

Examination Library Document Reference D4

North Norfolk District Council

Site Assessment (Regulation 19): Holt

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	12
1.6. Statutory Consultee Responses (Regulation 18)	14
1.7. Summary Consultation Comments (Regulation 18) June 2019	20
Part 2: Assessment of Sites	24
2.1. RAG Assessment Matrix	24
2.2. Sustainability Appraisal Conclusions (Regulation 19)	27
2.3. Site Planning History (as at Regulation 19)	36
2.4. Site Assessment	37
Part 3: Overall Site/Settlement Conclusions	73
3.1. Proposed Site Allocations: Reasoned Justification	73
3.2. List of Site Allocations	74
3.3. Policy Wording (Regulation 19)	75
Part 4: Open Space	78
4.1. Open Space Designations	78
Appendix 1: All Sites Considered	80
Appendix 2: Open Space Designations	81

Site Assessment (Holt)

Part 1: Settlement Information

1.1. Introduction

This booklet provides a high-level overview of Holt 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.

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

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

- **Part 1** - Contextual background information about Holt 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

Holt is one of five identified **Small Growth Towns** in the proposed settlement hierarchy and acts as a district service centre meeting the retail, service, health, recreation, education, employment and other needs of a wide catchment area. The Local Plan sets a housing target of **768** dwellings to be delivered over the plan period via a combination of small scale 'infill' developments, new allocations and existing commitments, together with new employment, and protection of open spaces. New sites, to supplement those already consented and under construction, suitable for in the region of **207** dwellings, are necessary to achieve the housing requirement. The draft plan proposes to provide additional designated employment land to extend the choice of sites available.

1.2. Sites Promoted & Considered (Regulation 18)

Residential Site Options

Site Ref	LP Policy Ref (Reg 19)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
H05	N/A	H0866	Land North Of Poultry Farm, Cley Road	1.35	54
H07	N/A	H0867	Garden House, Peacock Lane	0.67	27
H08	N/A	H0695	Playing Field At Woodfield Road	5.42	217
H10	N/A	H0106	Land off Swann Grove	0.83	20
H16	N/A	H0862	Land Adjacent Cemetery, Cley Road	3.21	128
H16/1	N/A	H0107	Land West of Cley Road	0.45	13
H17	DS10	H0108	Land North of Valley Lane	0.93	28
H18	N/A	H0109	Land at Valley Farm	2.42	73
H19	N/A	H0718	Land West Of Norwich Road	3.07	122
H19/1	N/A	H0718	Land West Of Norwich Road	2.00	50
H28	N/A	H0696	Land At Gresham's School	0.71	28
H29	N/A	H0697	School Playing Fields, Cromer Road / Neil Avenue	0.92	37

Mixed-Use Site Options

Site Ref	LP Policy Ref (Reg 19)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
H04	DS9	H0103	Land South of Lodge Close	7.43	120
H06	N/A	H0104	Former Poultry Farm, Cley Road	3.75	112
H20	DS11	H0105	Land at Heath Farm	7.11	200
H20/1	N/A	H0105	Land at Heath Farm	5.00	100-150
H22	N/A	H0110	Land North of Charles Road	1.24	40
H23	N/A	H0111	Land at Thornage Road	8.95	269
H24	N/A	H0112	Land at Cromer Road	0.41	12
H25	N/A	H0113	Tricorn Farm, Norwich Road	18.11	543
H26	N/A	H0114	Holt Primary School	0.71	21
H27	N/A	H0105	Land at Heath Farm	14.15	420

Employment Site Options

Site Ref	LP Policy Ref (Reg 19)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
H27/1	DS12	H0105	Land at Heath Farm (Employment)	6.00	N/A

Additional Sites

New sites promoted through or following Reg 18 consultation:

Site Ref	LP Policy Ref (Reg 19)	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.

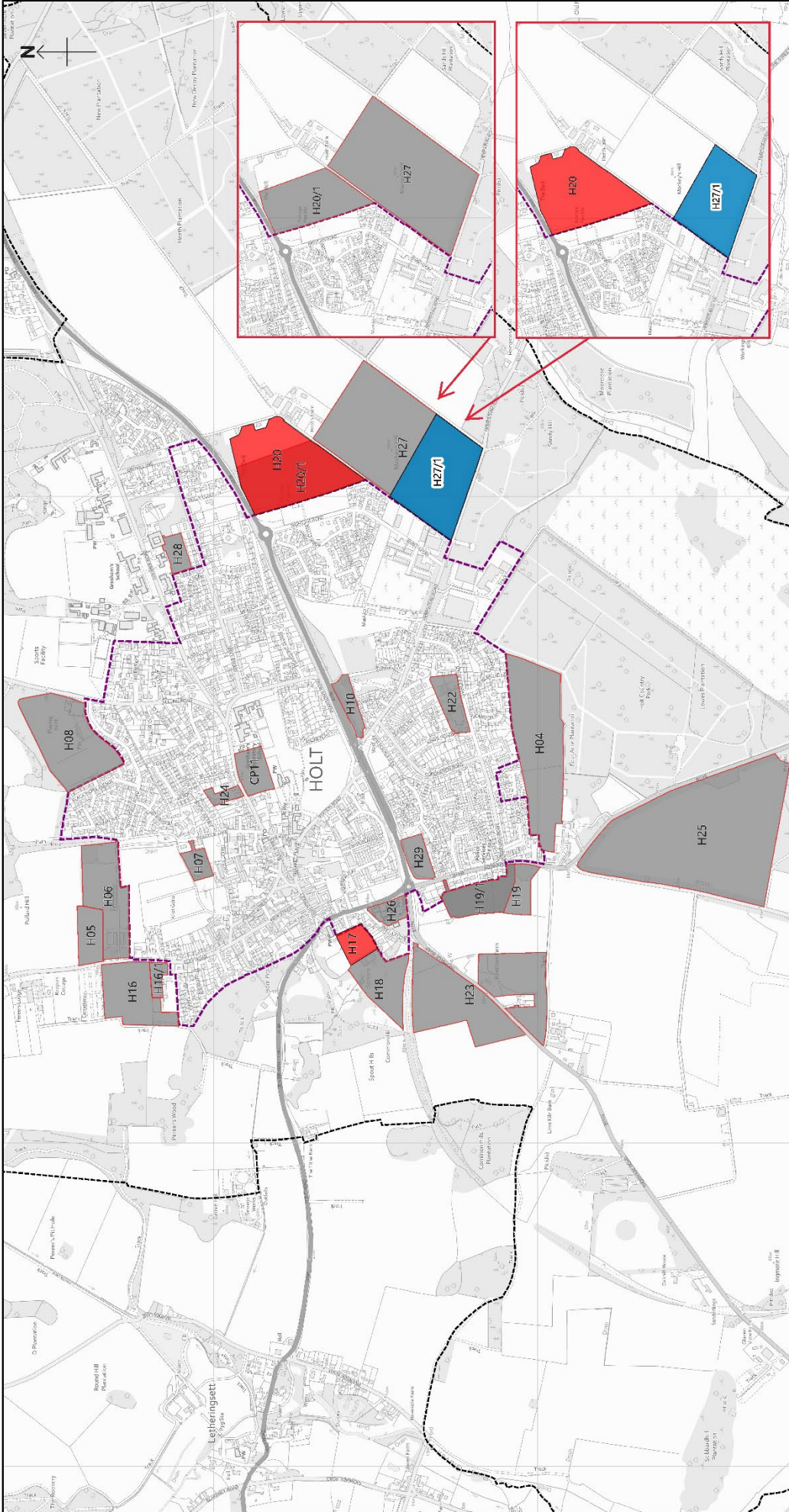
Site Ref	LP Policy Ref (Reg 19)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Withdrawn
H19	N/A	H0718	Land West Of Norwich Road	3.07	122	Site Unavailable
H19/1	N/A	H0718	Land West Of Norwich Road	2.00	50	Site Unavailable
H24	N/A	H0112	Land at Cromer Road	0.41	12	Site Unavailable

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 19)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Discounted
CP11	N/A	H0102	Greshams Field, Opposite Petrol Filling Station (Proposed Car Parking)	1.24	N/A	Site Unavailable
H24	N/A	H0112	Land at Cromer Road	0.41	12	Site Unavailable



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

© Crown Copyright
and database right
2022
Ordnance Survey
100018623
Aerial Photos
©Getmapping plc

1.3. Background Information

Holt 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 Sheringham, Stalham and Wells-next-the-Sea and the village of Hoveton, where a relatively modest scale of growth is promoted compared to the Districts three Larger Growth Towns which are North Walsham, Cromer and Fakenham. With a population of around 3,800, the town acts as a local centre for retail, leisure and other services. It is one of a cluster of three towns, together with Cromer and Sheringham that are identified in the Plan as performing complementary roles in respect of housing, employment and retail, collectively contributing towards meeting these needs for a large rural area in the centre of the District.

Characteristics

Holt is an attractive Georgian market town with a vibrant shopping area based around the historic town centre which is designated as a Conservation Area with a number of Listed Buildings. The town is surrounded by a high quality landscape with the Norfolk Coast Area of Outstanding Natural Beauty to the north of the town, the Glaven Valley Conservation Area to the west, and Holt Country Park to the south. Gresham's independent schools cover large areas of the town including many areas of green space in the form of playing fields. These playing fields are not, however, designated as public open space and are not, generally, available to the public for use. These green spaces do however provide a visual amenity which significantly contributes to the character of the town.

Employment

Holt is a significant net importer of employees from the surrounding areas, with 42% of the workforce living outside of the Parish. There is some inter-relationship between Holt, Sheringham and Cromer in terms of the workforce with people travelling from one town to another to access employment. The central area of the District covering the towns of Cromer, Holt and Sheringham is considered largely self-contained in terms of employment. A large mixed-use site at Heath Farm is currently being developed, which when completed will provide an additional access onto the A148 (Fakenham to Cromer Road) to serve the town's industrial estate on Hempstead Road.

Town Centre & Retail

The town has established a reputation as a niche market shopping centre and jobs in retailing constitute a significant proportion of total employment in the town. A range of shops (including a small supermarket) and other services are available across the town on the high street and in a number of characteristic yards, where a significant proportion of retailers offer an independent and bespoke retail experience. The town centre acts as both a local service centre and a visitor destination and it draws visitors from a wide area. It has a relatively low retention of convenience goods expenditure with weekly and large food shopping taking place at Fakenham, Sheringham, Cromer and Norwich. Permission was granted for a small scale edge of centre convenience store in January 2015 off Old Station Road known locally as the former Thaxster's site which is part of the designated employment land EMP11/1. Appropriate development at this sequentially preferable site would increase convenience goods expenditure retention and help address "leakage". To date, following the demolition of the former Thaxster's building this development has not yet been taken up and the permission is now lapsed.

Once this previous retail permission is taken into account there is only predicted to be limited expenditure growth over the Plan period to support additional retail growth in Holt. In the recent past some development has taken place, with small scale retail re-development on the edge of Albert Street car park. There is limited potential to accommodate growth in vacant units, and limited opportunities in the historic core for new development. The Plan proposes that newly arising retail demand should be directed in the first instance towards reducing any existing shop vacancies at the time, then to a defined

Primary Shopping Area followed by the wider town centre, before considering out of centre locations. This is the 'sequential' approach advocated in national advice.

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.

The highway network in the town centre is constrained with the road network following the historic street pattern. Some streets adjacent to, and leading to, the town centre are narrow and are used for on street car parking. In busy periods these become congested and can result in conflict with pedestrians and other road users. Locating further development to the north of the town would draw further traffic through the town centre and worsen traffic congestion at peak times. The town has a bypass which splits the town in two and although there are pedestrian underpasses to link the two parts of the community, there is a lack of connectivity across the bypass on the eastern side of town. Holt is moderately served by public transport with regular services to Fakenham, Cromer and Norwich.

