate planning applications while others have not come forward. The Local Plan does not take the designation forward. In the lifetime of the Plan a new Tesco's supermarket has been developed on an edge of centre site.

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 off-site mains water reinforcement will be required in certain locations and that for new developments of over 10 dwellings some enhancement to the foul sewerage network capacity will be required.

Site allocation has been informed by the Strategic Flood Risk Assessment, which reviews and identifies the flood extents from all sources of flooding. Site allocation is tested against flood zones and the projected flood extents in the future through climate change analysis. Sheringham is not identified in the SFRA as being at risk from fluvial or tidal flooding. However, there are several un-named drains in the vicinity of the settlement that have the potential to present a flood risk, not all of which are shown to have been modelled based on the Flood Zones. There are some risks of surface water flooding across the Town.

The town abuts the coastline and parts are in the Coastal Change Management Area. The Shoreline Management Plan (SMP adopted 2012) identifies that Sheringham can be protected for the foreseeable future, given that the shoreline is characterised by low rates of sediment transport and relative stability. In addition, given the range of services and facilities that Sheringham offers, the SMP considers that there is strong justification for seeking to prevent erosion of its coastal frontage. As such, the SMP justifies the long-term protection of assets within the town through defending the present position and recommends to Hold the Line.

Education

There are a range of education facilities within the town from junior to senior level. Sheringham Community Primary School & Nursery, Sheringham High School, Sheringham Woodfields School

Sheringham High School has a wide catchment and provides secondary education for Holt and Kelling. Primary provision is provided through Sheringham Community Primary School & Nursery.

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

Sheringham is identified in Zone 2 for affordable housing with a plan requirement for 35% of the total dwellings provided on schemes of 6+ dwellings.

Connectivity

The town benefits from access to the North Norfolk Coast and to the west Sheringham Park. Formal gardens can be found on the cliff. The coastal path runs through the town. The town benefits from various playing fields, including football and cricket pitches, both through public provision and through school provision.

Sports Pitch Strategy 2019

The town benefits from the Reef Swimming pool as well as a number of sports recreational activities including, Cricket, football, hockey and bowls clubs and a number of community / play areas including a dedicated skateboarding facility. The Playing Pitch strategy identified the protection and upgrade existing facility at Sheringham High school as hockey compliant as a priority project

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 Sheringham has a requirement for all types of open space, particularly Amenity Greenspace and Parks and Recreation Grounds.

Constraints & Opportunities

There is very little previously developed (brownfield) land in Sheringham. Whilst over the plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth.

Demographics

Population

Population in Sheringham (Census 2011): 7,367

	Number	%	District Comparison (%)
Aged 0 to 15	982	13.3	14.5
Aged 16 to 29	839	11.4	12.7
Aged 30 to 44	894	12.1	14.4
Aged 45 to 64	2,018	27.4	29.7
Aged 65+	2,634	35.8	28.8

Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	1,574	37.8	44.0
Semi-detached house or bungalow	879	21.1	28.8
Terraced house or bungalow	667	16.0	16.2
Flat, maisonette or apartment - Purpose-built block of flats	690	16.6	6.4
Flat, maisonette or apartment - Part of a converted or shared house	257	6.2	2.7
Flat, maisonette or apartment - In a commercial building	92	2.2	1.2
Caravan or other mobile or temporary structure	2	0.1	0.8

Affordability

Location	Affordability Ratio (2016)	Affordability Ratio (2020)
Sheringham North	11.06	11.81
Sheringham South	15.00	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

A number of the sites assessed fall within the parish areas of Upper Sheringham and Beeston Regis.

Services

Sheringham offers a wide range of shops and services which serve residents of the town and the surrounding area.

Services & Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none">• Sheringham Community Primary School & Nursery• Sheringham High School• Sheringham Woodfields School	There are a range of education facilities within the town from junior to senior level
Health Care	<ul style="list-style-type: none">• Sheringham Medical Centre• Carlton Lodge Dental Care	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	59 comparison retail units and 24 convenience retail units within the town's primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town centre
Public Transport	Regular bus services to Holt, Cromer, North Walsham, Norwich & the Coast Hopper. Regular Greater Anglia train services to Cromer, North Walsham, Hoveton and Norwich.	Good public transport to a number of other towns and good connectivity to Norwich, a 'higher order' settlement.
Employment Opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Human health and social work activities; Education; Construction; and Accommodation and food	It is considered that there is a broad range of employment opportunities within the town.

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

1.4. Constraints

There is very little previously developed (brownfield) land in Sheringham. Whilst over the Plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified long-term need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth.

Built Environment

Sheringham benefits from a Conservation Area which is concentrated on the town centre between the railway line and the seafront. There are a total of 2 Listed Buildings in Sheringham, both Grade II. In addition, situated to the east of the town is Beeston Regis Priory, a Scheduled Ancient Monument; Sheringham Park, a Grade II* Historic Park and Garden and the Grade II* Listed Building Sheringham Hall located some 2 km south west of the town centre. Currently no buildings have been locally listed.

Natural Environment

Environmental Designations

Sheringham is naturally constrained to the north by the North Sea to the north of the town. The Greater Wash Special Area of Protection (SPA), which incorporates the beaches and the North Sea beyond. The beach to the east is also designated as a Site of Specific Scientific Interest (SSSI), whilst the Beeston Cliffs and Weybourne Cliffs are also designated SSSIs.

To the south east of Sheringham, separating the town from Beeston Regis, are the Norfolk Valley Fens, designated as a Special Area of Conservation (SAC) and also designated as a SSSI.

The Area of Outstanding Natural Beauty (AONB) surrounds Sheringham, apart from a corridor to the east, stretching from the beach to the north of Beeston Regis built form. There are a number of fields to the west of the town which are not within the AONB.

Landscape Character

The **North Norfolk Landscape Character Assessment SPD (2021)** identifies that the town is situated within the Coastal Shelf character area while the area immediately to the south of the town is defined by the Wooded Glacial Ridge character area.

The Coastal Shelf character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and opportunities will be sought to better integrate existing coastal development.

Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

The Wooded Glacial Ridge character area is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas, including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, are preserved.

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. The town is subject to pockets surface water flooding, predominantly along the roads through the town. The majority of the town is in Flood Zone 1.

Coastal Change Management Area

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Sheringham is included within SMP6. Sheringham falls under SMP policies 6.01 – 6.03 as outlined below:

Policy Unit	Name	To 2025	2025-2055	2055-2105
6.01	Kelling to Sheringham	No Active Intervention	No Active Intervention	No Active Intervention
6.02	Sheringham	Hold the Line	Hold the Line	Hold the Line
6.03	Sheringham to Cromer	Managed Realignment	No Active Intervention	No Active Intervention

The coastline to the east and to the west of Sheringham are defined Coastal Change Management Areas (CCMAs). This encroaches on the settlement boundary of Sheringham to the north east of the town.

The main considerations which influence the location of development sites are:

- The need to minimise the impact of development proposals on the designated Area of Outstanding Natural Beauty and the landscape more generally by giving priority, where possible, to those sites which are not designated;
- retaining existing green spaces within the town boundary where they are either functionally or visually important;
- locating developments where they are, or can be connected, to key services and the town centre preferably by walking, cycling or public transport or via better quality roads;
- avoiding locations which are detached from the town and not well related to existing built up areas;
- minimising impacts of traffic circulation; and
- minimising impacts on heritage assets within the town.
- Consideration of Coastal Change Management areas and Shore line management Plan 6

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

SH04

Policy DS17: Land Adjoining Seaview Crescent

Sustainability

The catchment schools are all within walking distance. Sheringham offers sustainable travel options with both bus and rail. Bus stops are located adjacent to the site frontage. The town has a range of employment, shopping and leisure opportunities.

Safety

Access should be direct to the A1082 with visibility provided in accordance with DMRB. Further access via Seaview Crescent would be desirable.

Mitigation

The site access strategy should include a pedestrian crossing including a refuge island to facilitate both access to the bus stops and walking to school. Provision of an island should also have a calming effect on vehicle speeds at Holway Road.

SH07

Policy DS18: Former Allotments Adjacent to Splash (now the Reef)

Sustainability

The catchment schools are all within walking distance. Sheringham offers sustainable travel options with both bus and rail. Bus stops are located adjacent to the site frontage. The town has a range of employment, shopping and leisure opportunities. Pedestrian and cycle links should be provided so far as possible to connect with the residential area to the south.

Safety

The site should be accessed from a single location at the A149 and in accordance with DMRB and the existing 30mph speed limit extended to cover the whole site frontage. A 3.0m cycleway/footway should be provided between the site access, eastwards to the access at Sheringham swimming pool.

Mitigation

Speed limit extension, frontage cycleway and sustainable links are required.

SH18/1B

Policy DS19: Land South of Butts Lane

The Highway Authority requests that the allocation is limited to a maximum of 100 dwellings including those already permitted/under construction at existing allocation SH14.

Sustainability

The catchment schools are all within walking distance. Sheringham offers sustainable travel options with both bus and rail. Bus stops are located adjacent to the site frontage. The town has a range of employment, shopping and leisure opportunities. PROW FP27 should be improved to enable cycling and walking. Footpath/cyclepath connection to be provided to Cooper Road.

Safety

Vehicular access should be via existing allocation SH14 that is under construction. The single access from the A1082 should serve a maximum of 100 dwellings including those permitted and under construction at SH14.

Mitigation

Improvements required at FP27 along with provision of walking/cycling link to Cooper Road,

Cumulative Comments for Settlement

The total residential allocation is for 145 dwellings and the Highway Authority has requested that it is reduced to a total of 130. The junctions that are likely to experience development traffic are at A149/A1082 and A148/A1082 but it is considered unlikely there will be an appreciable difference in performance at either location.

Minerals & Waste (Norfolk County Council)

SH18/1B

Policy DS19: Land South of Butts Lane

Norfolk County Council Minerals and Waste commented on the Regulation 18 consultation with suggested wording for Site DS19 Land South of Butts Lane, which 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

SH04

Policy DS17: Land Adjoining Seaview Crescent

Policy DS17 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However, the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage be amended to ensure it is effective as follows: ‘details of any required enhancement to the foul sewerage network’

SH07

Policy DS18: Former Allotments Adjacent to Splash (now the Reef)

LP406 - Policy DS18 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However, the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. There is an existing water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets

may be required. Anglian Water asks that the wording relating to foul drainage be amended to ensure it is effective. Amend policy DS18 to include reference to existing water main located on site and that this is a consideration for the applicant. Suggested that wording be amended as follows: 'details of any required enhancement to the foul sewerage network' It is therefore suggested that the following wording be added to Policy DS18: 'SH07. That suitable access is safeguarded for the maintenance of water supply infrastructure.'

SH18/1B

Policy DS19: Land South of Butts Lane

LP410 - There is an existing water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required. Amend policy DS19 to include reference to existing water main located on site and that this is a consideration for the applicant. Suggested that the following wording be added to Policy DS19: '9. That suitable access is safeguarded for the maintenance of water supply infrastructure.'

Environment Agency

No comments received.

Education

Norfolk County Council

No comments received.

Others

Norfolk County Council Lead Local Flood Authority (LLFA)

SH04

Policy DS17: Land Adjoining Seaview Crescent

LP831 - As agreed at our meeting in September please find attached additional policy wording from the LLFA for the sites discussed and suggested text for brownfield development: The ground conditions could be favourable for shallow infiltration, however if this is not the case the applicant will need agreement to connect to a nearby watercourse or surface water sewer. It is not recommended that any buildings or SUDs features are to be constructed in the flow path (west of the site). Consideration needs to be taken on the proposed access to this site ensuring that there is safe access and egress (no flooding above 100mm) while ensuring no increase in flood risk to and from the site.

SH07

Policy DS18: Former Allotments Adjacent to Splash

LP831 - As agreed at our meeting in September please find attached additional policy wording from the LLFA for the sites discussed and suggested text for brownfield development: The ground conditions could be favourable for shallow infiltration, however if this is not the case the applicant will need agreement to connect to a nearby watercourse or surface water sewer. It is not recommended that any buildings or SUDs features are to be constructed in the flow path (North and East of the site).

Consideration needs to be taken on the proposed access to this site ensuring that there is safe access and egress (no flooding above 100mm) while ensuring no increase in flood risk to and from the site.

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.

SH18/1B

Policy DS19: Land South of Butts Lane

LP705 - This sensitive site is located within the Upper Sheringham Conservation Area. Any development therefore has the potential to impact upon the Conservation Area. The site is also located within the defined setting of Sheringham Park.