It benefits from a GP practice, located on the edge of the town and based on the High Kelling Hospital site. The surgery is part of the one stop primary care service, with branch surgeries at Blakeney and Melton Constable /Briston.

Holt does not have a secondary school and there is limited capacity at the existing primary school in the town. The Education Authority has indicated that the scale of already planned growth in the town will require additional primary school capacity and has also indicated that the existing primary school, which operates from a split site, is not regarded as suitable for school expansion. A replacement larger primary school with capacity to expand in future years is the preferred approach and this should be located within, or close to, the residential areas of the town that it would serve. The County Council as Education Authority have indicated that funding is available for such an expansion, but the precise date for delivery of a new school remains to be determined as this would largely depend on future development rates and the take up of new homes by families with primary school age children and the identification of suitable land. An application/appeal for residential development and associated land for a primary school is ongoing with the Council (now approved).

Anglian Water identify that off-site mains water reinforcement may be required in certain areas affected by new development, together with the possible need for enhancement of the foul sewerage network capacity.

The selection of potential development sites has been informed by the Strategic Flood Risk Assessment (SFRA), 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 modelling. The SFRA indicates that the town is subject to pockets of surface water flooding, predominantly along the roads through the town. The majority of the town is in Flood Zone 1(low risk).

Education

Norfolk County Council Indicate that the existing and proposed growth in Holt is likely to result in the need for a new Primary School and would favour an approach which seeks to reserve land for a new school in the Local Plan, should permission not be granted for existing proposals.

Affordable Housing Zone & Policy Percentage

As with all locations in the District there is a significant need for affordable housing in the parish. Holt is identified in Zone 2 for affordable housing with a Plan requirement for 35% of the total dwellings provided on schemes of 6+ dwellings to be delivered as affordable homes.

Connectivity

The town benefits from access to the North Norfolk Coast and the AONB. Holt Country Park adjoins the settlement, and along with Sprout Hill provides access to amenity space and wider network of footpaths. The town benefits from various playing fields, including football, and rugby clubs. Regular bus services connect the town to Fakenham, Sheringham and Cromer where the Coastal hopper can be joined. Direct services to Norwich provide a daily service (limited).

Sports Pitch Strategy

The Sports Pitch Strategy identifies a number of desirable improvements:

- Rugby: New pitches (a minimum of one) over the plan period. Floodlighting required at Holt RFC to cater for all training requirements.
- Athletics: Provision of synthetic athletics facility at Gresham's school with appropriate secure community use agreements.

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 Holt 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 land in and around Holt. 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 and there are a number of larger scale housing developments already permitted and under construction, these will not address the identified need for new homes and other developments. New greenfield allocations are therefore necessary in order to deliver the required growth.

Demographics

Population

Population in Holt (Census 2011): 3,810

	Number	%	District Comparison (%)
Aged 0 to 15	575	15.1	14.5
Aged 16 to 29	516	13.5	12.7
Aged 30 to 44	409	10.7	14.4
Aged 45 to 64	864	22.7	29.7
Aged 65+	1,446	38.0	28.8

Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	976	46.6	44.0
Semi-detached house or bungalow	530	25.3	28.8
Terraced house or bungalow	361	17.2	16.2
Flat, maisonette or apartment - Purpose-built block of flats	149	7.1	6.4
Flat, maisonette or apartment - Part of a converted or shared house	33	1.6	2.7
Flat, maisonette or apartment - In a commercial building	45	2.1	1.2
Caravan or other mobile or temporary structure	0	0	0.8

Affordability

Location	Affordability Ratio (2016)	Affordability Ratio (2020)
Holt	16.67	14.33
North Norfolk	8.96	9.14

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

Parish Boundaries

All of the considered sites are located within Holt Parish.

Services

Holt 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">Holt Community Primary School	The Primary school feeds into Sheringham High School.
Health care	<ul style="list-style-type: none">Holt Medical PracticeThe Holt Dental Practice	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	98 comparison retail units and 14 convenience retail units within the town's primary shopping area.	Large convenience store and comparison shopping
Public transport	Regular services to Cromer and Fakenham.	Good transport links to higher order settlements
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Education; Accommodation and Food service activities; construction; Manufacturing; and human health and social work activities.	It is considered that there are a broad range of employment opportunities within the town.

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

1.4. Constraints

There are a range of factors which influence the potential location of development in Holt, including, environmental and landscape considerations and the need to take into account the infrastructure in the town.

Built Environment

Holt Conservation Area covers the historic centre and includes primarily early-mid Victorian housing to the north and green spaces bordering the town centre on the east and west. The Holt Conservation Area abuts the large rural Glaven Valley Conservation Area which extends north, west and southward of the town.

There are a total of 116 Listed Buildings in Holt, two of which are Grade II*. In addition, 20 buildings have been included on the Local List as important buildings.

Natural Environment

Environmental Designations

Holt Country Park lies to the south of Holt and is designated as a County Wildlife Site (CWS). Further south, Norfolk Valley Fens is designated as a Site of Specific Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

There are a number of County Wildlife Sites surrounding the built form: Gravel Pit Lane and Fairfield Lawn (In the grounds of Gresham's School), to the east of the settlement; Spout Common to the west; Old Pollard Wood to the north, and Land south of High Kelling to the east.

There are also a number of nearby Ancient Woodlands: Common Hill Wood to the west; Pereers Wood to the north west and; Old Pollards Wood and Cley park to the north.

The Area of Outstanding Natural Beauty (AONB) lies all along the north, east and west of the built form, with parts of the built form to the north situated within the AONB.

Landscape Character

The **North Norfolk Landscape Character Assessment SPD (2021)** identifies that the majority of the town is situated within the Wooded Glacial Ridge Character Area with the western part of the town situated within the River Valleys (Glaven and tributaries) Character Area.

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.

The **River Valleys (Glaven and Tributaries)** is characterised by relatively steep valley sides on both the lower and upper reaches, has a managed landscape with high diversity and has a strong woodland component which continues down into the valley to the south and east of Holt.

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

Flood Risk

The **North Norfolk Strategic Flood Risk Assessment (SFRA) (2017)** climate change flood risk layers in regard to fluvial, tidal and surface water flooding indicates that the town is subject to pockets of surface water flooding, predominantly along the roads through the town. The majority of the town is in Flood Zone 1.

Coastal Change Management Area

N/A.

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

- minimise the impact of development proposals on the landscape around the town, including the AONB to the north, and the two Conservation Areas that cover; a) the historic heart of the town, and; b) the Glaven Valley to the south and west;
- Retain existing green spaces within the town boundary where they are either functionally or visually important;
- enhance the capacity in primary schools and to locate any new school where it can best serve the catchment area;
- locate 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;
- avoid locations that are detached from the town and not well related to existing built up areas;
- ensure a choice of medium sized sites are available to improve the prospects of delivery;
- avoid locations which would draw traffic through the town centre and increase traffic on unsuitable roads; and,
- avoid the development of sites which are subject to site specific constraints such as flood risk, protected habitats, unsafe access, contaminated land or the need to retain the site for a preferable alternative use

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.

Holt.

- 1) HRA screening identified likely significant effects for the following policies alone in relation to general **urban effects and avoidance of buildings**:

- H04, Holt (around 310m from the Norfolk Valley Fens SAC);
- H27/1, Holt (around 140m from the Norfolk Valley Fens SAC);
- H27, Holt (around 150m from the Norfolk Valley Fens SAC).

Urban effects relate to issues where development is close to the European site boundary and is an umbrella term relating to impacts such as light, noise, cat predation, fly tipping, increased fire risk, spread of invasive species (e.g. from gardens and garden waste) and vandalism

Many of the site options are close to Holt Lows SSSI, which is a component part of the Norfolk Valley Fens and holds the following SAC qualifying features:

- H7230 Alkaline Fens;
- H4030 European Dry Heaths;
- H6410 Molinia Meadows;
- H4010 Northern Atlantic Wet Heaths.

The Appropriate Assessment raises concerns around a number of conservation targets that could be undermined through development, and the cumulative effects from the development of the sites in close proximity. This includes the need to control undesirable species, adaptation and resilience measures and the functional connectivity with the wider landscape and a project level HRA is recommended.

The HRA / Appropriate Assessment identified relatively low risks which should be addressed at project level HRA. And as such any identification as a preferred site for the above should include the requirement to be supported by a project level HRA.

- 2) Screening also identified that **H04, H27/1, H27, H20** due to their immediate proximity to the European sites and the likelihood of triggering LSE alone (in addition to in combination) will require high quality green infrastructure provision and specific measures on site to address **recreational issues and impacts** on the adjacent European site. As a result, there is a requirement for project-level HRA work to check the local footpaths and ensure signage, dog bins, potentially screening etc. are in place to resolve any access issues in the immediate vicinity of the allocations. This would be picking up and very specific, local issues that might be missed given the more strategic scale and scope of the RAMS.
- 3) Screening also **identified LSE for hydrology impacts in relation to H04, H27/1 and H27**. The sites are upslope of the Norfolk Valley Fens and at Holt Lows and in close proximity. Any development may influence water flow, run-off and the hydrology of the SAC. The HRA advises that the supplementary conservation advice identifies there are issues from sediment erosion for the Alkaline Fen habitat at Holt Lowes, with sediment entering the mire from adjoining heathland. Targets for hydrology for the SAC as a whole also highlight the need for restoration of natural hydrological processes to provide the conditions necessary to sustain the wetland interest. These include the need for a permanently high water table.

Project-level HRA will be necessary to show that sustainable drainage is sufficient to mitigate impacts to the SAC and evidence will need to demonstrate that the long term maintenance of the drainage is secured as a planning condition

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 Highways Authority

H04

Policy DS9: Land South of Beresford Road

Sustainability

The catchment high school is located at Sheringham, an existing school bus can be accessed at Edinburgh Road, as can public bus services. The site is within walking distance of employment, shopping and leisure opportunities.

Safety

It is not good practice for schools to be located at cul-de-sacs, the site should be provided two points of access to enable traffic to circulate. Layout required to incorporate internal estate loop road including school frontage and suitable layby/parking provision.

Mitigation

Implementation of a Travel Plan is required at the school to reduce traffic impact.

H17

Policy DS10: Land North of Valley Lane

Sustainability

The catchment high school is located at Sheringham, an existing school bus can be accessed at the town centre. The existing primary school is within walking distance as is site reference DS 9 where a primary school is proposed. The site is within walking distance of employment, shopping and leisure opportunities.

Safety

The site would be accessed via Pounds Close that has an acceptable junction with the A148. An adjacent signal-controlled crossing provides safe pedestrian access to Holt town centre.

Mitigation

None identified

H20

Policy DS11: Land at Heath Farm

Sustainability

The catchment high school is located at Sheringham, an existing school bus can be accessed at Hempstead Road. The existing primary school is within walking distance as is site reference DS 9 where a primary school is proposed. The site is within walking distance of employment, shopping and leisure opportunities. The proposed policies support sustainable links to the town centre

Safety

Access only from Nightjar Road, no access via Hempstead Road unless it is stopped up to through traffic and diverted through site.

Mitigation

Submission of Transport Assessment required, along with provision of any identified development traffic mitigation measures.

H27/1

Policy DS11: Land at Heath Farm (Employment)

Sustainability

The site is located on a bus route. The proposed policies support sustainable links to the town centre.