To that end we have some concerns about the site. We do however note the wooded setting to the south and residential development to the north. With careful design, layout and landscaping some development may be acceptable of this site.

Statements of Common Ground (SoCG) & Other Considerations

Development of the site SH07 is subject to a restrictive covenant held by town council that limits development to that of commercial development. The town council have reaffirmed their position around their support for the inclusion of the site in the Local Plan and the proposed plan led development including that of residential uses. They indicated that they are willing to revise the terms of the covenant from commercial development to that of residential in order to support the allocation but only for the right scheme that helps address housing needs in Sheringham. An extra ordinary meeting of the Town council was held on the 28. January 2020 where it was agreed in principle that the TC are in agreement with relaxing the covenant and a residential allocation for the site. An initial statement of common ground between NNDC and Sheringham Town Council was drafted with the aim of providing further clarity on the willingness of the Town Council not to seek to enforce the requirements around the covenant and to demonstrate support for the delivery of the proposed allocation and sent to the town council for consideration in June 2020. Following a full council meeting on 6th October 2020 it was subsequently resolved to defer signing the SoCG until a scheme has been provisionally agreed with the landowner. To date further discussion have taken place between the land owner / Planning agents and the TC and separately the agents have pursued Pre application advice prior to submitted proposals to bring the site forward ahead of the Local Plan. An application PF/21/3141 was submitted 22.11.21. Consisting the erection of 2 storey 70 Bed Care Home (Class C2) and 24 affordable dwellings (Class C3) with associated amenity space, access, parking, service, drainage and landscaping infrastructure. At the time of regulation 19 consultation the application remained undetermined.

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.

SH04

Policy DS17: Land Adjoining Seaview Crescent

Individuals	Number Received	Summary of Responses (Site Policy DS17)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary	No comments received	

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS17)
Objection	0	Support is given for the allocation with the town council requesting improve access to the community centre direct from the site, affordable rented properties and open space provision. Preference also expressed by adjoining parish council (Upper Sheringham) for this site.
Support	2	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS17)
Objection	1	Limited response received. General support expressed. Anglian Water, LLFA recommended consideration be given to the use of additional phrases in the policy wording. Historic England sought consistency in approach to heritage assets
Support	2	
General Comments	0	

SH07

DS18: Former Allotments, Weybourne Road, Adjacent to Splash (now the Reef)

Individuals	Number Received	Summary of Responses (Site Policy DS18)
Summary of Objections	0	None received
Summary of Support	1	Support received from the Landowner who confirms that the site is suitable and there are no site-specific constraints which cannot be appropriately mitigated. A landscape and Visual Appraisal has been prepared. And a utilities report will be provided as part of any application. Enhancements to both the foul sewerage network, and off-site mains reinforcement will be provided as part of developing the site, where this is required. Infiltration tests conducted on site demonstrate that the ground conditions (i.e. sands and gravels) are suitable for infiltration systems, but additional infiltration tests would be required to test for sufficiently permeable soils. The site layout can be designed to ensure development does not encroach on the pumping station. The site is deliverable, capable of making a contribution towards satisfying the Council's housing needs during the plan period to 2036. But suggests that there should be flexibility for potential future uses of extra care facilities on the site, to help towards meeting the unmet demand for extra care bed spaces.
Summary of General Comments	0	None received
Overall Summary		Limited comments received on this policy. No substantive issues raised. Support received from the Landowner who confirms that the site is suitable and there are no site-specific constraints which cannot be appropriately mitigated. A landscape and Visual Appraisal has been prepared. And a utilities report will be provided as part of any application. Enhancements to both the foul sewerage network, and off-site mains reinforcement will be provided as part of developing the site, where this is required. Infiltration tests conducted on site demonstrate that the ground conditions (i.e. sands and gravels) are suitable for infiltration systems, but additional infiltration tests would be required to test for sufficiently permeable soils. The site layout can be designed to ensure development does not encroach on the pumping station. The site is deliverable, capable of making a contribution towards satisfying the Council's housing needs during the plan period to 2036. But suggests that there should be flexibility for potential future uses of extra care facilities on the site, to help towards meeting the unmet demand for extra care bed spaces.
Council's Response		Support welcomed. Further information on drainage, sewage, surface water and 'landscape and Visual Appraisal' submitted is welcomed and will be used to help finalise and support the policy approach. Welcome clarification on availability.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS18)
Objection	0	Support is given for the allocation with the town council expressing a preference for rented affordable properties. Preference also expressed by adjoining parish council for this site.(Upper Sheringham)
Support	2	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS18)
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Objection	1	Limited response received. General support expressed. Anglian Water advised that policy wording should be amended to safeguard access to existing water mains located on the site. Anglian Water, LLFA, Minerals and Waste all recommended consideration be given to the use of additional phrases in the policy wording. Historic England sought consistency in approach to heritage assets.
Support	2	
General Comments	0	

SH18/1B

Policy DS19: Land South of Butts Lane

Individuals	Number Received	Summary of Responses (Site Policy DS19)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary	No comments received	

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS19)
Objection	1	Support is given for the allocation with Sheringham town council expressing a preference for rented affordable properties, however objection from neighbouring parish council (Upper Sheringham) with regard to encroachment into the countryside and AONB.
Support	1	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS19)
Objection	3	Key issue raised by Historic England over the potential impact on the Conservation Area and setting of Sheringham Park. Suggest strengthening of policy wording to ensure careful design, layout and landscaping. Historic England also sought consistency in approach to heritage assets. One objection was based around the preference for an alternative site and also raised concerns over the impact on the AONB, the ecological impact and the constrained access to the site. Suggest that an alternative site would be more appropriate. General support expressed for new GI corridor. Anglian Water advised that policy wording should be amended to safeguard access to existing water mains located on the site. NCC Minerals and Waste provided supporting comments to add appropriate site policies.
Support	1	
General Comments	2	

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
SH04	Land adjoining Seaview Crescent	1.68	Housing	25 - 45	Green	Green	Green	Yellow	Green	Green	Yellow	Yellow	Yellow	Green	Green	Green
SH07	Former Allotments Adjacent to Splash (now The Reef)	1.66	Housing, Mixed Use, Employment	40	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow
SH10	Land at Morley Hill	5.47	Housing	164	Orange	Orange	Green	Yellow	Green	Green	Orange	Orange	Yellow	Green	Orange	Green
SH11	Land Adjacent To Sheringham House	0.93	Housing	28	Yellow	Yellow	Yellow	Yellow	Green	Green	Orange	Green	Yellow	Green	Orange	Yellow
SH13	Land South of Woodfields School	1.11	Housing	33	Orange	Orange	Yellow	Yellow	Green	Green	Yellow	Yellow	Yellow	Yellow	Green	Green
SH16	Land Adjacent Beeston Regis Caravan Site	7.63	Housing	228	Yellow	Yellow	Green	Yellow	Yellow	Green	Orange	Orange	Yellow	Orange	Orange	Orange

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
SH16/1	Land off Nelson Road	1.62	Housing	30												
SH17	Land At Beeston Regis Common	2.31	Housing	69												
SH18/1A	Land South of Butts Lane	2.74	Housing	82												
SH18/1B	Land South of Butts Lane	2.74	Housing	110												
SH18/2	Land South of Butts Lane	1.75	Housing	52												
SH19	Land North Of Butts Lane	6.81	Housing	467												
SH20	Land Adjacent To Blowlands Lane	11.67	Housing	272												
SH22	Tradewinds', Weybourne Road	0.67	Housing	10												
SH23	Land Adjacent Clock Tower	0.29	Housing	9												
SH25	Land at Weybourne Road	6.16	Housing	185												

2.2. Sustainability Appraisal Conclusions (Regulation 19)

Residential Sites

Site Ref	Conclusion (Residential Sites)
SH04	<p>Overall the site scores as positive</p> <p>NCC (LLFA) comment noted regarding method of dealing with surface water and consideration of siting of access. Also note Sheringham TC's comments re access to Morley Hill from Community centre. However, neither comment alters any of the scoring of the SA objectives for the site.</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, approximately one quarter of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), scrub, mature trees around and within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH07	<p>Overall the site scores as positive</p> <p>AW comment noted regarding existing infrastructure on site affecting potential layout or requiring diversion. Also NCC (LLFA) comment noted regarding method of dealing with surface water and consideration of siting of access. These comments do not alter any of the scoring of the SA objectives for the site.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, SSSI & local geodiversity site (Weybourne Cliffs), arable, 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, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH10	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), SAC (Norfolk Valley Fens) & SSSI (Sheringham & Beeston Regis Commons), part deciduous woodland, mature trees around and within site, rough grassland. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH11	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; part within AONB, close proximity CWS (Pretty Corner & The Plains), SAC (Norfolk Valley Fens) & SSSI (Sheringham & Beeston Regis Commons), maintained grassland, mature trees across the site (TPO). Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service,</p>

Site Ref	Conclusion (Residential Sites)
	<p>education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH13	<p>The overall sites scores as positive Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; adjacent AONB, arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH16	<p>Overall the site scores as negative The site scores positive in relation to Social objectives but overall scores negatively due to its edge of settlement position and the potential to effect wider environmental objectives. Environmental – Scores negative; edge of settlement, adjacent CERZ, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Prominent site, divided by railway, likely significant detrimental impact on landscape. Potential to affect settings of Scheduled Ancient Monument & Grade I Listed Building (Augustinian Priory Church), Grade II Listed Building (Abbey Farmhouse) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity AONB, SAC (Norfolk Valley Fens), SSSIs (Beeston Cliffs & Sheringham and Beeston Regis Commons), part arable, part scrub with many mature trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in partial loss of proposed designated open land area. Economic – Scores neutral; edge of settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
SH16/1	<p>Overall the site scores as negative Review of consultation response (LP739) in relation to SA objectives and in particular the Environmental objectives. The comment does not alter the overall SA objectives scoring of negative. Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of Scheduled Ancient Monument & Grade I Listed Building (Augustinian Priory Church) and CA. Potential negative biodiversity impact; close proximity SAC (Norfolk Valley Fens), SSSIs (Beeston Cliffs & Sheringham and Beeston Regis Commons), arable / grazing, mature trees / hedgerow surrounding, adjacent scrub land. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land. Social – Scores positively; edge of settlement, good access to local healthcare service, peak time public transport links, access to education facilities, leisure and cultural opportunities. Economic – Scores neutral; edge of settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
SH17	<p>Overall the site scores as negative and positive</p>

Site Ref	Conclusion (Residential Sites)
	<p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area (part within site and along north & east boundaries) potentially susceptible to SWF (CC). Potential to affect settings of Scheduled Ancient Monument & Grade I Listed Building (Augustinian Priory Church) and CA. Potential negative biodiversity impact; close proximity SAC (Norfolk Valley Fens), SSSIs (Beeston Cliffs & Sheringham and Beeston Regis Commons), rough grass land, part maintained, pond, mature trees to east boundary and parts of south boundary. Localised potential to contribute to GI network. Would utilise mostly non-agricultural grade land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH18/1A	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), arable, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH18/1B	<p>Overall the site scores as negative and positive</p> <p>Reviewing the consultation responses, these do no alter the scoring of the SA objectives as potential impact on AONB and landscape have been taken in to account within the Environmental objective, which scores negatively.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), arable, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH18/2	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWS (Pretty Corner & The Plains), arable, 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, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to educational facilities, access to employment, services / facilities, transport links. Access to high speed broadband uncertain. Town centre accessible from the site.</p>

Site Ref	Conclusion (Residential Sites)
SH19	<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 to affect setting of Grade II Listed Building (Ivy Farmhouse) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; adjacent to (and part within) AONB, arable land, surrounded by mature hedgerow / trees, close to woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH20	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent AONB, 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, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
SH22	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, part PDL, FZ1, low susceptibility GWF, approximately half of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; part within AONB, close proximity SSSI & local geodiversity site (Weybourne Cliffs), part PDL, grass / scrub. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
SH23	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; within settlement, PDL, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CA. Potential for remediation of contamination (PDL). Limited biodiversity potential; PDL. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Limited scope for open space provision.</p> <p>Economic – Scores positively; within settlement, good access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site</p>
SH25	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; adjacent AONB, close proximity SSSI & local geodiversity site (Weybourne Cliffs), arable, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities. Likely to rely on car.</p> <p>Economic – Scores neutral; loosely related to settlement, good access to employment, access</p>

Site Ref	Conclusion (Residential Sites)
	to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.