Safety

Access only from Nightjar Road, no access via Hempstead Road unless it is stopped up to through traffic and diverted through site.

Mitigation

Submission of Transport Assessment required, along with provision of any identified development traffic mitigation measures.

Cumulative Comments for Settlement

The proposed sites mostly distribute their traffic via the A148 Holt Bypass. Site DS 11 will have the greatest impact during traffic peak periods but the roundabout has been designed specifically to service the development area and congestion should not result, a Transport Assessment has however been requested and that will formally assess the junction. Introduction of a school at site DS 9 will introduce network peaks associated with drop-off and pick-up of children. The impact will be most noticeable in the residential area south east of the A148/B1149 roundabout but should be reduced through active travel planning.

Minerals & Waste

H04

Policy DS9: Land South of Beresford Road

LP739- The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. 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

H17

Policy DS10: Land North of Valley Lane

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

H20

Policy DS11: Land at Heath Farm

LP739 - The following wording should be included in the allocation policy - The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. 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

H27/1

Policy DS11: Land at Heath Farm (Employment)

LP739 - The following wording should be included in the allocation policy - The site is within the consultation area for a safeguarded mineral or waste site or adopted allocation, defined by the adopted Norfolk Mineral and Waste safeguarding policy. 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 the safeguarding of such sites, to the satisfaction of the Mineral Planning Authority

Utilities Capacity

Anglian Water

H04

Policy DS9: Land South of Beresford Road

No comments received.

H17

Policy DS10: Land North of Valley Lane

No comments received.

H20

Policy DS11: Land at Heath Farm

LP397 - 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. It is suggested that the following wording be added to Policy DS11: That suitable access is safeguarded for the maintenance of water supply infrastructure.

H27/1

Policy DS11: Land at Heath Farm (Employment)

No comments received.

Environment Agency

H04

Policy DS9: Land South of Beresford Road

LP481 Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. We understand that Holt WRC is close to capacity so an upgrade will be needed soon. This will ensure sufficient treatment to protect shellfish and bathing waters. We have been working with the Norfolk Rivers Trust to investigate the feasibility of installing an integrated wetland to improve the quality of discharged water from Holt Water Recycling Centre (WRC).

H17

Policy DS10: Land North of Valley Lane

LP481 Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. We understand that Holt WRC is close to capacity so an upgrade will be needed soon. This will ensure sufficient treatment to protect shellfish and bathing waters. We have been working with the Norfolk Rivers Trust to investigate the feasibility of installing an integrated wetland to improve the quality of discharged water from Holt Water Recycling Centre (WRC).

H20

Policy DS11: Land at Heath Farm

LP481 - Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. We understand that Holt WRC is close to capacity so an upgrade will be needed soon. This will ensure sufficient treatment to protect shellfish and bathing waters. We have been working with the Norfolk Rivers Trust to investigate the feasibility of installing an integrated wetland to improve the quality of discharged water from Holt Water Recycling Centre (WRC).

H27/1

Policy DS11: Land at Heath Farm (Employment)

LP481 - Where policies reference enhancements to sewerage infrastructure, the wording should ensure that enhancement to sewerage infrastructure is undertaken ahead of occupation of dwellings, this is to prevent detriment to the environment and comply with WFD obligations. We understand that Holt WRC is close to capacity so an upgrade will be needed soon. This will ensure sufficient treatment to protect shellfish and bathing waters. We have been working with the Norfolk Rivers Trust to investigate the feasibility of installing an integrated wetland to improve the quality of discharged water from Holt Water Recycling Centre (WRC).

Education

Norfolk County Council

Indicate that the existing and proposed growth in Holt is likely to result in the need for a new Primary School and would favour an approach which seeks to reserve land for a new school in the local plan.

Others

Historic England

(Comments on all Preferred Sites)

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

To that end we make the following suggestions.

- a) The policy and supporting text should refer to the designated assets and their settings both on site and nearby. By using the word 'including' this avoids the risk of missing any assets off the list.
- b) The policy should use the appropriate wording from the list below depending on the type of asset e.g. conservation area or listed building or mixture
- c) The policy and supporting text should refer to specific appropriate mitigation measures e.g. landscaping or careful design or maintaining key views or buffer/set Therefore, please revisit the site allocations and ensure that policy wording/supporting text is consistent with the advice above. Where a site has the potential to affect a heritage asset, we would expect the following typical wording within the policy:
 - listed building 'Development should preserve the significance listed building and its setting'. This is based on the wording in Part 1, Chapter 1, paragraph 1 (3) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - conservation area 'Development should preserve or where opportunities arise enhance the Conservation Area and its setting'. This is based on the wording in Part 2, paragraph 69 (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - registered park and garden - 'Development should protect the registered park and garden and its setting.'
 - scheduled monument 'Development should protect the scheduled monument and its setting.'

- combination of heritage assets ‘Development should conserve and where appropriate enhance heritage assets and their settings.’ This is based on the wording in the Planning Practice Guidance Paragraph: 003 Reference ID: 18a-003-20140306 Revision date: 06 03 2014

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

There may be occasions where particular mitigation measures proposed should also be mentioned in policy e.g. landscaping, open space to allow breathing space around heritage asset etc.

Sometimes it may be appropriate to present proposed mitigation measures (both to heritage and other topics) in a concept diagram as this quickly conveys the key policy intentions.

By making these changes to policy wording the Plan will have greater clarity, provide greater protection to the historic environment and the policies will be more robust.

H04

Policy DS9: Land South of Beresford Road

LP705 - Whilst there are no designated heritage assets on site, this site lies immediately to the north of the Glaven Valley Conservation Area and Holt Country Park. Any development of this site therefore has the potential to affect the setting of the Conservation Area.

We welcome the reference to the Conservation Area in paragraph 14.20. However, no mention is made of the Conservation Area in policy DS9.

We note that criterion 3 of policy DS9 does make provision for 1.4 ha of public open space including a landscape buffer to Holt Country Park. We suggest that this criterion is amended to make reference to preserving and enhancing the setting of the Glaven Valley Conservation Area.

H17

Policy DS10: Land North of Valley Lane

This site lies within the Holt Conservation Area and adjacent to the Glaven Valley Conservation Area.

Two grade II listed buildings lie immediately to the north of the site. Hill House has an eighteenth century facade with earlier double pile core and is constructed from Brick and pantiles. The Methodist church was built in 1862 by Thomas Jekyll of Norwich. It is constructed of yellow brick and flint with red brick dressings and has a steeply-pitched plain-tile roof. Any development of the site therefore has the potential to affect these heritage assets and their settings.

We welcome the reference to the Conservation Areas in paragraph 14.26 and Policy DS10 (2). However, no mention is made of the listed buildings in either the supporting text or the policy.

Whilst there may be scope for some development at this site, the development will need to be carefully and sensitively designed to preserve and where opportunities arise enhance the conservation area and the settings of the listed buildings.

The supporting text and policy wording need to be amended to reference the listed buildings and to provide greater protection for the conservation areas in line with the statutory wording.

H20

Policy DS11: Land at Heath Farm

Whilst there are no designated heritage assets within the site, there are two grade II listed buildings to the south east of the site. Development has the potential to impact upon the setting of these listed buildings.

We welcome the reference to these listed buildings in paragraph 14.32 and policy DS11 although the text should be amended to read south east rather than north east.

The policy should be re-worded for greater consistency with the legislation and to make the policy more robust.

H27/1

Policy DS11: Land at Heath Farm (Employment)

Whilst there are no designated heritage assets within the site, the site lies immediately adjacent to the boundary of the Glaven Valley Conservation Area. There are two grade II listed buildings to the north of the site at Heath Farm. Development of the site has the potential to impact on the settings of these heritage assets. As an employment site, the potential impact is arguably greater than for a residential site.

We note there is no reference to the historic environment in the site assessment on p60, Appendix B of Background Paper 6 – Development Site Selection Methodology, which is surprising given the nearby heritage assets and potential impact on settings.

Given the proximity of the Conservation Area, Historic England has concerns regarding this site. Any development would need to be sensitively designed with appropriate landscaping.

We welcome the reference to the listed buildings in paragraph 14.39.

However there is no mention of the listed building in the policy. The policy should be amended to include reference to the listed buildings.

The only mention of the Conservation Area is at paragraph 14.35 and whilst it is true that the site is not within the Conservation Area, no mention is made of the fact that it is immediately adjacent to the Conservation Area, which is an important omission. Paragraph 14.35 should be amended to more accurately reflect the relationship of the site to the Conservation Area. The policy should also be amended to include reference to the Conservation area.

Natural England

H04

Policy DS9: Land South of Beresford Road

We agree with policy wording amendments in section 9.7 of the HRA.

H27/1

Policy DS11: Land at Heath Farm (Employment)

We agree with policy wording amendments in section 9.7 of the HRA.

Statements of Common Ground (SoCG)

None.

1.7. Summary Consultation Comments (Regulation 18) June 2019

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

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

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

H04

Policy DS9: Land South of Beresford Road

Individuals	Number Received	Summary of Responses (Site Policy DS9)
Summary of Objections	0	None received
Summary of Support	0	None received
Summary of General Comments	0	None received

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS9)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS9)
Objection	2	General comments in support of site allocation, the site is subject to a live application. Support from landowner who confirms availability and deliverability of site, but suggested some changes to the policy requirement to allow for flexibility. Historic England sought consistency in approach to heritage assets and requested consistent wording. Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	4	

H17

Policy DS10: Land North of Valley Lane

Individuals	Number Received	Summary of Responses (Site Policy DS10)
Summary of Objections	1	Concern raised over the environmental impact of development and the impact on the Conservation Areas. Concern with the potential density of the

		scheme, associated noise levels, pollution and disruption to wildlife. Access issues and safety concerns, more cars add to existing congestion.
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary		Limited comments received on this policy. Concern over the environmental impact of development and the impact on the Conservation Areas. Concern with the potential density of the scheme, the associated noise levels, pollution and disruption to wildlife. Also raises issues with access, safety and more cars add to existing congestion.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS10)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS10)
Objection	2	Limited response received. Historic England sought consistency in approach to heritage assets and requested consistent wording. Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	1	
General Comments	1	

H20

Policy DS11: Land at Heath Farm

Individuals	Number Received	Summary of Responses (Site Policy DS11)
Summary of Objections	1	The proposal received one objection, suggest it would be more suitable site for employment, as this would reduce commercial vehicles travelling through residential area and minimise impact on residential amenity. Would not have significant road traffic noise from A148, be located close to open space, provide small break between the areas of housing providing individual identities and feel smaller, provide safe and easy access for vehicles accessing the farm and improving safety on A148. DS11 is out of context of the settlement and expanding too far into the countryside.
Summary of Support	0	None received
Summary of General Comments	1	A site specific requirement should be attached requiring a site layout and landscaping scheme which preserves the residential amenity and privacy of the existing homes, including landscaping along the eastern boundary provide a wildlife corridor, landscaping should be provided before development takes place. Consideration of the provision of allotments.
Overall Summary		Limited comments received on this policy. Concerns raised over the suitability of DS11 for residential as considered this would increase commercial vehicles travelling through the residential area impacting on residential amenity, close to road traffic noise, be out of context and expand too far into the countryside. Suggest amending the requirements to ensure site layout preserves residential amenity and requires a landscaping scheme. Suggest that this site would be more suitable for employment.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS11)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS11)
Objection	3	General support for site allocation, Anglian Water advised that policy wording should be amended to safeguard access to existing water mains located on the site. Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording. Historic England sought consistency in approach to heritage assets and requested consistent wording.
Support	3	
General Comments	1	

H27/1

Policy DS12: Land at Heath Farm (Employment)