Site Ref	Conclusion (Employment)
SH07	<p>Overall the site scores as positive Note support from consultation responses. These comments do not alter the scoring of the SA objectives for the site.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, SSSI & local geodiversity site (Weybourne Cliffs), arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide employment opportunity, good access to potential employees and transport links. High speed broadband in vicinity.</p>

Site Ref	Conclusion (Mixed Use)
SH07	<p>Overall the site scores as positive Note support from consultation responses. These comments do not alter the scoring of the SA objectives for the site.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity AONB, SSSI & local geodiversity site (Weybourne Cliffs), arable, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide employment opportunity, good access to potential employees and transport links. High speed broadband in vicinity.</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.

SH07 - Former Allotments Adjacent to The Reef

The site has been subject to pre application advice and a planning application submitted PF/21/3141 on 22/11/21. Consisting of the erection of 2 storey 70 Bed Care Home (Class C2) and 24 affordable dwellings (Class C3) with associated amenity space, access, parking, service, drainage and landscaping infrastructure.

Update May 2022 - this application was subsequently **approved** in May 2022. Subject to conditions and signed Section 106 Agreement.

SH23 - This site was previously identified as retail allocation ROS5 in the Site Allocations Plan (2011). Part of the site was subject to a pre-application enquiry DE21/21/1060 in 2021 for proposed development of 24 dwellings (mix of 2 and 3 bed dwellings and 1 bed flats) and option of small element of commercial development adjacent to access.

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
SH04	<p>Land Adjoining Seaview Crescent</p> <p>SA conclusion: The site scores as positive. In particular, the site concludes positively for Social and Economic objectives and has a neutral Environmental score, being within the settlement, in Flood Zone 1 and having a low susceptibility to Groundwater Flooding. There is potential for negative biodiversity and landscape impacts.</p> <p>Connectivity: The site has good connectivity, the catchment schools are all within walking distance and Sheringham offers sustainable transport options with both bus and rail available. The bus stops are located adjacent to the site frontage. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. There is potential to improve connectivity through the provision of a pedestrian crossing including a refuge island to facilitate both access to the bus stops and walking to school. Provision of an island should also have a calming effect on vehicle speeds at Holway Road. There is also the opportunity for the site to deliver a link through the site to Morley Hill which would improve access for recreational purposes and cross-town links.</p> <p>Highways: Suitable highway access can be achieved from the A1082 with visibility provided in accordance with DMRB. Highway Authority suggest that a further access via Seaview Crescent would be desirable.</p> <p>Environmental: Site comprises of grassland and scrub. The site is connected to Morley Hill which provides an area of important green space within Sheringham.</p> <p>Sheringham Town Council requires access to Morley Hill from the Community Centre thereby providing a link from the town to Morley Hill and allow STC to maintain the area. Development will be subject to a pedestrian and cycleway route across the site from Holway Road to Morley Hill.</p> <p>HRA 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 is located within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and</p>

within the setting of Sheringham Park. An area of woodland known as Morley Hill is located immediately to the east of the site. The topography of the site itself rises to the east (towards Morley Hill) and to the south of the site. The new build two storey dwellings to the south of the site are much lower than the site itself. The site itself remains well-contained within the landscape. The site is the only remaining undeveloped part of the Holway Rd frontage and its open character and views through to Morley Hill is important and make a positive contribution to the character of this part of Sheringham. Any development on this site should respect and reflect the topography of the site as well as the surrounding topography and its important position as gateway into the town. The site itself is currently overgrown rough land.

Heritage Impact Assessment:

No heritage assets are identified as being onsite. The north-eastern edge of the Upper Sheringham conservation area is located approximately 150 metres to the southwest of the site on the opposite side of Holway Road (A1082). The site is situated at a lower topographical level than the conservation area and with there also being numerous intervening single and two storey properties, buildings and landscaping between the building and the site. The area to the north east of the Conservation Area is also currently being developed. The views therefore from the Conservation Area to the new development site are very limited and the views from the site to the Conservation Area are only of the trees to the south of the area of land that is currently being developed. The HIA concludes that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

There are no prominent trees on the site itself, but an area of woodland known as Morley Hill is located immediately to the east of the site. Further landscaping maybe required in order to mitigate any impact upon the natural landscape feature and development could seek a way to incorporate this landscape feature into the design of the scheme itself.

Beyond the 500m buffer used in the HIA a number of heritage assets are identified however the HIA concludes over all that there would be Limited impact on the historic environment and advises that any development should incorporate:

- Single storey dwellings on the southern and northern boundaries of the site to respect and reflect the character of the area and the topography of the site;
- Landscaping along the western boundary of the site to respect the site’s prominent gateway location; and
- Landscaping to be strengthened along the eastern boundary of the site.

Other:

The site is currently allocated in the adopted Local plan 2011 and falls within the settlement boundary of Sheringham.

The site is within Flood Risk Zone 1 with area at risk of some surface water flooding towards the Holway Rd/ A1082 The Lead Local Flood Authority advise that the ground conditions could be favourable for shallow infiltration, however if this is not the case the applicant will need agreement to connect to a nearby watercourse or surface water sewer. It is not recommended that any buildings or SUDs features are to be constructed in the flow path (West side of the site). Consideration needs to be taken on the proposed access to this site ensuring that there is safe access and egress (no flooding above 100mm) while ensuring no increase in flood risk to and from the site.

Anglian Water advise that enhancements to the public foul sewerage network may be required and ask that the policy wording relating to foul drainage at Reg 18 stage be amended to ensure it is effective as follows: ‘submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network’.

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 with reasonable access to schools, town centre and other facilities. Consideration should be given through appropriate site layout in relation to Suds, drainage flow paths, safe access ensuring that surface water runoff is not increased and that appropriate enhancement to foul sewage is agreed with Anglian Water.

This site coming forward would provide a number of benefits; providing housing in Sheringham including 15 affordable houses, self-build plots. The site has the potential to provide additional open space in line with the requirements set out in the Open space study and provide on and off site Infrastructure. There is also the opportunity for the site to deliver a link through the site to Morley Hill which would improve access for recreational purposes and cross-town links. Any development should reflect the topography and natural features and wider landscape views through careful attention to site layout and building height.

The site is already allocated for residential development in the current adopted Plan and adjacent to existing development, but has not been developed)

Recommendation:

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

SH07

Former Allotments Adjacent to Splash (now The Reef)

SA conclusion:

The site scores as **positive**. In particular, the site concludes positively for Social and Economic objectives and has a neutral environmental score being edge of settlement, in Flood Zone 1 and having a low susceptibility to groundwater flooding. There is potential for negative biodiversity and landscape impacts. The SA consider residential, employment and also mixed use uses.

Connectivity:

The site itself is an area of rough land located on the north-western fringe of Sheringham. The site is situated to the south of Weybourne Road with open space further to the south with two storey dwellings beyond. To the north of the site, across Weybourne Road, is Skelding Hill and the cliffs with the ocean beyond. Allotments adjoin the site to the west with agricultural land beyond, the Reef leisure and fitness centre adjoins the site to the east with employment use and residential properties beyond, and sports pitches to the south with residential development beyond.

The site has good connectivity, the catchment schools are all within walking distance and Sheringham offers sustainable transport options with both bus and rail available. Bus stops are located adjacent to the site frontage. The town has a range of employment, shopping

and leisure opportunities within walking distance from the site. There is potential to improve connectivity and pedestrian and cycle links should be provided so far as possible to connect with the residential area to the south.

Highways:

Suitable highway access can be achieved from a single location at the A149 and in accordance with DMRB and the existing 30mph speed limit extended to cover the whole site frontage. A 3.0m cycleway/footway should be provided between the site accesses, eastwards to the access at Sheringham swimming pool.

Environmental

Site consisting of grassland and scrub, slightly undulating rising to the south.

HRA

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 adjacent to the Area of Outstanding Natural Beauty and is within the defined setting of Sheringham Park. Although screened by treeline on the west edge the proposal has the potential to incur landscape and visual impact, given its location at a gateway position on the western edge of the settlement and surrounding elevated topography. As outlined in the Landscape and Visual Impact Assessment the locally distinctive elements and features which form the context of the site are the rugged, natural character of Cromer Ridge, gateway views along the A149 and Golboro Spinney and small groups of trees. In line with para 172 of the NPPF it is important that development conserves and enhances these landscape elements and features through the retention and enhancement of perimeter trees and hedgerows and sensitive design. A landscaped buffer should be provided along the western boundary and the northern road frontage to minimise impact of development on the surrounding countryside and ensure that development is high quality that retains key aspects of landscape character to reinforce local identity and sense of place. With careful attention given to the site layout, building heights and materials.

The site is formally used as allotments with the Amenity Green Space study 2018 concluded that the site had been abandoned with replacement facilities provided to the west. The site no longer has public access and considered no longer to function as open space.

The adjacent swimming pool is currently being redeveloped and some intensification of that site is apparent with development being brought forward towards the road. Development on this site will need to respect the gateway and landscape setting, through appropriate scale and massing. The overall height should be minimised and not be more than two stories taking into account potential for low profile design and avoid a wall of development being presented.

Heritage Impact Assessment, HIA

No heritage assets are identified as being onsite. The topography of the site itself is relatively flat, but the HIA identifies there are prominent views of Skelding Hill opposite. A

further key view from the site is to the ocean to the north west. Whilst the development of the site itself would not inhibit these views the development of the site should seek to respect the surrounding character of the area. Strong landscaping along the northern and western boundaries of the site is recommend in the HIA. The western boundary in particular should be retained as this forms part of the road to the cemetery and a valuable wider landscape buffer. The northern landscape boundary is important to maintain the rural approach to the settlement. There are a number of prominent trees on the south west boundary of the site which should be retained.

The eastern edge of the Upper Sheringham Conservation Area is approximately 700m to the southwest of the site. Beyond the 500m buffer used in the HIA a number of heritage assets are identified however the HIA concludes over all that there would be Limited impact on the historic environment and advises that any development should incorporate:

- Appropriate landscaping along the northern and western boundaries;
- Density should be lower towards the northern and western parts of the site; and
- Heights of buildings should also be reduced towards the northern and western extents of the site.

Other

Flood Risk 1, some risk of groundwater flooding and area at risk of surface water flooding. The Lead Local Flood Authority advise that the ground conditions could be favourable for shallow infiltration, however if this is not the case the applicant will need agreement to connect to a nearby watercourse or surface water sewer. It is not recommended that any buildings or SUDs features are to be constructed in the flow path (North and East of the site). Consideration needs to be taken on the proposed access to this site ensuring that there is safe access and egress (no flooding above 100mm) while ensuring no increase in flood risk to and from the site.

Anglian Water advise that there is an existing water main in Anglian Water’s ownership within the site boundary and site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required. Anglian Water advice that enhancements to the public foul sewerage network may be required and asks that the wording relating to foul drainage be amended to ensure it is effective and that suitable access is safeguarded for the maintenance of water supply infrastructure.

The site is subject to a covenant in favour of the town council who are supportive of appropriate residential development on the site and the sites allocation in order to help address the residential needs of the Town.