Individuals	Number Received	Summary of Responses (Site Policy DS12)
Summary of Objections	2	Objections raise concerns over this proposal and suggest it would be more suitable for residential use; would reduce commercial vehicles travelling through residential area and minimise impact on residential amenity. Would not have significant road traffic noise from A148, be located close to open space, provide small break between the areas of housing providing individual identities and feel smaller, provide safe and easy access for vehicles accessing the farm and improving safety on A148.
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary		Limited comments received on this policy. No substantive issues raised. Concern that the proposal would be out of context with the settlement and expand too far into the countryside. Suggest that this site would be more suitable for residential use than site DS11. And would help to reduce commercial vehicles travelling through residential area and minimise impact on amenity, less noise from traffic, close to open space, provide small break between areas of housing providing individual identities, safe access for vehicles.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS12)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS12)
Objection	3	General support for site allocation. Historic England sought consistency in approach to heritage assets and requested consistent wording. Environment Agency and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	1	

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
H04	Land South of Lodge Close/ Beresford Road	7.43	Mixed Use	120	Green	Green	Yellow	Yellow	Green	Green	Yellow	Green	Yellow	Green	Yellow	Green
H05	Land North Of Poultry Farm, Cley Road	1.35	Housing	54	Green	Orange	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green
H06	Former Poultry Farm, Cley Road	3.75	Housing	112	Green	Orange	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green
H07	Garden House, Peacock Lane	0.67	Housing	27	Green	Orange	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green
H08	Playing Field At Woodfield Road	5.42	Housing	217	Green	Orange	Green	Yellow	Green	Green	Yellow	Green	Yellow	Green	Orange	Green
H10	Land off Swann Grove	0.83	Housing	20	Green	Yellow	Yellow	Yellow	Green	Green	Green	Green	Yellow	Green	Orange	Green
H16	Land Adjacent Cemetery, Cley Road	3.21	Housing	128	Green	Orange	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
H16/1	Land West of Cley Road	0.45	Housing	13												
H17	Land North of Valley Lane	0.93	Housing	28												
H18	Land at Valley Farm	2.42	Housing	73												
H19	Land West of Norwich Road	3.07	Housing	122	The site is no longer available. Discounted from further consideration.											
H19/1	Land West of Norwich Road	2.00	Housing	50	The site is no longer available. Discounted from further consideration.											
H20	Land at Heath Farm	7.11	Housing	200												
H20/1	Land at Heath Farm	5.00	Housing	100-150												
H22	Land North of Charles Road	1.24	Housing	40												
H23	Land at Thornage Road	8.95	Housing	269												
H25	Tricorn Farm, Norwich Road	18.11	Housing	543												
H26	Holt Primary School	0.71	Housing	21												
H27	Land at Heath Farm	14.15	Housing	420												

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
H27/1	Land at Heath Farm (Employment)	6.00	Employment	n/a	Green	Green	Yellow	Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Green
H28	Land At Greshams School	0.71	Housing	28	Green	Orange	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Orange	Green
H29	School Playing Fields, Cromer Road / Neil Avenue	0.92	Housing	37	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Orange	Green

2.2. Sustainability Appraisal Conclusions (Regulation 19)

Residential Sites

Site Ref	Conclusion (Residential Sites)
H04	<p>Overall the site scores as positive</p> <p>Having reviewed the SA scoring in relation to the consultation responses, it is considered that they do not alter the specific scoring for the Environmental, Social and Economic objectives. Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Holt Country Park), close proximity CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees around and within site, woodland to east & south boundaries. Could impact on safeguarded mineral resources. Localised potential to contribute to GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H05	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, close proximity CWSs / ancient woodland (Old Pollards Wood & Pereers Wood), arable with mature trees / hedgerow to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H06	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), arable land & poultry farm, mature trees to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H07	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, access to site and insignificant area within site potentially susceptible SWF (CC). Potential detrimental impact on townscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent AONB, close proximity CWSs /</p>

Site Ref	Conclusion (Residential Sites)
	<p>ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), site heavily treed (subject to TPO). 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 with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H08	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWS / ancient woodland (Old Pollards Wood), playing fields with mature trees to boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of established sports facilities / open space.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H10	<p>Overall the site scores as neutral</p> <p>The consultation responses are noted.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent CWS (Gravel Pit Lane), arable, mature trees to boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of designated open land area (informal recreation).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H16	<p>Overall the site scores as neutral</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, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; part within AONB, close proximity CWSs / ancient woodland (Pereers Wood, Old Pollards Wood & Spout Common), arable, mature hedgerow to parts of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores positively; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H16/1	<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; part within AONB, close proximity ancient woodland / CWSs (Pereers Wood, Old Pollards Wood & Spout Common), arable, some hedgerow and trees. Loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Limited scope for open space provision.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H17	<p>Overall the site scores as negative and positive</p> <p>Reviewing the consultation responses, it is concluded that none of the comments alter the overall SA objectives scoring.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of CAs and grade II listed buildings (Methodist Church & Hill House). Potential negative biodiversity impact; adjacent CWS (Spout Common), close proximity AONB, ancient woodland (Pereers Wood), grazing land, mature trees and hedgerow surrounding. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H18	<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, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWS (Spout Common), close proximity AONB, ancient woodland (Pereers Wood) & CWS (Common Hills Plantation), grazing land, mature trees within and around site. 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, with good access to primary education facilities, access to peak time public transport links & limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H19	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately one quarter of site potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential biodiversity impact; close proximity CWSs (Holt Country Park, Spout Common), arable, mature hedgerow / trees around and within the site. Potential to impact on safeguarded mineral resources. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H19/1	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park,</p>

Site Ref	Conclusion (Residential Sites)
	<p>Spout Common), arable, mature hedgerow / trees to majority of boundaries. Potential to impact on safeguarded mineral resources. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H20	<p>Overall the site scores as negative and positive</p> <p>The consultation responses and objections are noted. However, the comments do not alter the overall scoring of the SA objectives.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. 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 with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H20/1	<p>Overall the site scores as negative and positive</p> <p>The consultation response is noted. It does not alter the overall scoring of the SA objectives.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land south of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. 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 with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H20 & H27	<p>Overall the site scores as negative and positive</p> <p>The consultation responses and objections are noted. However, these comments do not alter the overall scoring of the SA objectives.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; close proximity AONB, adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens) & SSSI (Holt Lowes), arable land, mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H22	<p>Overall the site scores as positive</p> <p>Environmental – Scores positive; within settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). PDL. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park, Gravel Pit lane), SAC & SSSI (Norfolk Valley Fens), PDL, mature hedgerow / trees around part / within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; within settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Could result in loss of some community facilities / loss of part of designated open land area.</p> <p>Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H23	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; close proximity ancient woodland (Common Hill Wood, Pereers Wood), AONB, CWSs (Common Hills Plantation, Spout Common), arable land, mature trees within and around site. 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, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
H25	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land.</p> <p>Social – Scores mixed; removed from settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; removed from settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
H26	<p>Overall the site scores as negative and positive</p> <p>The consultation comment is noted.</p> <p>Environmental – Scores positively; within settlement, PDL (existing school), FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of</p>

Site Ref	Conclusion (Residential Sites)
	<p>grade II listed garden wall & Bacon's House & CAs. Potential negative biodiversity impact; close proximity ancient woodland (Pereers Wood), AONB, CWS (Spout Hills), PDL, mature trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement with good access to peak time public transport links & limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of school.</p> <p>Economic – Scores mixed; within settlement, access to employment, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. Would result in loss of school.</p>
H27	<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 Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H28	<p>Overall the site scores as neutral</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of grade II listed building (The Grove). Potential negative biodiversity impact; close proximity CWS (Fairfield Lawn), AONB, school playing field with woodland to east boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement with good access to local healthcare service (in adjacent settlement but within 2km), peak time public transport links & limited leisure and cultural opportunities. Would result in loss of open land area (school playing fields).</p> <p>Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H29	<p>Overall the site scores as neutral</p> <p>The consultation responses are noted.</p> <p>Environmental – Scores neutral; within settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Spout Hills), playing / sports field surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Would result in loss of designated open land area (informal & formal recreation).</p> <p>Economic – Scores positively; within settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>

Employment Sites

Site Ref	Conclusion (Employment Sites)
H20	<p>Overall the site scores as negative and positive The consultation comments are noted.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. 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.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
H25	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land.</p> <p>Social – Scores negatively; removed from settlement.</p> <p>Economic – Scores mixed; removed from settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
H27	<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 detrimental impact on landscape. Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Part 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 a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
H27/1	<p>Overall the site scores as positive</p> <p>The consultation responses are noted. They do not alter the overall scoring of the SA objectives.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWS (Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p>

	Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.
--	--

Mixed Use Sites

Site Ref	Conclusion (Mixed Use Sites)
H04	<p>Overall the site scores as positive Reviewing the consultation responses, it is concluded that none of the comments alter the SA objectives scoring.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Holt Country Park), close proximity CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens), arable land, mature hedgerow / trees around and within site, woodland to east & south boundaries. Could impact on safeguarded mineral resources. Localised potential to contribute to GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement. Potential to provide new primary school.</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H06	<p>Overall the site scores as negative Environmental – Scores negatively; loosely related to the settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; within AONB, adjacent / close proximity CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood), arable land & poultry farm, mature trees to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; loosely related to settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Likely to rely on car.</p> <p>Economic – Scores mixed; loosely related to settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
H20	<p>Overall the site scores as negative and positive The consultation responses are noted.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. 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 with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km). Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to potential employees, access to employment, educational facilities, services / facilities,</p>

	transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.
H25	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; removed from settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, potential significant detrimental impact on landscape. Potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land surrounded by mature hedgerow / trees. Could result in loss of safeguarded mineral resources. Localised potential to contribute to GI network. Loss of mostly agricultural (1-3) land.</p> <p>Social – Scores mixed; removed from settlement, access to primary education facilities and limited leisure and cultural opportunities, removed from local healthcare service and peak time public transport links. Potential to provide new services. Likely to result in reliance on the car.</p> <p>Economic – Scores mixed; removed from settlement, access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site. Likely to result in reliance on the car.</p>
H27	<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 Grade II Listed Buildings (Heath Farm House & barn) and CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country Park, Land south of High Kelling), close proximity CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable, mature trees / hedgerow surrounding. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km). Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</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.

H04 - Land South of Lodge Close

At the meeting of the Development Committee held on the 6 February 2020 a deferred outline application PO/18/1857 by Gladmans was considered for the development of the H04 site for 110 dwelling with 2 hectares of land for a new two form entry (2fe) primary school, public open space, landscaping with main vehicular access off Beresford road and secondary pedestrian, cycle and emergency access from lodge close. All matters were reserved except for the means of access.

The recommendation to approve the application was not accepted and members resolved that this application be refused on grounds that it is contrary to adopted Local Plan Policies SS1 and SS2 as the material considerations advanced in favour of this development are not sufficient to outweigh the identified conflict with the Development Plan.

The application for the development of the site has been subject to an appeal and permission was **approved** on 03/06/2021.

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
H04	<p data-bbox="328 517 1094 584">Land South of Lodge Close & Beresford Road Housing, 2 hectare Primary School Site, and Public Open Space</p> <p data-bbox="328 622 512 651">SA Conclusion:</p> <p data-bbox="328 660 1437 869">The site scores as positive. The Environmental objectives score is mixed due to its greenfield status, being edge of settlement, within Flood Zone 1 and a potential negative biodiversity impact being immediately adjacent to a CWS (Holt Country Park) and close proximity to a CWS (Gravel Pit Lane), SAC & SSSI (Norfolk Valley Fens). The Social and Economic objectives both score positively as the site has good access to services / facilities, employment and educational facilities.</p> <p data-bbox="328 913 496 943">Connectivity:</p> <p data-bbox="328 952 1430 1328">The site has reasonable connectivity, the existing primary school is within walking distance and Holt offers sustainable transport options with regular bus services available. The bus stops are located within 400m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no ‘at grade’ crossings however there are two well used underpasses. The site has been suggested as an alternative site for a relocated Holt Primary School and would, in these circumstances, provide excellent connectivity to the new school. There is the potential for good pedestrian links to Holt Country Park.</p> <p data-bbox="328 1361 456 1391">Highways:</p> <p data-bbox="328 1400 1445 1659">A suitable highway access can be achieved from Beresford Road. The Highway Authority would prefer two points of access but if this is not achievable the development layout should incorporate an internal estate loop road including school frontage and suitable layby/parking provision. The recent planning application proposed a single point of access from Beresford Road with an internal loop road layout. The Highway Authority did not object to this proposal which was also considered acceptable by an independent highway consultant appointed by the District Council.</p> <p data-bbox="328 1693 1150 1722">An existing public transport route runs within 400 metres of the site.</p> <p data-bbox="328 1756 520 1785">Environmental:</p> <p data-bbox="328 1794 1445 1933">The site comprises of two arable fields with Holt Country Park along its southern boundary. Holt Country Park is a County Wildlife Site and the development should provide an environmental buffer to the south of development together with pedestrian and cycle routes through the development into the Country Park.</p> <p data-bbox="328 1966 1398 2033">This area is not designated as part of the North Norfolk Coast AONB and is not part of the Glaven Valley Conservation Area.</p>

Habitat Regulation Assessment (HRA):

The interim HRA indicates that the site is in close proximity to the Norfolk Valley Fens SAC and recommends that a project level HRA accompanies any planning application in order to address urbanisation impacts and understand the potential linkages via watercourse. Information to be updated following final HRA.

Assessment: HRA screening identified likely significant effects in relation to Urbanisation effects in combination with H27 & H27/1. The HRA identified relatively low risks which should be addressed at project level HRA.

HRA Screening identified likely significant effects resulting from the site's proximity to designated European sites alone and in combination in relation to localised recreational impacts. The Appropriate Assessment concluded that any allocation will require high quality green infrastructure provision and specific measures on site to address **recreational issues and impacts** on the adjacent European site. As a result, there is a requirement for project-level HRA work to review the impacts on the local footpaths and ensure signage, dog bins, potentially screening etc. are in place to resolve any access issues in the immediate vicinity of the allocations. This would be picking up and very specific, local issues that might be missed given the more strategic scale and scope of the RAMS that is in place through policies in the Local plan.

Screening also **identified LSE for hydrology impacts and the Appropriate Assessment concluded that a** Project-level HRA will be necessary to show that sustainable drainage is sufficient to mitigate impacts to the SAC and evidence will need to demonstrate that the long term maintenance of the drainage is secured as a planning condition.

As such any policy wording should include:

- Submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA addressing issues relating to supporting habitat and localised recreational impacts and hydrological issues.
- Provision of suitable long term drainage maintenance strategy designed to mitigate impacts on European sites

The site is also 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 located within the 'Wooded Glacial Ridge' landscape character area and is located adjacent to the Glaven Valley Conservation Area. It is well contained in the landscape and generally shielded from long distance views. It is not part of the designated AONB. Any development of this site has the potential to affect the setting of the Conservation Area and consideration should be given to built form. The site itself comprises two agricultural fields and is bordered to the north by residential properties (primarily single storey dwellings with some two storey dwellings) and enclosed to the south and the east by trees (Holt Country Park). To the west of the site are a number of agricultural buildings/ residential barns.

Development on the site will impact on views out of Holt Country Park by bringing the existing built form closer and there will be a detrimental impact on the views from those dwellings which currently lie adjacent to the field and have rear views towards the Country Park.

Heritage Impact Assessment

No heritage assets are identified as being onsite, however a number of assets are identified in the HIA as being in the vicinity. The Glaven Valley Conservation area adjoins the site to the south and east, agricultural buildings separate the site from the west. Beyond the 500m buffer lie several listed buildings. It is considered that the development of this site would have some impact upon the significance of the conservation area, particularly in the southern of this landscape which is an intrinsic part of the conservation area. Development should conserve, or where appropriate enhance, the significance of heritage assets both within the site and the wider area, including the Glaven Valley Conservation Area and the HIA concludes that development of the site for a residential use should have limited impact on the historic environment and advises that any development /allocation should include the following mitigation measures:

- Lower density to the southern, eastern and western parts of the site; and
- Open Space and landscaping to the southern eastern and western parts of the site to provide a buffer to the Glaven Valley Conservation Area.

Other:

The site is in Flood Risk 1 (low risk) and has a small area in the SE that may be susceptible to surface water flooding.

Regulation 18 responses

There were very few representations made about this site during the consultation although a planning application made at the same time was subject to significant local objection.

Planning History

This site has been subject to two planning applications. The first in 2015 for up to 170 dwellings was refused and dismissed on appeal largely because the Inspector concluded that there was sufficient alternative and planned development in the town to address needs at that time and concerns about the landscape impacts of the proposal.

The Inspector agreed with the Education Authority which argued that there was insufficient capacity in the existing Primary School but he did not dismiss the appeal on this basis arguing that it was for the Education Authority to address this issue.

Development at that time was, and remains, contrary to the adopted Core Strategy.

A second planning application for housing, school and public open space was refused by NNDC development committee against officer recommendation due to the perceived lack of certainty that a new school would actually be provided within the time frame offered by the applicant (ten years) and an Appeal against this decision lodged. The appeal was allowed and planning permission has subsequently been granted 03/06/2021.

Overall Conclusion:

The site is considered suitable, it is available and if allocated there is no evidence to suggest that development is undeliverable.

This area is visually well-contained (unobtrusive) within the landscape with established residential properties to the north and the Holt Country Park to the south. The site is not within the Norfolk Coast Area of Outstanding Natural Beauty and is not designated as a Conservation Area. The Country Park includes an area designated as a County Wildlife Site and the Glaven Valley Conservation Area lies a short distance to the west and any development would need to mitigate any impacts

Development here would be well integrated into the town with reasonable access on foot, bicycle, and by car to schools, town centre and other facilities. Existing bus routes lie within 400 metres.

To support the scale of planned residential growth in the town there is an identified need for improved Primary School facilities and the Education Authority's preferred approach is to identify a new site in the town to replace the existing primary school. This site is suitably located for such a use and a recent planning application has illustrated how a new school could be provided. The land owner has indicated a willingness to make land available for such a facility and the Education Authority have indicated a willingness to exercise an option to purchase if such an option was offered. The Education Authority has undertaken preliminary feasibility work to ascertain that the site would be suitable.

Planning application PO/18/1857 for housing, school and public open space was refused due to a lack of certainty that a new school would actually be provided within the time frame offered by the applicant (ten years) and an Appeal against this decision was lodged.

Whilst there were no objections received during the Draft Local Plan consultation there was considerable local opposition to both previous planning applications on grounds of highways impacts, loss of amenity, no need for development, and no need/lack of certainty around school delivery amongst other matters.

The appeal was subsequently **allowed** and planning permission has now been granted.

Recommendation:

That this site is identified as suitable but for the reasons outlined above is **not considered further at this stage**.

As detailed above. This site has subsequently been granted planning permission, at appeal on 03/06/2021 (Application No. PO/18/1857) as such although the site remains suitable there is no need for further assessment or inclusion as an allocation.

H05

**Land North of Poultry Farm, Cley Road
Residential Development**

SA Conclusion:

The site scores as **negative**. The Environmental objectives scores negatively being loosely related to the settlement, within Flood Zone 1, where there is a likely detrimental impact on landscape, potential to affect setting of CA and potential negative biodiversity impact being within the AONB, in close proximity to CWSs / ancient woodland (Old Pollards Wood & Pereers Wood). The Social and Economic objectives both score mixed, as the site is loosely related to settlement, but has access to employment, educational facilities, services / facilities,

transport links.

Connectivity:

The site is outside the established residential area, however, it has reasonable connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.

Highways:

Highway access is possible from Cley Rd, however such access from Cley Road is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly, the New Street/High Street Junction. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road junctions.

Environmental:

The site is the southern portion of a large arable field to the north of the town with a generally open frontage to the Cley Road. The site is opposite the Holt Town Cemetery. There are no other known environmental features on the site.

Landscape and Townscape:

The site is located within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). This site would be a prominent urban extension in the countryside detached from the residential area of Holt. Development on the site could impact on the special qualities on the AONB and have a detrimental impact of the landscape setting of the town.

Other:

This site lies within Glaven Valley Conservation Area. Any development of the site therefore has the potential to affect the conservation area and its setting. The site is in Flood Zone 1 and is not susceptible to surface water flooding.

Conclusion:

The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highway access and network connections. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.

Recommendation:

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

H06

**Former Poultry Farm, Cley Road
Residential development**

SA Conclusion: The site scores as **negative**. The Environmental objectives scores negatively being loosely related to the settlement, within Flood Zone 1, where there is likely potential for a detrimental impact on landscape, the potential to affect the setting of a Conservation Area and potential negative biodiversity impact being within the AONB, adjacent and in close

proximity to CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood). The Social and Economic objectives both score mixed, as the site is loosely related to settlement, but has access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site is outside the established residential area, however, it has reasonable connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.

Highways:

Highway access is possible from Cley Rd, however, such access from Cley Road is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly, the New Street/High Street Junction. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road junctions.

Environmental:

The site consists of a number of small arable fields and a number of agricultural buildings. The site has mature trees along the southern, eastern and northern boundaries and to the south is a proposed residential development (Peacock Lane).

Landscape and Townscape:

The site is located within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). This site would be a prominent urban extension in the countryside detached from the residential area of Holt. Development on the site could impact on the special qualities on the AONB and have a detrimental impact of the landscape setting of the town.

Other:

This site lies within Glaven Valley Conservation Area. Any development of the site therefore has the potential to affect the conservation area and its setting. The site is in Flood Zone 1 and there is a small ditch along the eastern boundary of the site that may be susceptible to surface water flooding.

Conclusion:

The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The preferred sites can deliver sufficient housing for Holt. The site is not considered a suitable site for development.

Recommendation:

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

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, where there is potential for a detrimental impact on townscape, potential to affect the setting of a Conservation Area and potential for negative biodiversity impact, being adjacent to the AONB, in close proximity to CWSs / ancient woodland (Spout Common, Old Pollards Wood & Pereers Wood) and where the site is heavily treed (subject to a TPO). The Social and Economic objectives both score positively, as the site has access to employment, educational facilities, services / facilities, transport links all within reasonable walking distance.

Connectivity:

The site has good connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 250m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within close walking distance from the site.

Highways:

Highway access can physically be achieved from Peacock Lane, however, such access is considered unacceptable by Highways as the access is narrow with no footways and there is a substandard junction with the Cromer Road. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road junctions.

Environmental:

The site consists of a large enclosed garden of an existing property on Peacock Lane. The whole of the site is covered by a Tree Preservation Order.

There is existing residential development to the south of the site and a recreation area and children's playground. To the north of the site is a proposed housing development.

Landscape and Townscape:

The site is a small contained, tree covered, private garden within the settlement boundary of Holt. This site is within the Holt Conservation Area and is adjacent to the Norfolk Coast AONB. Development should preserve, or where opportunities arise, enhance the Conservation Area and its setting.