Conclusion

The site is suitable, available and deliverable.
 The site was assessed for its suitability to provide housing or employment or mixed use development and considered to be suitable for this development.
 The site is well located for access to the town centre and within walking distance of the schools and train station. There is a bus stop located close to the site with a good service available. The site is adjacent to the AONB, and is part of the gateway (A149) into

Site Ref	Assessment
	<p>Sheringham. With careful attention to the sites layout, building heights and materials and landscaping buffer along the western boundary and frontage it is considered one of the most suitable sites for Sheringham.</p> <p>This site coming forward would provide a number of benefits; providing a range of housing options in Sheringham including potentially a mix of market and affordable housing, self-build plots. The site would bring forward open space and associated on and off site infrastructure requirements.</p> <p>There is also the opportunity for the site to provide pedestrian and cycle links to the residential area to the south and improve access to Sheringham swimming pool.</p> <p>Recommendation: That this site is identified as a Proposed Allocation subject to satisfying the detailed policy requirements.</p>
SH10	<p>Land at Morley Hill</p> <p>SA conclusion: The site scores as neutral. Environmental objectives scores neutral, being within the settlement, in Flood Zone 1 and having a low susceptibility to Groundwater Flooding. There is potential for remediation of contamination and potential for negative biodiversity and landscape impacts. The site concludes positively for Economic objectives and mixed for Social objectives.</p> <p>Connectivity The site has poor connectivity, the site is remote from the local road network and from existing footways. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station.</p> <p>Highways: There is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable by NCC Highways. The site is remote from the local road network and footpaths.</p> <p>Environmental: Site consisting of grassland with scrub and trees. There is deciduous woodland in southern section of site and development on this site is likely to impact on biodiversity. There are TPOs trees adjacent to the site.</p> <p>Landscape and Townscape: The site is located within the Norfolk Area of Outstanding Natural Beauty, is on higher ground and is visible within the local landscape and townscape. The site provides important open space with recreational value which is prominent in the landscape. Development in this location would impact on the Area of Outstanding Natural Beauty.</p> <p>Other: The land is currently designated as Open Land Area. No flooding or utilities issues identified, Contamination on part of the site. This site is no longer available.</p>

Conclusion:

A number of significant constraints are identified: The site access is not achievable, the site is prominent within the landscape and development could have a potential impact on the landscape and AONB. The site is designated as Open Land Area and is considered valuable as open space as it provides a green space with longer views towards Sheringham Park. It has been confirmed that this site is no longer available. For these reasons the site is not considered suitable site for development and considered should remain as designated Open Land Area.

Recommendation:

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

SH11

Land Adjacent To Sheringham House

SA conclusion:

The site scores as **positive**. In particular, the site concludes positively for Social and Economic objectives and has a neutral Environmental score being within the settlement, in Flood Zone 1, and having a low susceptibility Groundwater Flooding. There is potential for negative biodiversity and landscape impacts.

Connectivity

Acceptable walking distance to schools and services. Site within walking distance to train station and bus stop along Holway Road. Although the site is within walking distance to the schools there are limited opportunities to connect to existing footways going west of the site.

Highways:

Access off Cremer's Drift considered to be acceptable by NCC Highways subject to a new footpath being provided from the junction with the Rise to the site access.

Environmental:

Site consisting of maintained grassland with mature trees across the site which are subject to Tree Preservation Orders.

Landscape and Townscape:

Part of the site is located within the Norfolk Area of Outstanding Natural Beauty. The site makes a contribution to the character of Sheringham House. Part of the site is within the setting of Sheringham Park.

Other:

The access to Sheringham House runs through the site and therefore the overall potential capacity of the site would be reduced. No flooding issues identified. Water mains crossing the site. No contamination or utilities issues currently identified. Part of the site is designated Open Land Area.

Conclusion

A number of significant constraints are identified: The site forms the entrance to Sheringham House, the main accesses to the House run through the site and it makes a contribution to the character of Sheringham House. Part of the site is designated Open Land Area. The availability of the site remains unknown. For these reasons the site is not

Site Ref	Assessment
	<p>considered a suitable site for allocation / development at this time. Part of the site should remain as designated Open Land Area.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
SH13	<p>Land South of Woodfields School</p> <p>SA conclusion: The site scores as positive. In particular, the site concludes positively for Social and Economic objectives and has a neutral Environmental score being edge of settlement, Flood Zone 1, and having a low susceptibility Groundwater Flooding. Potential negative biodiversity and landscape impact and potential to affect setting of Conservation Area.</p> <p>Connectivity The site is remote from the local road network and there are limited opportunities to connect to existing footways. Footways available from Rushmer Way for access to town centre. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station.</p> <p>Highway Considered to be unacceptable by NCC Highways, the site on its own cannot be satisfactorily accessed and development would result in significant increase in traffic through Upper Sheringham. Third party land required to access the site either through Rushmer Way or via adjacent land SH19 onto Holt Road and or through adjacent sites towards the A1082. Highways have advised that the single access from the A1082 is constrained and should only serve a maximum of 100 dwellings including those permitted and under construction at the adjacent sites, which was allocated in the core strategy ref SH14 and any development from more sequential options being promoted. The site is remote from the local road network and there are limited opportunities to connect to existing footways.</p> <p>Environmental: Agricultural land with some boundary trees/hedgerows.</p> <p>Landscape and Townscape: The site lies adjacent to the Conservation Area and the Norfolk Area of Outstanding Natural Beauty. The site is quite enclosed by existing development on the east and the schools to the north. There is limited visibility of the site and development on this site shouldn't have an overly detrimental on the landscape.</p> <p>Other: Water mains crossing the site. Anglian Water advice that off-site water mains reinforcement required. No flooding or contamination issues identified.</p> <p>Conclusion: A number of constraints have been identified: The site access is not achievable and development would result in a significant increase in traffic through Upper Sheringham and or result in additional traffic onto A1082 against the advice of Highways. The site is not considered suitable site for development at this time.</p>

Recommendation:

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

SH16

Land Adjacent Beeston Regis Caravan Site

SA conclusion:

The site scores as **negative**. In terms of Environmental objectives the site is prominent, being divided by a railway and is currently designated as Open Land. There is likely to be a significant detrimental impact on the landscape and potential to affect the settings of a Scheduled Ancient Monument, Listed Buildings and the Conservation Area. The site scores positively for Social objectives and neutral for Economic objectives.

Connectivity

The catchment primary school is beyond acceptable walking distance but an existing school bus is available from Nelson Road/Lawson Way. There are no footways on part of Nelson Road but available on the rest of Nelson Road for access to town centre. Acceptable walking distance to services but not within walking distance to schools. Site is quite remote from bus stops and train station.

Highway

Access off Nelsons Road considered to be acceptable by NCC Highways subject to improvements being made to the private section of Nelson Road. There are no footways on part of Nelson Road.

Environmental:

Greenfield site consisting of heathland and grassland.

Landscape and Townscape:

Part of the site is within the Beeston Regis Conservation Area and a Scheduled Ancient Monument is located along the southern part of site. The site is adjacent to Grade I Listed St Mary's Priory and Grade II Listed building. Development of this site could have a detrimental impact on the historic assets. The site is located adjacent to Beeston Bump SSSI to the north. In an elevated position, there are important views of the site from the south and from the site across the sea and surrounding landscape. The site provides important open space with recreational use. The site is outside the area designated as AONB and development would extend into the open countryside and have a negative effect on the quality of the landscape.

Other:

Signs of contamination on the site. Flood Risk 1, some risk of groundwater flooding and small risk of surface water flooding. Part of the site is the other side of the railway line and therefore inaccessible from Nelson Road. Part of the site is currently designated as Open Land Area and provides access to the Coastal Path.

Conclusion:

A number of significant constraints were identified. The site is in an elevated position which is visible in the Landscape. Development would extend into the open countryside and have a negative effect on the quality of the landscape and could have an impact on the heritage assets located to the south of the site. The site provides important recreational use, providing access to the Coastal Path. For these reasons the site is not considered suitable

Site Ref	Assessment
	<p>site for development. It is therefore not considered suitable for development. Part of the site should remain as designated Open Land Area.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
SH16/1	<p>Land off Nelson Road</p> <p>SA conclusion: The site scores as negative. In terms of Environmental objectives the site scores negatively. There is likely to be a significant detrimental impact on the landscape and potential to affect the settings of a Scheduled Ancient Monument, Listed Buildings and the Conservation Area. The site scores positively for Social objectives and neutral for Economic objectives.</p> <p>Connectivity The catchment primary school is beyond acceptable walking distance but an existing school bus is available from Nelson Road/Lawson Way. There are no footways on part of Nelson Road but footways available on the rest of Nelson Road for access to town. Acceptable walking distance to services. Site is quite remote from bus stops and train station.</p> <p>Highways Access off Nelsons Road considered to be acceptable by NCC Highways subject to improvements being made to the private section of Nelson Road. The road at the site frontage appears to be private and is not of formal construction. It would need to be reconstructed to an adoptable standard and include a footway to enable walking journeys to town.</p> <p>Environmental: Site consisting of grassland with some mature hedgerows and trees along Nelson Road.</p> <p>Landscape and Townscape: The site is currently open space and has prominent landscaping to the north and to the east with parts in an elevated position and is visible in the open countryside. The site is outside the area designated as AONB and located adjacent to Beeston Bump SSSI to the north</p> <p>Heritage Impact Assessment The site is adjacent to the Beeston Regis Conservation Area is located adjacent to Grade I Listed St Mary's Priory and Grade II Listed Abby Farmhouse</p> <p>The northern edge of the Conservation Area is located on the opposite side of a railway line to the south of the site. The Conservation Area contains Beeston Regis Priory (7), The Priority of St. Mary the Meadow (8) and Abby Farmhouse (9).</p> <p>The significance of the Beeston Regis Conservation Area is the unspoilt historic landscape which forms the setting of Beeston Regis Priory and which probably formed its encircling medieval boundary. The development of this site would affect views to the priory from Beeston bump and would also affect views of Beeston Regis Priory from the Cromer Road to the south. This would therefore have a considerable impact upon the significance (including any contribution made to that significance by setting) of the heritage asset.</p>

Site Ref	Assessment
	<p>Beeston Regis Priory, Cromer Road, Sheringham: a scheduled monument - an Augustinian Priory of the Order of Peterstone founded in the early C13, where the northernmost part of the designation is approximately 100 metres to the south of the site. The significance of Beeston Regis Priory is again the unspoilt historic landscape which forms the setting of Beeston Regis Priory and which probably formed its encircling medieval boundary. The development of this site would affect views to the priory from Beeston bump and would also affect views of Beeston Regis Priory from the Cromer Road to the south. This would therefore have a considerable impact upon the significance (including any contribution made to that significance by setting) of the heritage asset.</p> <p>Priory of St. Mary in the Meadow Grade I LB, Augustinian Priory Church, now ruinous. Probably founded in 1216, located approximately 170 metres to the south. The setting of the priory is to be found in the meadows surrounding the priory. The development of this site would affect views to the priory from Beeston bump and would also affect views of Beeston Regis Priory from the Cromer Road to the south. This would therefore have a considerable impact upon the significance (including any contribution made to that significance by setting) of the heritage asset.</p> <p>9. Abbey Farmhouse, Cromer Road, Grade II LB, house late C18, situated approximately 220 metres to the south. The building was restored on the site of the Old Convent Building and is therefore part of the setting of the Priory itself. The development of this site would affect views to the farmhouse and the wider priory from Beeston bump and would also affect views of this group of buildings from the Cromer Road to the south. This would therefore have a considerable impact upon the significance (including any contribution made to that significance by setting) of the heritage asset.</p> <p>Other: Flood Risk 1, some risk of groundwater flooding. No contamination issues identified. Anglian Water advice that off-site water mains reinforcement required.</p> <p>Conclusion A number of significant constraints are identified including the likely adverse impact development could have on the landscape and heritage impacts. The site is in an elevated position and is visible in the open countryside. Potential considerably significant impacts from development on the heritage assets to the south of the site. The site provides space used for recreational use. For these reasons the site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
SH17	<p>Land At Beeston Regis Common</p> <p>SA conclusion: The site scores as negative and positive. Environmental objectives score mixed, as there is potential to affect the settings of a Scheduled Ancient Monument, Listed Buildings and the Conservation Area and there is also potential for negative biodiversity impact. The site concludes positively for Social and Economic objectives.</p> <p>Connectivity:</p>

Beeston Regis Priory, Cromer Road, Sheringham: a scheduled monument - an Augustinian Priory of the Order of Peterstone founded in the early C13, where the northernmost part of the designation is approximately 100 metres to the south of the site. The significance of Beeston Regis Priory is again the unspoilt historic landscape which forms the setting of Beeston Regis Priory and which probably formed its encircling medieval boundary. The development of this site would affect views to the priory from Beeston bump and would also affect views of Beeston Regis Priory from the Cromer Road to the south. This would therefore have a **considerable impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Priory of St. Mary in the Meadow Grade I LB, Augustinian Priory Church, now ruinous. Probably founded in 1216, located approximately 170 metres to the south. The setting of the priory is to be found in the meadows surrounding the priory. The development of this site would affect views to the priory from Beeston bump and would also affect views of Beeston Regis Priory from the Cromer Road to the south. This would therefore have a **considerable impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

9. Abbey Farmhouse, Cromer Road, Grade II LB, house late C18, situated approximately 220 metres to the south. The building was restored on the site of the Old Convent Building and is therefore part of the setting of the Priory itself. The development of this site would affect views to the farmhouse and the wider priory from Beeston bump and would also affect views of this group of buildings from the Cromer Road to the south. This would therefore have a **considerable impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Other:

Flood Risk 1, some risk of groundwater flooding. No contamination issues identified. Anglian Water advice that off-site water mains reinforcement required.