Other:

The site is in Flood Zone 1 and there is a small area in the west of the site that may be susceptible to surface water flooding.

Conclusion:

The site may be suitable for small scale development as it is within the settlement boundary, however, a Tree Preservation Order covers the entire site. The site is considered to have unsuitable highways access and network connections onto Peacock Lane. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.

Recommendation:

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

H08

Playing Field At Woodfield Road-Residential development

SA Conclusion:

The site scores as **neutral**. The Environmental objectives score as neutral, being edge of settlement, within Flood Zone 1, where there is potential to affect the setting of a Conservation Area and potential negative biodiversity impact, being within the AONB, adjacent / in close proximity to CWS / ancient woodland (Old Pollards Wood). The Social objectives scores mixed and Economic objectives score positively, being edge of settlement with access to employment, educational facilities, services / facilities and transport links.

Connectivity:

The site has good connectivity to the town centre and local services and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.

Highways:

Suitable highway access can be achieved from Kelling Road and Woodfield Road however, access to the site and the connecting network is considered unacceptable by Highways.

Environmental:

The site consists of a large open mown field laid out with formal sports pitches, together with a large clubhouse building, bowling green and car park. The site is bounded to the north by a significant tree belt/small woodland and to the south and west by existing residential properties.

The site is currently used for formal recreation and sports although it is not designating in the LDF as Open Land or Formal Recreation Area, however, it is recommended in the Amenity Greenspace Study to be designated in the New Local Plan as an Open Land Area and Formal Recreation Area.

Landscape and Townscape:

The site is a large open recreation area within the Norfolk Coast AONB and adjacent to the Glaven Valley Conservation Area. There are views into the site from the existing properties to the south and west. The tree lined and hedged frontage along the Kelling Road does provide an relatively open aspect to the east, however, the site is general well contained in the landscape and screened by existing housing and extensive tree cover. Development of the whole site would impact on the openness of the northern part of Holt and have a degree of impact on views on the approach into town. Development on the site could impact on the special qualities on the AONB and have a detrimental impact of the landscape setting of the town.

Other:

The site is in Flood Zone 1 and there is a small area in the NE of the site that may be susceptible to surface water flooding.

Conclusion:

Development on the site would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections. The preferred sites can deliver sufficient housing for Holt. The site is unsuitable for development as it forms important open space and recreation area and development would result in a loss of beneficial use.

Recommendation:

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

H10

Land off Swann Grove – Residential development

SA Conclusion:

The site scores as **neutral**. The Environmental objectives score as mixed being edge of settlement, within Flood Zone 1, where there is potential negative biodiversity impact due to the site being adjacent to a CWS (Gravel Pit Lane). The Social objectives score as mixed, where the development of the site would result in the loss of designated open land area (informal recreation) and the Economic objectives score positively, with access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has good connectivity to Holt which offers sustainable transport options with regular bus services available. The bus stops are located within 100m of the site. The town has a range of other employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no ‘at grade’ crossings however the site is very close to the Hempstead Road underpass.

Highways:

Suitable highway access can be achieved from Swann Grove which is supported by Highways. The site should also deliver improved connectivity from the site by providing a new pedestrian and cycle route through to the adjacent development at Nightjar Road and an crossing point to the underpass.

Environmental:

The site is a small parcel of land mainly covered in scrub and trees forming a green buffer between the bypass and the residential properties to the south and adjacent to a County Wildlife Site. The land was formally associated with the railway line that served Holt Station that was close by. The land may be contaminated and appropriate tests and surveys will be required. The land forms a small area of informal open space which is generally used by local dog walkers. The site is designated as Open Land in the LDF and it is recommended in the Amenity Greenspace Study to be designated in the New Local Plan as an Open Land Area.

Landscape and Townscape:

This is a small site that is almost completely screened by tree cover along the A148 and by the properties to the south. The only view into the site is from a small area on the Hempstead Road. Some of the properties on Swann Grove may have a view into the site.

The site is not within the conservation area or the AONB and development of the site which retained the tree screening would not have a significant detrimental impact on the landscape or townscape setting of Holt.

Other:

The site is in Flood Zone 1 and is not susceptible to surface water flooding. There may be contamination on the site.

Conclusion:

The site is well located to the town and services and has acceptable highways access. The site forms part of the designated open space for Holt and provides landscape screening to the A148. The site is located on an area of informal open space adjacent to a County Wildlife Site and development of the site would require a significant removal of trees. The preferred sites can deliver sufficient housing for Holt. The site is unsuitable for development as it forms important open space and development would result in a loss of beneficial use.

Recommendation;

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

H16

Land Adjacent Cemetery, Cley Road – Residential Development

SA Conclusion:

The site scores as **neutral**. The Environmental objectives score as negatively being loosely related to settlement, within Flood Zone 1, where there is potential detrimental impact on landscape, potential to affect the setting of a Conservation Area and potential negative biodiversity impact being partly within the AONB and in close proximity to CWSs / ancient woodland (Pereers Wood, Old Pollards Wood & Spout Common). The Social objectives scores neutral and Economic objectives score positively, with there being access to employment, educational facilities, services / facilities, transport links and where the town centre is accessible from the site.

Connectivity:

The site is outside the established residential area, however, it has reasonable connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.

Highways:

Highway access is possible from Cley Rd, however such access from Cley Road is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly, the New Street/High Street Junction. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road junctions.

Environmental:

The site is an arable field with hedge boundaries and a small derelict agricultural building in the SE corner and has the Holt cemetery adjacent to the north. There are no other notable environmental features on the site.

Landscape and Townscape:

The site is partly in the Norfolk Coast AONB and wholly within the Glaven Valley Conservation Area. Although there is a hedge along the Cley Road frontage, the site is relatively open offering views across the site and beyond from the Cley Road. The land provides an open landscape setting on the approach into Holt from the Cley Road. Development of the whole site would introduce a new urban environment and would impact on the openness of the northern part of Holt and have an impact on views on the approach into town. Development on the site could impact on the special qualities on the AONB and have a detrimental impact of the setting of the conservation area.

Other:

The site is in Flood Zone 1 and is not susceptible to surface water flooding.

Conclusion:

The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and partially into the Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.

Recommendation:

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

H16/1

Land West of Cley Road- Residential development

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, where there is potential to affect the setting of a Conservation Area and potential negative biodiversity impact being part within the AONB and in close proximity to ancient woodland / CWSs (Pereers Wood, Old Pollards Wood & Spout Common). The Social and Economic objectives both score positively, where the site has access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site is outside the established residential area, however, it has reasonable connectivity to the town centre and the existing primary school is within walking distance. Holt offers sustainable transport options with regular bus services available. The bus stops are located within 700m of the site in the town centre. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.

Highways:

Highway access is possible from Cley Rd, however such access from Cley Road is considered unacceptable by Highways owing to the impact that development traffic would have on the wider highway network, particularly, the New Street/High Street Junction. Highways suggest that owing to the constrained nature of the road network, in the historic heart of the town, it is not possible to provide the mitigation or interventions required to improve the road

junctions.

Environmental:

The site is a small scrub field with a small agricultural building on the eastern end of the site fronting the Cley Road. There are existing residential properties to the south of the land and is adjacent to the settlement boundary. The land has a hedge on it's northern and western boundary.

Landscape and Townscape:

The site is adjacent to the Norfolk Coast AONB and wholly within the Glaven Valley Conservation Area. It is a narrow parcel of land that, if it was developed would slightly extend the urban edge of Holt. Retention of the hedges around the site and careful layout could result in a development that lessens the impact on the edge on town. However, development on the site could have a detrimental impact of the setting of the conservation area.

Other:

The site is in Flood Zone 1 and is not susceptible to surface water flooding.

Conclusion:

The site is visible in the landscape and development would be a pronounced and obvious extension into the countryside and partially into the Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.

Recommendation:

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

H17

Land North of Valley Lane - Residential development

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, with a potential to affect the setting of CAS and grade II listed buildings (Methodist Church & Hill House) and the potential for negative biodiversity impact being adjacent to a CWS (Spout Common), in close proximity to the AONB and ancient woodland (Pereers Wood). The Social and Economic objectives both score positively as the site has good access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has good connectivity, the existing primary school is within walking distance as is the town centre and Holt offers sustainable transport options with regular bus services available. The bus stops are located within 400m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.

Opportunities should be sort to provide improved pedestrian connectivity from the site into Spout Hills.

Highways:

Suitable highway access can be achieved from Pounds Close that has an acceptable junction with the A148. An adjacent signal-controlled crossing provides safe pedestrian access to Holt town centre.

Environmental:

The site is a small grassland field on the edge of the town. The site is adjacent to Spout Hills which provides an area of important green space within Holt and is a County Wildlife Site. Development should seek to mitigate any environmental impact on Spout Hills and explore option to improve green infrastructure connectivity between the site and Spout Hills.

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 a small grassland field on the eastern edge of Holt. The site is situated between development on the A148 to the east, development on Valley Lane to the south, further green field land and additional residential development beyond to the north and open land to the west. The open land to the west is Spout Hills (Designated County Wildlife Site), and provides important green space for the town. The northern portion of this site is within the River Glaven Valley landscape character type and the southern portion is within the Wooded Glacial Ridge type. Residential development will be visible when viewed from Spout Hills and from Pounds Close and Valley Lane. However, the site is reasonably contained in the landscape and does not significantly detract from the setting of the town. The site provides a view out of the town of Holt toward the Glaven Valley. These views are only really available from the position of the access road off Norwich Road. There is a prominent hedgerow on the eastern boundary of the site and a number of prominent trees to the north west and west of the site. The topography of the site slopes down towards the south and the west. Development should preserve, or where opportunities arise, enhance the Conservation Area and its setting. Development should be sensitive and maintain the soft edge to the town. Update with recommendations of the Heritage impact assessment.

Historic Impact Assessment

Site is situated within the Holt Conservation Area (7) and the Glaven Valley Conservation Area (47). The landscape setting of the built heritage in the Glaven Valley Conservation Area is a varied patchwork of open fields, dense woodland, lush green river bed and expansive skies at the coastline. There is a very rural feel, with intimate landscapes at the river bed and in woods contrasting with wide expansive fields and views on the valley ridges and at the coast. The HIA concludes that the landscape of this site is not considered to be intrinsic to the landscape features of the Conservation Area. Therefore, it is considered that the re-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 Conservation Area. The recent updated Appraisal for the Holt Conservation Area considers that the site provides a key piece of open space and provides for views across to Sprouts Hill and as such

is an intrinsic part of this area of the Conservation Area and as such development of the site would have some impact upon its significance.

A number of designated heritage assets are also identified as being within the vicinity of the Site such as but not limited to The old Rectory, The Methodist Church and Hill house which are 18th Century Grade 2 listed buildings. Only in the case of Hill house which is located approx. 30m from the north east of the site does the HIA conclude there would be some impact from development. In all other cases the HIA assessment concludes that development of the site for residential use would have no impact.

The overall conclusion of the HIA is that the site should be retained in the Plan. Development / policy should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Seek to retain a view toward the Glaven Valley from Norwich Road
- Retain and strengthen hedgerow on the eastern boundary of the site, particularly on the north eastern corner to mitigate potential impact upon Hill House and the Methodist Church.
- Provide strong landscaping along the southern and northern boundaries of the site
- A Heritage Statement is required to assess the archaeological importance of the site.