Conclusion

A number of significant constraints are identified including the likely adverse impact development could have on the landscape and heritage impacts. The site is in an elevated position and is visible in the open countryside. Potential considerably significant impacts from development on the heritage assets to the south of the site. The site provides space used for recreational use. For these reasons the site is not considered suitable site for development.

Recommendation:

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

SH17

Land At Beeston Regis Common

SA conclusion:

The site scores as **negative and positive**. Environmental objectives score mixed, as there is potential to affect the settings of a Scheduled Ancient Monument, Listed Buildings and the Conservation Area and there is also potential for negative biodiversity impact. The site concludes positively for Social and Economic objectives.

Connectivity:

Footways available along Cromer Road to town centre. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station.

Highway:

Access off Beeston Common considered to be acceptable by NCC Highways. Footways available along Cromer Road.

Environmental:

Site comprising of grassland with mature trees along southern and eastern boundaries. There is a pond located towards the north of the site.

Landscape and Townscape:

The site provides an important green space when approaching Sheringham along the Cromer Road. Development on this site would have an adverse impact on the landscape. Beeston Regis Common located to the south of the site is a designated SSSI and SAC. The site is located within the Conservation Area and partly as scheduled ancient monument which is located to the East of the site. Grade I Listed St Mary’s Priory located close to eastern boundary of the site.

Other:

Flood Risk 1, some risk of surface water flooding. Anglian Water advice that off-site water mains reinforcement required. No contamination issues identified. Water mains crossing the site. The site is designated Common Land.

Conclusion

A number of significant constraints were identified: The site is designated Common Land and provides important open space with recreational value and development could have a negative effect on the quality of the landscape. Potential impact from development on the heritage assets to the east of the site. For these reasons the site is not considered suitable site for development.

Recommendation:

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

SH18/1A

Land South of Butts Lane

(this site wholly includes SH18/1B)

SA conclusion:

The site scores as **negative and positive.** Environmental objectives score negatively as there is potential to affect setting of the Conservation Area and potential for negative biodiversity and landscape impacts. The site concludes positively for Social and Economic objectives.

Land to the east of this site has planning permission for 52 dwellings and is currently under construction.

Connectivity

The site is situated to the south of the southern fringe of Sheringham and is accessed through a currently ongoing development that abuts the A1082, Holway Road. The site has good connectivity, the catchment schools are all within walking distance. Footways will be available through adjacent site and Rushmer Way to town. Sheringham offers sustainable

travel options with both bus and rail. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station. PROW FP27 runs through the site and connects Holway Road and Cranfield Road in Upper Sheringham. Footpath/cyclepath connection to be provided to Cooper Road.

Highways

Access off Holway Road A1082, through adjacent site considered to be acceptable by NCC Highways. However Highways are not supportive of additional growth above 100 dwellings off the single point of access. This includes (the 52 dwellings) already under construction on the adjacent site. This means that any allocation would need to be restricted to 48 new dwellings and or additional access provided. Footways will be available through adjacent site and Rushmer Way to town.

Environmental:

Arable land with mature woodland to the south of the site, with associated biodiversity.

Landscape and Townscape:

The site adjoins an area of dense woodland to the south and existing two storey residential dwellings to the north (beyond the public footpath). To the east of the site a residential development is currently under construction and is proposed would provide the access to this site. The land to the west is agricultural land with Upper Sheringham beyond.

The site is within the Conservation Area and within the defined setting of Sheringham Park. The site lies within the Norfolk Area of Outstanding Natural Beauty but majority of the site is visually well screened by the surrounding landform and woodland to the south of the site. The western edge of the site is more prominent in the landscape and longer views of this part of the site are available from Upper Sheringham. Development in this location could have an adverse impact on the landscape and townscape.

The woodland to the south of the site is very dense woodland (these are also protected by a Tree Preservation Order: TPO/20/0963). The hedgerows to the north of the site forms an important aspect of the public right of way, and continue all the way to Upper Sheringham.

Historic Environment

The site falls within the Upper Sheringham conservation area where it is situated on the eastern edge of the CA. The Conservation Area covers a significant area of land stretches from and contains a large number of listed buildings (including 2, 3, 4, 5, 6, 7 and 8 within this assessment) and Sheringham Hall and the listed Park and Garden. Whilst the Upper Sheringham Conservation Area is large and is inclusive of the this site, the primary significance of the Conservation Area is the village of Upper Sheringham and Sheringham Hall and the Listed Park and Garden and it's setting. Sheringham Hall itself is approximately 1.8km to the west of the site, whilst the Historic Park and Garden is approximately 1km to the west. The village of Upper Sheringham is an excellent example of North Norfolk vernacular building. Red bricks and red clay pantiles as always are dominant but it is the widespread use of flint cobbles collected from the beach that is most striking. The site, although situated within the Conservation Area, would not impact upon views to or from Sheringham Hall and the Historic Park and Garden. This larger site in relation to SH18/B, has the potential of views of roof lines if developed to the site boundary and therefore may impact upon the undulating ground back by woodland. It is therefore considered that the development of the site in full for a residential use would potentially have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset as detailed in the Heritage Impact assessment in relation to adjacent site SH18/1B.

To limit impacts it is considered that development should be of:

- Lower density dwellings
- Contain landscaping on the northern boundary with significant new landscaping on the west
- Contain single story dwellings to respect the wider landscape and respect the significance of the Upper Sheringham conservation area

Other:

There are water mains crossing the site. No flooding or utilities issues identified. Anglian Water advice that off-site water mains reinforcement required.

The site / or part of the site) is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is over 2 hectares NCC Minerals and waste team advise the following wording should be included in any potential allocation policy: The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority

Conclusion

Development of the site in full is constrained: Development of the site in full would generate traffic movements in excess of that advised by Highways due to the effect of the junction / network capacity. The site encroaches into the open countryside and development could have a negative effect on views available of the site from Upper Sheringham and impacted on the Upper Sheringham conservation area.

Through any development it would be important to maintain a buffer and manage number of vehicles accessing Holway road in line with Highway comments and address NCC minerals and waste policy approach.

The site as a whole is not considered suitable for development at this time. A smaller section of this site is assessed as SH18/B.

Recommendation:

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

SH18/1B

Land South of Butts Lane
(this site forms part of larger site SH18/1A)

SA conclusion:

The site scores **negative and positive**. Environmental objectives score negatively as there is the potential to affect setting of the Conservation Area and potential for negative biodiversity and landscape impacts given its proximity to the CWS (Pretty Corner & The Plains), arable, adjacent woodland. The site concludes positively for Social and Economic objectives.

Connectivity

The site is situated to the south of the southern fringe of Sheringham and is accessed through a currently ongoing development that abuts the A1082, Holway Road. The site has good connectivity, the catchment schools are all within walking distance. Sheringham offers sustainable travel options with both bus and rail. Bus stops are located adjacent to the site

frontage. The town has a range of employment, shopping and leisure opportunities. PROW FP27 runs along the boundary of the site and connects Holway Road and Cranfield Road in Upper Sheringham. To improve connectivity, PROW FP27 should be improved to enable cycling and walking and a link provided for access to Cooper Road Footpath/cyclepath

Highways

Suitable highway access can be achieved via the existing allocation SH14 that is under construction. Highways advise that the single access from the A1082 should serve a maximum of 100 dwellings including those permitted and under construction at the adjacent site, (52 dwellings) , which was allocated in the core strategy ref SH14. This means that this sites deliverable potential is reduced from approx. 100 units (40dphx 2.74 ha gross) to approximately to 48 dwellings net plus open space and infrastructure.

Environmental:

Arable land with mature woodland to the south of the site, with associated biodiversity.

HRA:

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 adjoins an area of dense woodland to the south and existing two storey residential dwellings to the north (beyond the public footpath). To the east of the site a residential development is currently under construction and is proposed would provide the access to this site. The land to the west is agricultural land with Upper Sheringham beyond. The site is within the Conservation Area and within the defined setting of Sheringham Park. The site lies within the Norfolk Area of Outstanding Natural Beauty but is visually well screened by the surrounding landform and woodland to the south of the site. Layout, design and landscaping should have regard to the site’s location within the Norfolk Coast AONB and the Conservation Area. The topography of the site generally rises to the south of the site and dips to the west before rising and then dipping again (The land then descends towards Upper Sheringham).

The key views to and from the site are from the public right of way, which cuts across the western part of the site, the views to and from the site to Upper Sheringham. The view of the church for example is prevalent towards the west of the site. The wider topography is such that the views to the new development would be limited from Upper Sheringham but careful care needs to be taken when considering heights and massing and the extent to the landscaping on the western boundary of the site.

The adjacent site is currently being developed for 52 dwellings and is visible along Holway Road. This site would be located behind this development. The western edge of the site is more prominent in the landscape and longer views of this part of the site are available from Upper Sheringham. A landscaped buffer should be provided along the western boundary to minimise impact of development on the views from Upper Sheringham and ensure that development is high quality that retains key aspects of landscape character to reinforce

local identity and sense of place. With careful attention given to the building heights and materials.

The woodland to the south of the site is very dense woodland (these are also protected by a Tree Preservation Order: TPO/20/0963). The hedgerows to the north of the site forms an important aspect of the public right of way, and continue all the way to Upper Sheringham.

Heritage Impact Assessment

The site falls within the Upper Sheringham conservation area where it is situated on the eastern edge of the CA. The Conservation Area covers a significant area of land stretches from and contains a large number of listed buildings (including 2, 3, 4, 5, 6, 7 and 8 within this assessment) and Sheringham Hall and the listed Park and Garden. Whilst the Upper Sheringham Conservation Area is large and is inclusive of the this site, the primary significance of the Conservation Area is the village of Upper Sheringham and Sheringham Hall and the Listed Park and Garden and it’s setting. Sheringham Hall itself is approximately 1.8km to the west of the site, whilst the Historic Park and Garden is approximately 1km to the west. The village of Upper Sheringham is an excellent example of North Norfolk vernacular building. Red bricks and red clay pantiles as always are dominant but it is the widespread use of flint cobbles collected from the beach that is most striking. The Historic Impact Assessment concludes that the site, although situated within the Conservation Area, would not impact upon views to or from Sheringham Hall and the Historic Park and Garden. The site, although not fully visible from the site, may offer glimpses of roof lines if developed to the site boundary and therefore may impact upon the undulating ground back by woodland. The HIA therefore considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

To limit impacts it is considered that development should be of:

- Lower density dwellings;
- Retain landscaping on the northern boundary of the site;
- Significant landscaping along the boundary of the west of the site to the east of the public right of way;
- Contain single story dwellings to respect the wider landscape;
- Ensure development does not result in the loss of trees beyond the site boundary to the south of the site; and
- respect the significance of the Upper Sheringham conservation area

Other:

There are water mains crossing the site. No flooding or utilities issues identified.

Anglian Water advice that there is an existing water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.

Norfolk County Council Minerals and Waste team advice that 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.

Conclusion

This smaller site which is part of SH18/1A is suitable, available and deliverable, subject to reduced numbers in relation to highway access. The site is adjacent to existing housing and to the former allocation, SH14 which is under construction. It is well located to schools and recreational areas. The site is not intrusive in the wider landscape, it is enclosed by mature woodland to the south and existing residential development to the north. The western edge of the site is more prominent in the landscape and longer views of this part of the site are available from Upper Sheringham. Although the site is adjacent to the AONB, within the Conservation Area and is part of the gateway (A149) into Sheringham, with careful attention to the sites layout, building heights, materials and landscaping buffer along the western boundary it is considered to be one of the most suitable sites for Sheringham. Development should be kept to the east of public footpath due to impacts on views retain view of church tower and towards Sheringham Park.

Given the access constraints as detailed above the sites deliverable potential is reduced from approx. 100 units) to approximately to 48 dwellings net plus open space and infrastructure.

This site coming forward would provide a number of benefits; providing housing in Sheringham including 17 affordable houses, self-build plots. The site would bring forward open space and associated on and off site infrastructure requirements.

There is the opportunity to improve connectivity, by improving cycling and walking route PROW FP27 and connections to Cooper Road.

Recommendation:

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

SH18/2

Land South of Butts Lane
(to the west of SH18/1A and SH18/1B)

SA conclusion:

The site scores as **negative**. The Environmental objectives score negatively, particularly due to the rural location of the site and the potential to increase light pollution and likely significant detrimental impact on landscape. Also, there is potential to affect the setting of the Conservation Area and potential negative biodiversity impact. Social objectives conclude as being mixed and Economic objectives neutral.