Other:

This site lies within the Holt Conservation Area and adjacent to the Glaven Valley Conservation Area. Two grade II listed buildings lie immediately to the north of the site. Hill House has an eighteenth century facade with earlier double pile core and is constructed from Brick and pantiles. The Methodist church was built in 1862 by Thomas Jekyll of Norwich. Any development of the site therefore has the potential to affect these heritage assets and their settings.

The site is in Flood Risk 1 and is not susceptible to surface water flooding.

Overall Conclusion

The site is suitable, available and deliverable.

It is well contained when viewed from the town, is adjacent to existing residential areas and is very close to the town centre with good connectivity and the existing school site.

Suitable highway accessed can be achieved off Pounds Close which feeds onto the Norwich Road.

The site falls within the Holt Conservation Area and is adjacent to the Glaven Valley Conservation Area. The site is visible in the landscape when viewed from Spout Hills to the west. It is important that development gives careful attention to design, building heights and layout to preserve and, where opportunities arise, enhance the conservation area and the settings of the listed buildings.

Spout Hills is a County Wildlife Site and consideration should be given to bio-diversity enhancements and links through the site.

Recommendation:

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

H18

Land at Valley Farm – Residential development**SA Conclusion:**

The site scores as **negative**. The Environmental objectives score negatively, being loosely related to the settlement, within Flood Zone 1, where there is potential detrimental impact on the landscape, potential to affect the setting of the Conservation Area, potential negative biodiversity impact being adjacent to a CWS (Spout Common) and in close proximity to the AONB, ancient woodland (Pereers Wood) & CWS (Common Hills Plantation). The Social objectives scores are mixed and the Economic objectives scores positively, based on there being access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has reasonable connectivity to Holt which offers sustainable transport options with regular bus services available. The bus stops are located within 250m of the site. However, the site is landlocked and, at present, there are no physical connections to the highway network. Development of the site would have to deliver pedestrian and cycle links into town. Holt has a range of employment, shopping and leisure opportunities within walking distance from the site.

Highways:

The site does not have any direct access to the highway and is landlocked. It can only be accessed off H17 which would be challenging to deliver.

Environmental:

The site is predominantly arable field which undulates from the former railway line to the south to a small stream valley that runs through the northern part of the site. The site is bounded by mature trees on all sides with an extensive area of scrub and trees in the NE quarter of the site. To the SE there are a number of properties along Valley Lane. The site is directly adjacent to the Spout Hills County Wildlife Site.

Landscape and Townscape:

The site is wholly within the Glaven Valley Conservation Area and is adjacent to the Holt Conservation Area. The site is reasonably well screened from distant views into the site, however, it can be seen from Spout Hills which is an area of public open space which is elevated above the land and there would impact on views towards the town and further afield. Development on the site could have a detrimental impact on the Conservation Area and its setting.

Other:

The site is in Flood Zone 1 and is not susceptible to surface water flooding.

Conclusion:

The site is visible in the landscape and development would be a pronounced and obvious extension into the countryside and could have an adverse impact on the landscape. The site does not have a suitable highways access and network connection. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.

Recommendation:

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

H19

Land West of Norwich Road

SA Conclusion

The site scores as **negative and positive**. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, where there is approximately one quarter of the site potentially susceptible to Surface Water Flooding (CC) and potential to affect the setting of the Conservation Area. There is also potential biodiversity impact being in close proximity CWSs (Holt Country Park, Spout Common). The social and economic objectives both score positively, having good access to educational facilities, services / facilities and public transport links, with accessibility to the town centre.

Landscape and Townscape

The site comprises two agricultural fields to the west of Norwich Road, Holt. The two fields are situated to the west of existing linear development (a mix of single and two-storey) along Norwich Road. The two fields are enclosed by hedgerows to the west and a line of trees to the north. There is also strong landscaping on the south east boundary of the site. Views when entering Holt from the west. This area to the south of the B1110 is currently very rural and provides long range rural views when entering the town. When entering Holt from the south west along the B1149, the strong landscaping to the south east of the site maintains the rural feel when entering the village. The site itself is largely flat with rolling views to the south from the B1110. There is a strong hedgerow to the west of the site and a further hedgerow and a prominent tree separating the two fields themselves. There is a strong tree line to the northern boundary and the south eastern boundary of the site.

Historic Impact Assessment

The site is within the Glaven Valley Conservation Area. The significance of the Glaven Valley Conservation Area lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. The landscape setting of the built heritage in the Conservation Area is a varied patchwork of open fields, dense woodland, lush green river bed and expansive skies at the coastline. There is a very rural feel, with intimate landscapes at the river bed and in woods contrasting with wide expansive fields and views on the valley ridges and at the coast. Whilst the site is situated within the Glaven Valley Conservation Area the fields are agricultural and distant from the River Glaven to the west. The HIA concludes It is therefore considered that development of this site for residential would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

A number of designated assets are located within the vicinity of the site however the HIA concludes that any development would have no impact but the following mitigation measures would need to be incorporated:

- Strong landscaping to be retained and enhanced on the western boundary of the site
- Retain strong landscaping along the southeast boundary of the site
- Retain prominent tree on the western boundary and incorporate as part of the scheme.

Conclusion

This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal reflecting it's relatively integrated location and minimal environmental constraints. However a full assessment has not been undertaken.

The sites were **withdrawn** by the owner prior to Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.

Recommendation: That the sites are **not considered further** at this stage.

H19/1

Land West of Norwich Road

(this site is part of H19)

SA Conclusion

Overall the site scores as **negative and positive**

Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of CA. Potential negative biodiversity impact; close proximity CWSs (Holt Country Park, Spout Common), arable, mature hedgerow / trees to majority of boundaries. Potential to impact on safeguarded mineral resources. Loss of agricultural (1-3) land.

Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement.

Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.

Landscape and Townscape

The site comprises two agricultural fields to the west of Norwich Road, Holt. The two fields are situated to the west of existing linear development (a mix of single and two-storey) along Norwich Road. The two fields are enclosed by hedgerows to the west and a line of trees to the north. There is also strong landscaping on the south east boundary of the site. Views when entering Holt from the west. This area to the south of the B1110 is currently very rural and provides long range rural views when entering the town. When entering Holt from the south west along the B1149, the strong landscaping to the south east of the site maintains the rural feel when entering the village. The site itself is largely flat with rolling views to the south from the B1110. There is a strong hedgerow to the west of the site and a further hedgerow and a prominent tree separating the two fields themselves. There is a strong tree line to the northern boundary and the south eastern boundary of the site.

Historic Impact Assessment (H19)

The site is within the Glaven Valley Conservation Area. The significance of the Glaven Valley Conservation Area lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. The landscape setting of the built heritage in the Conservation Area is a varied patchwork of open fields, dense woodland, lush green river bed and expansive skies at the coastline. There is a very rural feel, with intimate landscapes at the river bed and in woods contrasting with wide expansive fields and views on the valley ridges and at the coast. Whilst the site is situated within the Glaven Valley

Conservation Area the fields are agricultural and distant from the River Glaven to the west. The HIA concludes It is therefore considered that development of this site for residential would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

A number of designated assets are located within the vicinity of the site however the HIA concludes that any development would have no impact but the following mitigation measures would need to be incorporated:

- Strong landscaping to be retained and enhanced on the western boundary of the site
- Retain strong landscaping along the southeast boundary of the site
- Retain prominent tree on the western boundary and incorporate as part of the scheme.

Conclusion

This area was considered as an option prior to preparation of the Regulation 18 consultation plan and performed well through the Sustainability Appraisal reflecting it’s relatively integrated location and minimal environmental constraints. However a full assessment has not been undertaken.

The sites were **withdrawn** by the owner prior to Regulation 18 stage and confirmed to be no longer available. No further assessment has been undertaken at this stage.

Recommendation: That the sites are **not considered further** at this stage.

H20

Land at Heath Farm – Residential and Public Open Space
(includes site H20/1)

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, as there is potential to affect the setting of Grade II Listed Buildings (Heath Farm House & barn) and where there is potential for negative biodiversity impact being in close proximity to the AONB, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes). The Social and Economic objectives both score positively as the site has good access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has reasonable connectivity, the existing primary school is within walking distance and Holt offers sustainable transport options with regular bus services available. The bus stops are located within 800m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no ‘at grade’ crossings however there are two well used underpasses which are approx. 1.2km away. There is potential to improve connectivity to the town centre and the eastern side of town and health complex through the provision of a new pedestrian and cycle crossing of the A148 from the vicinity of the site and the adjacent development at Nightjar Road.

Highways:

Suitable highway access can be achieved from the roundabout on the A148 and Nightjar Road. Nightjar Road was conceived and designed as a road that is capable of servicing both the residential development and to serve the existing and proposed employment land. Highways are satisfied that Nightjar Road and the A148 roundabout is suitable for the proposed level of growth. Highways Authority state that no access to the site via Hempstead Road unless it is stopped up to through traffic and diverted through site.

A public footpath which runs to along the E and SE boundaries and this route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections.

Environmental:

The site is a large arable field to the north east of the development at Nightjar Road. The site has a mature hedge and tree belt along its boundary with the A148.

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.

Assessment: The HRA screening and Appropriate Assessment identified LSE in relation to localised recreational activities.

HRA Screening identified due to their immediate proximity to the European sites and the likelihood of triggering LSE alone (in addition to in combination) in relation to localised recreational impacts. The Appropriate Assessment concluded that any allocation will require high quality green infrastructure provision and specific measures on site to address recreational issues and impacts on the adjacent European site. As a result, there is a requirement for project-level HRA work to review the impacts on the local footpaths and ensure signage, dog bins, potentially screening etc. are in place to resolve any access issues in the immediate vicinity of the allocations. This would be picking up and very specific, local issues that might be missed given the more strategic scale and scope of the RAMS that is in place through policies in the Local plan.

The HRA also identified the potential for Hydrological impacts. The site is up-slop from the Norfolk Valley Fens SAC at Holt Lowes and development could influence water flows, run off and the hydrology of the SAC were the natural hydrological process that are required to provide the conditions necessary to sustain the wet land are identified as in need of restoration . A project level HRA will be required to show sustainable drainage is sufficient to ,mitigate impacts to the SAC and evidence will need to demonstrate that the long term maintenance of the appropriate drainage is secured as a planning condition and suitable policy wording is required.

Landscape and Townscape:

The site comprises a large agricultural field to the south of the A148, south west of the main historic core of Holt. To the south and the east lie agricultural fields. Heath Farm is situated immediately adjacent to the south of the site. There is recently developed residential dwellings to the west of the site with an area of land left undeveloped which is proposed for

employment uses. Across the A148 to the north lie further residential dwellings. The site is located on the east of Holt and development would be adjacent to, and a continuation of, the existing, ongoing, mixed use development at Nightjar Road (Heath Farm). The site has prominent tree lines to the north and to the east. There are also prominent trees to the south of the site which act as important landscaping as part of Heath Farm. The site is screened by a mature hedge and tree belt along its northern boundary with the A148 and development should maintain this feature to provide appropriate screening. The site will be visible and prominent from the public footpath which runs to along the E and SE boundaries.

Residential development on this site should consider its context in relation to the existing, ongoing, development and consider how design, layout and landscaping can improve the inter-relationship and mitigate any negative impact on residential amenity.