Connectivity

The site is detached from the local road network and access would be through third party land / adjacent sites towards Upper Sheringham and or Holway road. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station.

Highway Transport & Access

The site is detached from the local road network. Access off Holway Road would be through adjacent sites and although considered in principle to be acceptable by NCC Highways it is subject to a cumulative dwelling limitations (100) which is met through the adjacent sites. A second entrance to the north would require third party land to access the site and this is not proposed. There is already planning permission for 52 dwellings off Holway Road which is

under construction. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station.

Environmental:

Arable land with mature woodland to the south of the site, with associated biodiversity.

Landscape and Townscape:

The site is within the Upper Sheringham Conservation Area, the Norfolk Area of Outstanding Natural Beauty and is partly screened by the woodland to the south of the site. However there are strong views of the site available from Upper Sheringham. Development on this site could have a negative effect on the quality of the landscape and townscape by reducing the rural character and the special qualities of the AONB. The topography of the site generally falls to the west descending towards Upper Sheringham and provides key views into and from Upper Sheringham.

The woodland to the south of the site is very dense woodland (these are also protected by a Tree Preservation Order: TPO/20/0963). The hedgerows to the north of the site forms an important aspect of the public right of way, and continue all the way to Upper Sheringham.

Heritage Impact.

The key views to and from the site are from the highest point and throughout to and from the site to Upper Sheringham. The view of the church for example is prevalent towards the west of the site. The wider topography is such that the views to any new development would be highly visible from Upper Sheringham and careful care would need to be taken needs to be taken when considering heights and massing and the extent of any development and landscaping.

Other:

No flooding, contamination issues identified. Anglian Water advice that off-site water mains reinforcement required.

Conclusion

The site is highly visible 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 and would have a greater material impact on the Area of Outstanding Natural Beauty and the Upper Sheringham Conservation Area than the preferred sites. There are highway constraints to providing suitable access in combination with adjacent sites. The preferred sites can deliver sufficient housing for Sheringham. The site is not considered suitable site for development.

Recommendation:

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

SH19

Land North Of Butts Lane / B1157 (Sheringham Rd)

SA conclusion:

The site scores as **positive**. The site concludes positively for Social and Economic objectives and Environmental objectives score as mixed, due to potential to affect setting a Listed Building and the Conservation Area. There is potential for remediation of contamination, but also potential for negative biodiversity and landscape impacts

Connectivity:

Footways available along Holt Road at Upper Sheringham towards the town centre. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station.

Highways:

The site could be accessed from Holt Road in Upper Sheringham . However, development would result in significant increase in traffic through Upper Sheringham and is therefore considered to be unacceptable by NCC Highways. Footways available along Holt Road to town centre.

Environmental:

Two arable fields separated by a row of trees. Some mature trees/hedges along the northern boundary separating the site from the school to the north.

Landscape and Townscape:

Part of the site is within the Upper Sheringham Conservation Area and the Norfolk Area of Outstanding Natural Beauty. The site is visible in the landscape and along the approach into Sheringham. Development in this location would be a pronounced and obvious extension into the countryside and would have a negative effect on the quality of the landscape and townscape. The parcel to the east is more contained in the landscape and screened by trees along the boundary.

Heritage Impact:

Part of the site is within the Upper Sheringham Conservation Area. The key views to and from the site are to and from to Upper Sheringham. The view of the church for example is prevalent towards the west of the site. The wider topography is such that the views to any new development would be highly visible from Upper Sheringham and careful care would need to be taken needs to be taken when considering heights and massing and the extent of any development and landscaping.

Other:

No flooding or utilities issues identified.

Conclusion

The site is highly visible in the landscape and 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 and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred sites. The site is not considered suitable for development.

Recommendation:

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

SH20

Land Adjacent To Blowlands Lane

SA conclusion:

The site scores as **positive**. The site concludes positively for Social and Economic objectives and Environmental objectives score as mixed, due to potential negative biodiversity and landscape impacts.

Connectivity:

Footways available along Holt Road, upper Sheringham towards the town. Acceptable walking distance to schools and services. Bus stops close by and walking distance to train station.

Highways:

The site could be accessed from Holt Road in Upper Sheringham. However, development would result in significant increase in traffic through Upper Sheringham and is considered to be unacceptable by NCC Highways. Footways available along Holt Road to town.

Environmental:

The site is currently in use as arable land.

Landscape and Townscape:

The southern tip of the site is adjacent to the Conservation Area and the Norfolk Area of Outstanding Natural Beauty. The land is visible in the landscape and along the approach into Sheringham. The site provides views across towards the Norfolk coast and the sea. Development would be a pronounced and obvious extension into the countryside and would have a negative effect on the quality of the wider landscape and townscape. Development here has the potential for the coalescence of upper Sheringham and Sheringham and impact on wider landscape views from both Upper Sheringham and Sheringham

Heritage Impact

The site adjacent to the Upper Sheringham conservation. The Conservation Area covers a significant area of land stretches from and contains a large number of listed buildings (including 2, 3, 4, 5, 6, 7 and 8 within this assessment) and Sheringham Hall and the listed Park and Garden. Whilst the Upper Sheringham Conservation Area is large it is not inclusive of the this site, the primary significance of the Conservation Area is the village of Upper Sheringham and Sheringham Hall and the Listed Park and Garden and it's setting. Sheringham Hall itself is approximately 1.0km to the west of the site, whilst the Historic Park and Garden is approximately 0.5km to the west. The village of Upper Sheringham is an excellent example of North Norfolk vernacular building. Red bricks and red clay pantiles as always are dominant but it is the widespread use of flint cobbles collected from the beach that is most striking. Development here has the potential for the coalescence of upper Sheringham and Sheringham and may impact on the setting of Upper Sheringham and wider views.

Other:

No contamination or utilities issues identified. Flood Risk Zone 1, with small parts at risk of surface water flooding. There are water mains crossing the site.

Conclusion. Development of the site as a whole would result in highly visible built form in the landscape and development of this site would have a negative effect on the quality of the landscape and the setting of the adjacent conservation area by extending into the open countryside. Development would result in significant increase in traffic through Upper Sheringham. The site is not considered suitable for development

Site Ref	Assessment
	<p>Recommendation: That this site is discounted from further consideration.</p>
SH22	<p>Tradewinds', Weybourne Road</p> <p>SA conclusion: The site scores as negative. The Environmental objectives score negatively, particularly due to the likely significant detrimental impact on landscape and potential negative biodiversity impact. The site concludes as mixed for the Social objectives and neutral for the Economic objectives.</p> <p>Connectivity The site is remote from the town. The site is within walking distance to a bus stop, though there are no footways available along this section of Weybourne Road.</p> <p>Highway Transport & Access Access off Weybourne Road is considered to be unacceptable by NCC Highways .The site is remote from the town there are no footways available along this section of Weybourne Road.</p> <p>Environmental: Partly brownfield land with existing buildings and grassland.</p> <p>Landscape and Townscape: Part of the site falls within the Norfolk Area of Outstanding Natural Beauty. Development could have an impact on the wider landscape on the approach into the town.</p> <p>Other: No contamination or utilities issues currently identified. Flood Risk 1, part of the site is at risk of ground water and surface water flooding. There are sewers crossing the site.</p> <p>Conclusion The site is remote and detached from the town and development would extend into the open countryside. The site cannot be satisfactorily accessed. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
SH23	<p>Land Adjacent Clock Tower</p> <p>SA conclusion: The site scores as positive. All three SA objectives score positively. The site is within settlement, is identified as Previously Developed Land, has low susceptibility to Groundwater Flooding and is not considered to be at risk of Surface Water Flooding. There is potential to affect the setting of the Conservation Area and limited biodiversity potential.</p>

Connectivity

The site has good connectivity to the town centre and surrounding residential streets, the site is very central and falls within the main shopping area of Sheringham. The site has good access to a range of services and facilities. Bus stops close by and walking distance to train station.

Highway Transport & Access

Access off the High Street is considered to be acceptable by NCC Highways.

Environmental:

Brownfield site with existing buildings on the site.

Landscape and Townscape:

The site is located behind existing shops along the High Street so there is limited visibility of the site from the West. Some views available from Cremer Street and development could provide the opportunity for improvement to the townscape. Part of the site is within the Conservation Area.

Other:

This site was previously identified as retail allocation ROS5 in the Site Allocations Plan (2011). Part of the site was subject to a pre-application enquiry in 2021 for proposed development of 24 dwellings (mix of 2 and 3 bed dwellings and 1 bed flats) and option of small element of commercial development adjacent to access.

Part of the site falls within the designated Primary Shopping Area.

Flood Risk 1, with areas susceptible to groundwater flooding and part at risk of surface water flooding.

Conclusion:

The site falls within the settlement boundary of Sheringham and within the designated Town Centre. As such it is not necessary to allocate the site in order to support a planning application. Any proposals would need to conform to the policies within the Local Plan.

Recommendation:

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

SH25

Land at Weybourne Road

SA conclusion:

The site scores as **negative**. The Environmental objectives score negatively, particularly due to rural nature of the site where there is potential to increase light pollution and a likely significant detrimental impact on landscape. There is also potential for a negative biodiversity impact. The Social objectives conclude as mixed and the Economic as neutral.

Connectivity

The site has poor connectivity, no footways available along this section of Weybourne Road. Bus stops are toward Sheringham along Weybourne Rd. The site however is remote from the town.

Site Ref	Assessment
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Highways:

Access off Weybourne Road is considered to be unacceptable. No Footways available along this section of Weybourne Road.

Environmental:

The site consists of two arable fields.

Landscape and Townscape:

The site lies adjacent to the Norfolk Area of Outstanding Natural Beauty. The land is highly visible in the landscape and along the approach into Sheringham. The site is detached from the town. Development would be a pronounced and obvious extension into the countryside and could have a negative effect on the quality of the landscape and townscape.

Other:

No contamination or utilities issues identified. Flood Risk 1, part of the site is at risk of ground water flooding. There are sewers crossing the site. The site is adjacent to the existing town allotments and cemetery

Conclusion:

Development of the site would be highly visible in the landscape and be remote and detached from the town. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending the urban extent into the open countryside. The site is not considered suitable site for development.

Recommendation:

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

Further Comments

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

Further Comments	
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Sheringham Town Council	The town council have reaffirmed their position around their support for the inclusion of the site in the Local Plan and the proposed plan led development including that of residential uses. They indicated that they are willing to revise the terms of the covenant from commercial development to that of residential in order to support the allocation but only for the right scheme that helps address housing needs in Sheringham. An extra ordinary meeting of the Town council was held on the 28. January 2020 where it was agreed in principle that the TC are in agreement with relaxing the covenant and a residential allocation for the site. An initial statement of common ground between NNDC and Sheringham Town Council was drafted with the aim of providing further clarity on the willingness of the Town Council not to seek to enforce the requirements around the covenant and to demonstrate support for the delivery of the proposed allocation and sent to the town council for consideration in June 2020. Following a full council meeting on 6 th October 2020 it was subsequently resolved to defer signing the SoCG until a scheme has been provisionally agreed with the landowner. To date further discussion
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	<p>have taken place between the land owner / Planning agents and the TC and separately the agents have pursued Pre application advice prior to submitted proposals to bring the site forward ahead of the Local Plan. An application PF/21/3141 was submitted 22.11.21. Consisting the erection of 2 storey 70 Bed Care Home (Class C2) and 24 affordable dwellings (Class C3) with associated amenity space, access, parking, service, drainage and landscaping infrastructure. At the time of regulation 19 consultation the application remained undetermined.</p>
<p>Bidwells (Site Promotor for SH07) 13/9/19</p>	<p>Further supporting information submitted in relation to site option SH07 along with a Landscape and Visual Impact Appraisal.</p>
<p>Anglian Water 30.4.20 (Stuart Patience)</p>	<p>Anglian water provided clarification to their regulation 18 comments <i>Wording relating to foul drainage be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'</i></p> <p>Advising for clarity: 'any required enhancement' leaves it open to interpretation. Anglian Water suggest the following as an alternative where appropriate:</p> <p><i>'submission and approval of details of a foul drainage strategy setting how additional foul flows will be accommodated within any required enhancement to the foul sewerage network;</i></p>

Part 3: Overall Site/Settlement Conclusions

3.1. Proposed Site Allocations: Reasoned Justification

The location of site options has been carefully considered and subject to detailed review in order to avoid significant expansion of the town beyond its natural boundaries and to mitigate the potential impacts on designated landscapes.

There is very little previously developed (brownfield) land in Sheringham. New greenfield allocations are therefore necessary in order to deliver the required growth. There are a range of factors which influence the potential overall numbers and suitable site locations for development in Sheringham including, environmental, landscape and Historic impact considerations and Highway access concerns. Overall both the suggested scale and location of development has sought to balance the need for growth while protecting the nationally important landscape setting of the town.

Three sites have been identified as the preferred options in Sheringham. They are SH04, SH07 and SH18/1B. At regulation 18 the Highway Authority requested that the cumulative Plan requirement in relation residential dwellings be reduced to 130. This was following comments from the Highway Authority that there are junctions in the town that are likely to experience development traffic, at A149/A1082 and A148/A1082. Although, it is considered unlikely there will be an appreciable difference in performance at either location. Following on from the regulation 18 consultation and detailed review of sites and other policy considerations the number of dwellings these sites are intended to deliver collectively, has been reduced from 145 to approximately 133 dwellings over the Plan period, including affordable homes, on site open spaces, road drainage and other necessary infrastructure.

The number of dwellings on site SH07 has been reduced from 45 to 40, to allow for appropriate landscaping, which will need to ensure that any new development is well integrated into the landscape and its setting. This is given the sites location adjacent to the AONB, the long range views to and from Sheringham Park and within the wider landscape, and particularly as the site forms an important part of the gateway along the A149 into Sheringham. Careful attention to the site layout, building heights not exceeding two storeys, materials and enhancement of existing landscape features is also required to minimize the impact of development on the surrounding countryside.

The number of dwellings on site SH18/1B has been reduced from 50 to 48. This is in order to accord with the Highway Authority requirement that no more than 100 dwellings in total can be served by the vehicular access to the site which is shared with an adjoining development off the A1082 Holway Road and to ensure consideration can be given to landscaping and build form. Careful attention is required to the design, site layout, building heights, materials along with comprehensive landscaping, enhancement of existing landscaping and landscape buffers given the sites location within the AONB, Upper Sheringham Conservation Area, and within the defined setting of Sheringham Park Registered Park and Garden. This is in order to minimize any landscape and heritage impacts, and ensure that any new development is well integrated into the landscape reflecting it's location and designations. Provision of and improvements to existing cyclepath and footways, including PROW FP27 is required in order to support the connectivity of the site with the town and Cooper Road.

The number of dwellings on site SH04 remains unchanged at 45. The site is an existing allocation in the adopted development plan which has not to date come forward. It is located within the AONB development would be well integrated into the existing surrounding build form . The site remains the only undeveloped part of the frontage along Holway Road and is surrounded by residential

development. It's open character and views through to Morley Hill make a positive contribution to the general character of this part of Sheringham. The site's development must therefore protect a vista eastwards from Holway Road towards Morley Hill, along with a footpath and cyclepath to the Hill in order to improve access for recreational purposes and cross-town links. This should be achieved through careful attention to site layout, design and building heights, which would also help minimise the impact of the development on the residential amenities of the existing surrounding dwellings. The provision of a suitable access across the site from the Sheringham Community Centre to Morley Hill would also benefit pedestrian and maintenance access. Suitable landscaping up to and around the site boundaries should be provided along with tree planting across the site, and a landscape buffer around the perimeter of the site to maintain connectivity between the site, Morley Hill and surrounding gardens. Existing landscape features should be retained where possible.

These three site allocations are considered to be the most suitable sites available for Sheringham and subject to the detailed policy requirements these sites are considered to be the most sustainable options to meet the housing requirement for Sheringham: They are well located to services and facilities within the town centre and within walking distance to the local schools. They are well contained within the landscape and subject to appropriate mitigation, scale and design will result in limited visual intrusion into the AONB, and the countryside.

Although other site options potentially remain they were not chosen for a number of reasons including the impact development could have on the designated Area of Outstanding Natural Beauty and the landscape more general along with heritage considerations. Highway considerations around adverse Junction and cumulative network impacts, and the provision of suitable vehicular access also impact on the site suitability of the alternatives put forward.

Some sites were assessed and considered to have a beneficial use including providing green space and/or recreational space which are considered important to retain. Sites not well connected to key services and the town centre by walking, cycling or public transport were considered unsuitable. Avoiding sites which are detached from the town and not well related to the existing built up areas.

The following sites have been selected as the preferred allocations, to meet the identified requirements for Sheringham.

SH04: Land adjoining Seaview Crescent was allocated previously in the adopted Site Allocations DPD, 2011 and remains a suitable and available site for approximately 45 dwellings and could deliver a policy compliant 16 affordable houses. Land adjacent to this is currently being built out by Norfolk Homes. Despite being within the AONB the site is well-contained within the town scape and wider landscape, and development would be well integrated with reasonable access to schools, town centre and other facilities. The site allocation should deliver, public open space, and improved access to Morley Hill along with associated on and off site infrastructure. This site scores as positive in the SA.

SH07: Former Allotments, Weybourne Road, Adjacent to The Reef, to the west of the town, will allow for development of approximately up to 40 dwellings. The site is well connected to the town centre and schools. This site could deliver approximately 14 affordable houses in addition to market housing, public open space, and associated on and off site infrastructure. This site scores as positive in the SA. The town council have confirmed they are supportive of the allocation approach and residential development and will not enforce the restrictive covenant on the land which they hold which restricts development to commercial uses for the right scheme. The town council remain in direct talks with the site promoters to shape any potential application.

To the south of town site **SH18/1B** Land South of Butts Land, is proposed for approximately 48 dwellings. The site is accessed through the adjacent site which is currently under

construction. The allocation restricts the number of dwellings to take account of site layout, historical and visual impact considerations through scale and massing as well as due to the capacity limitations due to the single junction and concerns around the wider highway network. The site should deliver 17 affordable houses, self-build plots, public open space, and associated on and off site infrastructure. This site scores as **negative and positive in the SA**, careful attention should be given to the building heights and materials and provide a landscape buffer.

3.2. List of Site Allocations

Residential Sites

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
SH04	Land Adjoining Seaview Crescent	1.68	45
SH07	Former Allotments, Weybourne Road, Adjacent to The Reef	1.66	40
SH18/1 B	Land South of Butts Lane	1.84	48

3.3. Policy Wording (Regulation 19)

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

Policy SH04 Land Adjoining Seaview Crescent

Land amounting to 1.7 hectares, as defined on the Policies Map, is allocated for residential development of approximately 45 dwellings, public open space, and associated 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. Delivery of high quality design that pays careful attention to site layout, design and landscaping having regard to the sites location within the Norfolk Coast Area of Outstanding Natural Beauty;
2. Provision of a pedestrian and cycleway route across the site from Holway Road to Morley Hill;
3. Retention of vista across the site towards Morley Hill through careful attention to site layout and building heights, and to minimise the impact on the residential amenities of the dwellings to the north and south of the site;
4. Submission, approval and implementation of comprehensive Surface Water Management Plan and Drainage Strategy ensuring no increase in flood risk to and from the site, and that any SUD's features are to be constructed outside the flow path (west side of the site);
5. Provision of a landscaped buffer around the site boundaries including appropriate landscaping along the western and eastern boundaries, enhancement and extension to existing hedgerows, retention of scrub and grassland and new tree planting within the site and wildlife mitigation and enhancement measures;
6. Provision of suitable access for pedestrian and maintenance purposes across the site from Sheringham Community Centre to Morley Hill;

7. Provision of a pedestrian crossing on Holway Road including a refuge island to provide access to bus stops and schools;
8. Provision of convenient and safe vehicular access directly onto the A1082 (Holway Road);
9. Provision of an additional access via Seaview Crescent;
10. On site delivery of not less than 0.12 hectares of public open space;
11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

Policy SH07 Former Allotments, Weybourne Road, Adjacent to The Reef

Land amounting to 1.7 hectares, as defined on the Policies Map, is allocated for residential development of approximately 40 dwellings, public open space, and associated 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. Delivery of high quality design which pays careful attention to site layout, design, scale and massing and materials with overall building heights not exceeding two storeys in order to minimise the visual impact of the development on the Norfolk Coast AONB and any impact on the defined setting of Sheringham Park Registered Park and Garden;
2. Provision of substantial high quality landscaped frontage along the Weybourne Road and western boundary, including the conservation and enhancement of the landscape features on the site, retention of perimeter trees and hedgerows and the setting back of the development from the Weybourne Road;
3. Provision of convenient and safe vehicular access from the A149 Weybourne Road;
4. Provision of an extension to the 30mph speed limit to cover the whole site frontage;
5. Provision of a 3.0m wide cycleway/footway along the Weybourne Road site frontage, between the site access, eastwards to the swimming pool, and to the residential area to the south;
6. On site delivery of not less than 0.11 hectares of public open space or the agreed payment of an equivalent financial contribution for the extension or improvement of local open space provision;
7. Submission of comprehensive surface water management plan and drainage strategy ensuring no increase in flood risk to and from the site, Provision of a layout setting the development back from the north eastern boundary to avoid encroachment to the pumping station;
8. Provision of a site layout designed to take into account the existing water main within the site;
9. Submission of details to demonstrate the safeguarding of suitable access for the maintenance of water supply infrastructure; and,
10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

Policy SH18/1B Land South of Butts Lane

Land amounting to 1.7 hectares, as defined on the Policies Map, is allocated for residential development of a maximum of 48 dwellings, public open space, and associated 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. Delivery of high quality design which pays careful attention to site layout, design, building heights, materials and landscaping having regard to the site's location within the Norfolk Coast AONB, Upper Sheringham Conservation Area, Sheringham Park Registered Park and Garden and their setting;
2. Provision of a scheme for the retention and enhancement of perimeter trees and hedgerows;
3. Provision of substantial landscaped buffer along the western boundary and between the development and woodland to the south to minimise any visual impact from the Upper Sheringham Conservation Area and the setting of Sheringham Park and Garden, along with biodiversity enhancements and mitigation measure;
4. Submission of comprehensive foul drainage strategy (standard wording);
5. Submission of details to demonstrate the safeguarding of suitable access for the maintenance of water supply infrastructure;
6. Provision of a site layout designed to take into account the existing water main within the site;
7. Provision of a site layout and design which minimises the loss of amenity to residents of dwellings to the north;
8. Provision of convenient and safe access from the A1082 (Holway Road) via the existing access road from the development to the east;
9. Provision of on-site and off-site improvements to enable safe cycling and walking connectivity and access to Public Right of Way (PROW) FP27, including provision of footpath and cyclepath connection to Cooper Road;
10. On site delivery of not less than 0.13 hectares of public open space; and,
11. 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
School Playing Fields, Holt Road	AGS/SHR01 REC/SHR01	OSP103	Open Land Area Formal Education / Recreation	The land forms part of school playing pitches and is also amenity land.
Cricket and Football Sports Facilities, Weybourne Road	AGS/SHR02 REC/SHR02	OSP104	Open Land Area Formal Education / Recreation	Provides for sports activity and formal sports provision.
Former Allotments	AGS/SHR02/A	N/A	De-designated	The area formally used as allotments has been abandoned with replacement facilities provided to the west. The site no longer has public access. Consequently, this area is considered as no longer functioning as public amenity space.
Former Putting Green, Church St / Railway Approach	AGS/SHR03	OSP105	Open Land Area	Publically accessible and provides open space and tranquil space in the build-up area.
The Esplanade	AGS/SHR04	OSP106	Open Land Area	Publically accessible providing formal gardens, public realm and connectivity to the coastal path and promenade. It is considered important to the local character of the town.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Putting Green / Beeston Hills	AGS/SHR05	OSP107	Open Land Area	Publically accessible, currently used as a cliff top putting green providing recreation facilities. Area contributes to the openness of Beeston Hill and provides wider views of the coast and town.
Back Common (North), Curtis Lane	AGS/SHR06	OSP108	Open Land Area	Part of Back Common - Provides accessible outdoor space to the immediate residents in a built up area. Contributes to the setting.
Back Common (South), Curtis Lane	AGS/SHR07	OSP109	Open Land Area	Part of Back Common - Provides accessible outdoor space to the immediate residents in a built up area. Contributes to the setting.
Cromer Road Play Area	AGS/SHR08	OSP110	Open Land Area	Provides children's recreational area.
Franklin Hill	AGS/SHR09	OSP111	Open Land Area	Provides amenity land and view point
Playing Field, Cooper Road	AGS/SHR10	OSP112	Open Land Area	The site provides local open green area for recreation and play area in an area of residential estate.
Morley Hill	AGS/SHR11	OSP113	Open Land Area	The site is currently private open space which provides a green space within allocated development land and longer views towards Sheringham Park. Through development this allocated site is to provide public access to Morley Hill in perpetuity. Planning permission is currently granted to SH06 and SH05.
School Playing Fields, Holt Road	AGS/SHR01 REC/SHR01	OSP103	Open Land Area Formal Education / Recreation	The land forms part of school playing pitches and is also amenity land.

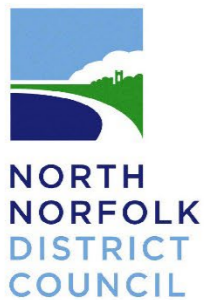
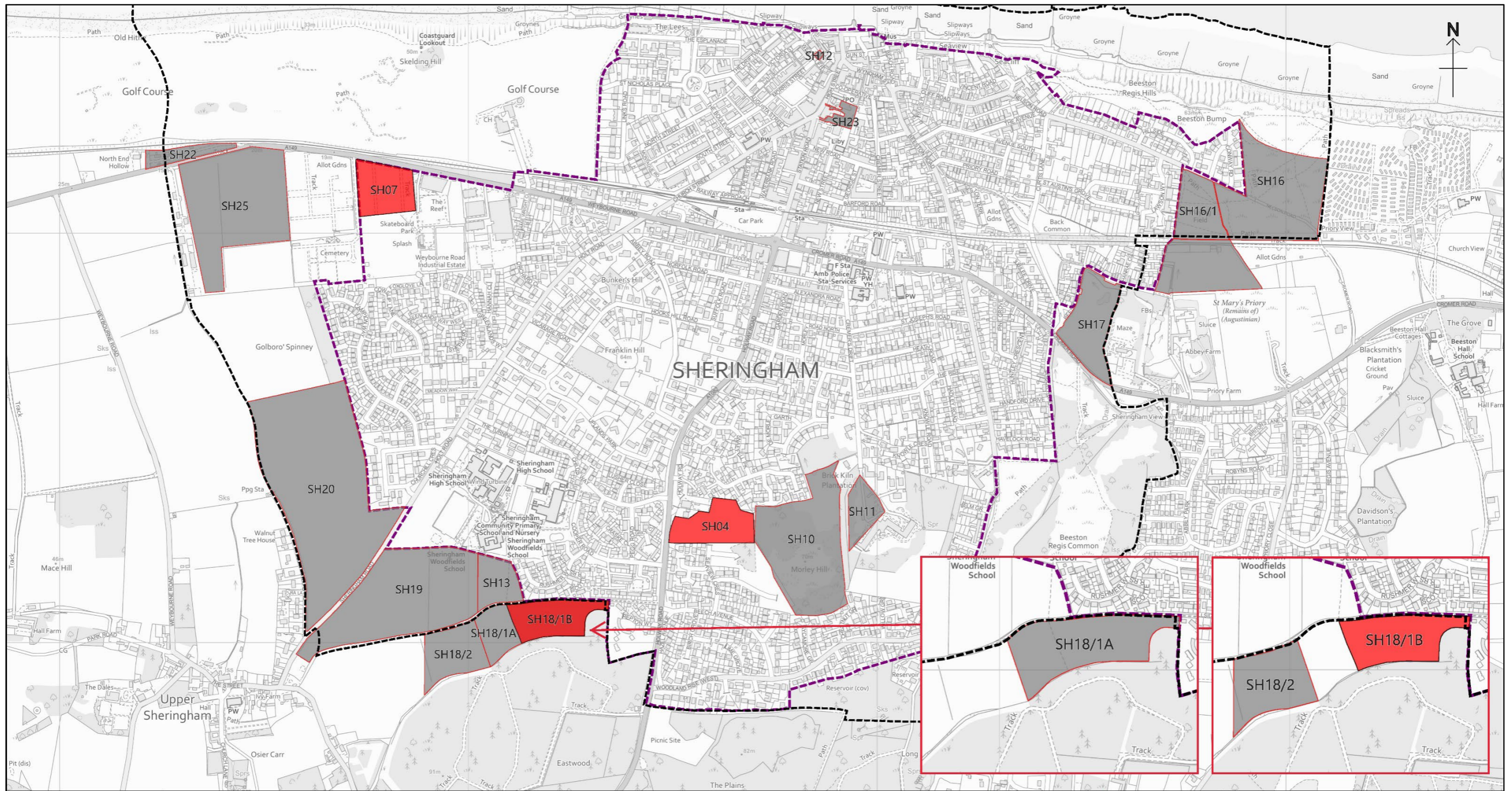
Additional Sites

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Sheringham Community Primary School & Nursery	AGS/SHR12 REC/SHR03	OSP114	Formal Education / Recreation	The site forms part of the sports provision of the school.
Cemetery, off Weybourne Road	AGS/SHR17	OSP115	Open Land Area	Provides formal cemetery provision within close walking distance of town and community.
Local Green Space Review				
War Memorial, The Boulevard	LGS/SHR01 AGS/SHR13	OSP116	Open Land Area	The site is well maintained and containing the town's war memorial is considered to have local historical significance. It remains part of the highway network and as such not considered appropriate to designate as LGS as this could prevent future road improvements. It is also part of the formal gardens on the coast (AGS/SHR04) and function as AGS
Beeston Hill	LGS/SHR02 AGS/SHR14	OSP117	Open Land Area	The site does not meet the tests for LGS. It is an extensive tract of land. The putting Green to the East already has AGS designation, while the land to the west of Beeston Bump is already partly in a designated Coastal Erosion Area. Part of Beeston Bump is also identified as an SSSI. National guidance states that it is not appropriate to designate a site as LGS if the site benefits from another designation. The site is an important part of the local Amenity and the Coastal Way, and functions as important AGS.
Sheringham Golf Course, Sweetbriar Lane	LGS/SHR03	N/A	No Designation	The site does not meet the tests for LGS or AGS. This site is an extensive tract of land following the cliff/ Coast line, is already

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				partly in a designated Coastal Erosion Area - development would not normally be appropriate. National guidance states that it is not appropriate to designate a site as LGS where it is an extensive tract of land or where it benefits from another designation
Top Common, North of Cromer Road	LGS/SHR04	N/A	No Designation	The site does not meet the tests for LGS or AGS. The site is registered Common Land and benefits from an existing designation
Pretty Corner Woods, Pretty Corner Lane	LGS/SHR05	N/A	No Designation	The site does not meet the tests for LGS or AGS. The site already benefits from County Wildlife Site designation.
Allotments (1), Land off Weston Terrace	LGS/SHR06 AGS/SHR15	OSP118	Open Land Area	The site does not meet the tests for LGS. However does provides formal allotments adjacent to settlement and within close walking distance of town and community and as such functions as AGS
Allotments (2) & Adjacent Fields, Weybourne Road	LGS/SHR07 AGS/SHR16	OSP119	Open Land Area	The site does not meet the tests for LGS. However does provide formal allotments adjacent to settlement and within close walking distance of town and community and functions as AGS. The adjacent fields do not currently function as LGS or AGS.
	LGS/SHR01	N/A	No Designation (Adjacent Fields)	
Community Centre Verges, Holway Road	LGS/SHR08	N/A	No Designation	The site does not meet the tests for LGS or AGS.
Playing Field, Cooper Road	LGS/SHR09	OSP112	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation and functions as AGS

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Putting Green, Station Approach	LGS/SHR10	OSP105	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation and functions as AGS
Putting Green, Cliff Road	LGS/SHR11	OSP107	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation and functions as AGS
The Lees, adjacent the Esplanade	LGS/SHR12	OSP106	Open Land Area	The site does not meet the tests for LGS. Site already benefits from open land area designation and functions as AGS

Appendix 1: All Sites Considered



Sheringham - 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

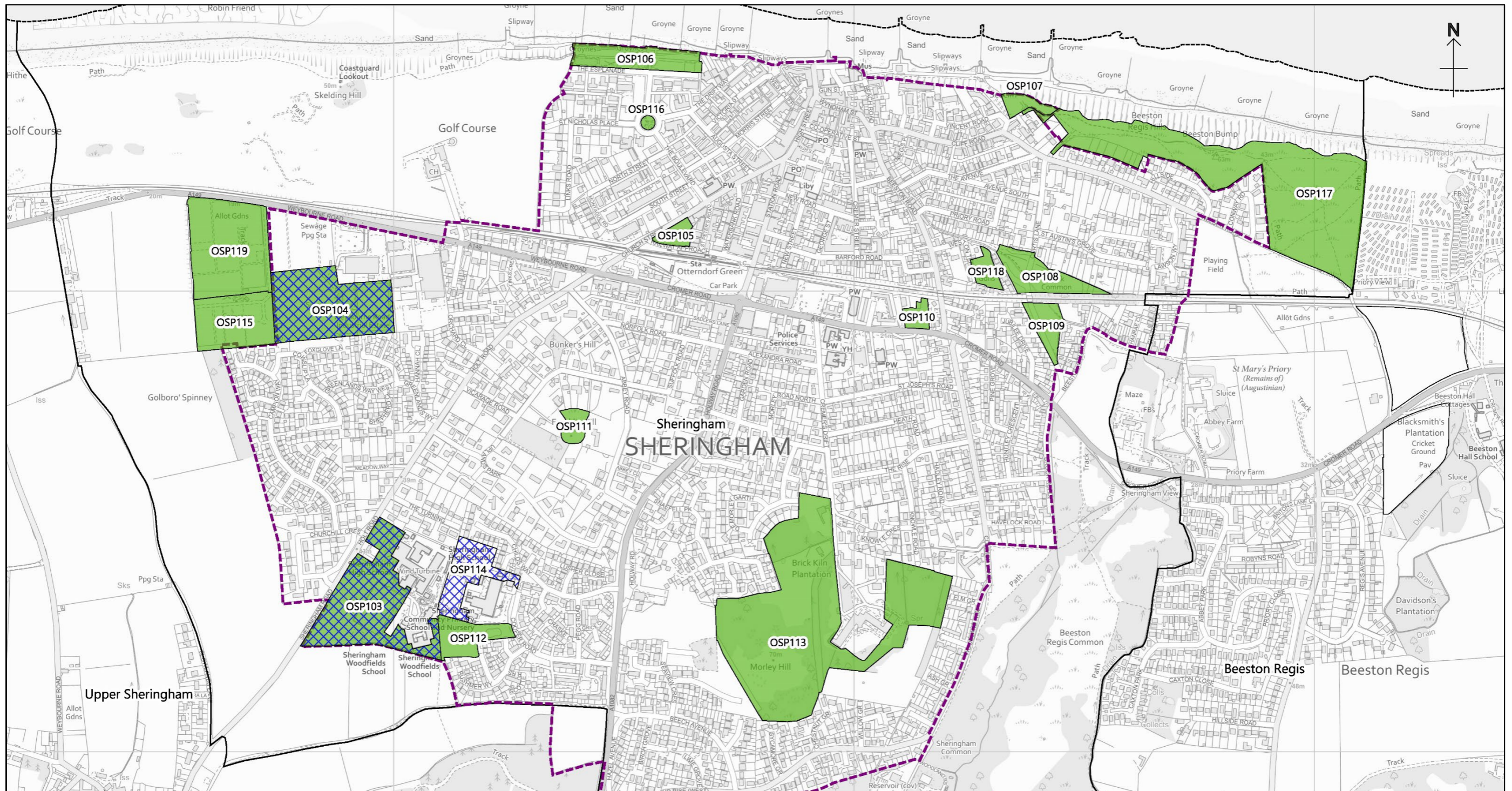
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Ordnance Survey
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Appendix 2: Open Space Designations



 <p>NORTH NORFOLK DISTRICT COUNCIL</p>	<h3>Sheringham - Open Spaces (Reg 19)</h3>		<p>NOT TO SCALE CB</p>	<p>© Crown Copyright and database right 2020 Ordnance Survey 100018623 Aerial Photos ©Getmapping plc</p>
	<p>Open Land Area</p> <p>Open Land + Education / Formal Recreation Area</p> <p>Education / Formal Recreation Area</p>	<p>Local Green Space</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>			