Heritage Impact Assessment

The site contains no designated assets and a number of designated heritage assets are identified as in the vicinity. In particular with 100m is the Grade 2 listed buildings at Heath Farm located to the south east of the site. Listed largely for their architectural significance, these listed buildings date from the early 19th Century. On the Tithe Maps (circa 1840) it is likely that the site proposed would have formed part of the land associated with the farm. The listed farm house and barn are situated in isolation in this context. The site proposed would develop up to the boundary of the farm house, which would undermine the isolation of the listed buildings and would have considerable impact upon the significance (including any contribution made to that significance by setting) of these listed buildings. The HIA concludes no impact in relation to the other identified assets. The HIA concludes that development should conserve, or where appropriate enhance, the significance of heritage assets and should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Further landscaping to be provided along the north western boundary of the site
- Landscaping along the southern boundary of the site
- Low density and single storey development to the southern, northern and western parts of the site
- Open space to be located within the south eastern part of the site and strong landscaping to be provided along the south eastern boundary of the site to provide a buffer between residential development and Heath Farm and Heath Farm Barn

Other:

Anglian Water advised that the existing water main that crosses the site is 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.

The site is in Flood Risk 1 and has a small area in the north of the site that may be susceptible to surface water flooding.

Conclusion:

The site is suitable, available and deliverable

It is reasonably contained in the landscape, but is more prominent when viewed from the public footpath to the south east of the site. The site is adjacent to ongoing development on

the previously allocated site at Heath Farm and the development design, site layout and landscaping should seek to ensure there is successful integration whilst preserving residential amenity of existing and the newly built properties.

In relation to the Grade 2 listed buildings at Heath Farm sensitive layout, design and landscaping will be a policy requirement in order to preserve the significance of the listed buildings and their setting - A site specific Heritage Impact Assessment should therefore be completed as part of any proposal.

Vehicular access should be provided into the site off Nightjar Road from the roundabout on the A148.

The public footpath route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections towards Holt Country Park and the town including the provision of a safe pedestrian access across the A148 to improve connectivity.

The Appropriate Assessment concluded that any allocation will require high quality green infrastructure provision and specific measures on site to address recreational impacts on the adjacent European site. As a result, there is a requirement for project-level HRA work.

This site coming forward would provide a number of benefits; providing housing in Holt including affordable houses, self-build plots, and new areas of public open space.

Recommendation:

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

H20/1

Land at Heath Farm – Residential and Public Open Space

(this site is part of H20)

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, where there is potential to affect the setting of Grade II Listed Buildings (Heath Farm House & barn), potential for negative biodiversity impact being in close proximity to the AONB, CWSs (Holt Country Park, Land south of High Kelling, Hempstead Woods, Gravel Pit Lane) and SAC (Norfolk Valley Fens), SSSI (Holt Lowes). The Social and Economic objectives both score positively where the site has good access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has reasonable connectivity, the existing primary school is within walking distance and Holt offers sustainable transport options with regular bus services available. The bus stops are located within 800m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no ‘at grade’ crossings however there are two well used underpasses which are approx. 1.2km away. There is potential to improve connectivity to the town centre through the provision of a new pedestrian and cycle crossing of the A148 from the vicinity of the site and the adjacent development at Nightjar Road.

Highways:

Suitable highway access can be achieved from the roundabout on the A148 and Nightjar Road. Nightjar Road was conceived and designed as a road that is capable of servicing both the residential development and to serve the existing and proposed employment land. Highways are satisfied that Nightjar Road and the A148 roundabout is suitable for the proposed level of growth. Highways Authority state that no access to the site via Hempstead Road unless it is stopped up to through traffic and diverted through site.

A public footpath which runs to along the E and SE boundaries and this route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections.

Environmental:

The site is a large arable field to the north east of the development at Nightjar Road. The site has a mature hedge and tree belt along its boundary with the A148.

The site is in Flood Risk 1 and has a small area in the N of the site that may be susceptible to surface water flooding.

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.

Assessment: The HRA screening and Appropriate Assessment identified LSE in relation to localised recreational activities.

HRA Screening identified due to their immediate proximity to the European sites and the likelihood of triggering LSE alone (in addition to in combination) in relation to localised recreational impacts. The Appropriate Assessment concluded that any allocation will require high quality green infrastructure provision and specific measures on site to address recreational issues and impacts on the adjacent European site. As a result, there is a requirement for project-level HRA work to review the impacts on the local footpaths and ensure signage, dog bins, potentially screening etc. are in place to resolve any access issues in the immediate vicinity of the allocations. This would be picking up and very specific, local issues that might be missed given the more strategic scale and scope of the RAMS that is in place through policies in the Local plan.

The HRA also identified the potential for Hydrological impacts. The site is up-slop from the Norfolk Valley Fens SAC at Holt Lowes and development could influence water flows, run off and the hydrology of the SAC were the natural hydrological process that are required to provide the conditions necessary to sustain the wet land are identified as in need of restoration . A project level HRA will be required to show sustainable drainage is sufficient to ,mitigate impacts to the SAC and evidence will need to demonstrate that the long term maintenance of the appropriate drainage is secured as a planning condition and suitable policy wording is required.

Landscape and Townscape:

The site is located on the east of Holt and development would be adjacent to, and a

continuation of, the existing, ongoing, mixed use development at Nightjar Road (Heath Farm). The site is screened by a mature hedge and tree belt along its northern boundary with the A148 and development should maintain this feature to provide appropriate screening. The site will be visible and prominent from the public footpath which runs to along the E and SE boundaries.

Residential development on this site should consider its context in relation to the existing, ongoing, development and consider how design, layout and landscaping can improve the inter-relationship and mitigate any negative impact on residential amenity.

Heritage Impact Assessment

The site contains no designated assets and a number of designated heritage assets are identified as in the vicinity. In particular the Grade 2 listed buildings at Heath Farm are located to the south east of the site but separated by small parcel of open land and hedgerows. Listed largely for their architectural significance, these listed buildings date from the early 19th Century. On the Tithe Maps (circa 1840) it is likely that the site proposed would have formed part of the land associated with the farm. The listed farm house and barn are situated in isolation in this context. The site proposed would develop away from boundary of the farm house, which would reduce any impacts. In line with the HIA for H20 it is considered that any development should incorporate

- Further landscaping along the north western boundary of the site
- Landscaping along the southern boundary of the site
- Low density and single storey development to the southern, northern and western parts of the site
- Open space to be located within the south eastern part of the site and strong landscaping to be provided along the south eastern boundary of the site to provide a buffer between residential development and Heath Farm and Heath Farm Barn

Other:

Anglian Water advised that the existing water main that crosses the site is 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.

This site is with 100m of the Grade 2 listed buildings at Heath Farm. Development has the potential to impact upon the setting of these listed buildings and sensitive layout, design and landscaping will have to be considered to preserve the significance listed building and its setting.

The site is in Flood Zone 1 and is not susceptible to surface water flooding.

Conclusion:

The site is suitable, available and deliverable. However, the larger site H20 (which includes the entirety of this site) is being recommended as the preferred site.

Recommendation:

That this site is identified as a **Proposed Allocation** as part of H20 subject to the detailed policy requirements.

H22

Land North of Charles Road – Residential development

SA Conclusion:

The site scores as **positive**. The Environmental, Social and Economic objectives all score positively, being within the settlement, within Flood Zone 1, where there is a potential negative biodiversity impact being in close proximity to CWSs (Holt Country Park, Gravel Pit lane), SAC and SSSI (Norfolk Valley Fens).

Connectivity:

The site has good connectivity, the existing primary school is within walking distance and Holt offers sustainable transport options with regular bus services available. The bus stops are located on Charles Road adjacent to the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no ‘at grade’ crossings however there are two well used underpasses which are both within 800m of the site.

Highways:

Suitable highway access can be achieved from Charles Road. The existing community hub has two vehicular access points and a pedestrian gate onto Charles Road.

Environmental:

The site is a currently developed site with a number of community uses which are collectively known as ‘The Holt Community Hub’. A number of services are run from the site including a ‘Sure Start’ Centre and nursery, community and training centre and a number of other uses. An established hedge runs along the Charles Road frontage. There are a number of mature trees on the site, one of which is covered by a Tree Preservation Order.

The western half of the site is covered by a number of single storey brick build buildings associated with the community hub with extensive areas of hardstanding and parking. The eastern half of the site contains the Sure Start Centre and nursery which is surrounded by an area of open space including a children’s play area (for use of the nursery). The eastern part of the site is currently designated in the LDF as Open Land Area.

Landscape and Townscape:

The site is within the settlement boundary and the designated residential area of Holt. The site is already extensively developed, although there is a hedge at the front of the site providing a degree of low level screening. The site is surrounded by residential properties, although the majority of the residential properties fronting the site on Charles Road are single storey bungalows.

Other:

The existing community uses are currently operational and no information has been provided by the landowner (Norfolk County Council) as to the future of these community

uses or any information on whether the uses would be partly retained, or relocated elsewhere, if the site was developed.

The site is in Flood Zone 1 and there is a small area in the east of the site that may be susceptible to surface water flooding.

Conclusion:

The site is within the settlement boundary. The site is currently used for a range of community facilities including community centre and sure start centre and development would result in a loss of beneficial use. The site is not considered suitable until and unless alternative community facilities are provided. The preferred sites can deliver sufficient housing for Holt without requiring the loss of community facilities.

Recommendation:

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

H23

Land at Thornage Road – Residential development

SA Conclusion:

The site scores as **negative**. The Environmental objectives score negatively, loosely related to the settlement, in Flood Zone 1, but where there is a potential detrimental impact on landscape, potential to affect the setting of a Conservation Area and also a potential negative biodiversity impact being in close proximity to ancient woodland (Common Hill Wood, Pereers Wood), AONB, CWSs (Common Hills Plantation, Spout Common). The Social and Economic objectives both score as mixed, based on there being access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has reasonable, potential, connectivity to Holt which offers sustainable transport options with regular bus services available. The bus stops are located within 250m of the site. However, residential development of the site would have to deliver significant improved pedestrian and cycle links into town.

Highways:

Suitable highway access can be achieved from B1110 Thornage Road, however, such access from Thornage Road is considered unacceptable by Highways for residential development as the local road network is considered to be unsuitable, furthermore, the site is segregated from the town with no physical pedestrian connections to the highway network.

Environmental:

The site consists of a number of agricultural fields either side of the B1110, bounded to the north by the former railway line. The fields are bordered by native hedges including along the Thornage Road frontage. There are some buildings (appear to be residential – known as Hawthorn Farm) on the Thornage Road which are within the site boundary.

Landscape and Townscape:

The site is within the Glaven Valley Conservation Area. The site is prominent in the landscape

and longer views of this part of the site are available on the Thornage Road. Development in this location could have an adverse impact on the landscape and townscape and a detrimental impact on the Conservation Area and its setting.

Other:

The site is in Flood Zone 1 and there is a small area in the NE of the site that may be susceptible to surface water flooding.

Conclusion:

The site is detached and reasonably remote from the town. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and could have an adverse impact on the conservation area. The site is considered to have unsuitable highways access and network connections into town. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.

Recommendation:

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

H25

Tricorn Farm, Norwich Road – Mixed residential, recreation and other uses

SA Conclusion:

The site scores as **negative**. The Environmental objectives score negatively, being removed from the settlement, in Flood Zone 1, but where there is a potential significant detrimental impact on landscape, potential to affect setting of CA. Potential negative biodiversity impact; adjacent CWSs (Holt Country park, Edgefield Heath), close proximity SAC (Norfolk Valley Fens), SSSI (Holt Lowes). The Social and Economic objectives both score as mixed, based on there being access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site is detached from the town and although the site is within walking distance of the school and the town centre, the site is served by rural roads with no footways or pedestrian or cycle connections. There would have to be significant enhancement of sustainable connections into the town in order to provide adequate connectivity from the site.

Highways:

Highway access can be achieved from the B1149 & Hunworth Rd, however such access off these roads is considered to be unacceptable by NCC Highways. Highways consider that the site to be remote from services and development of the site would result in an increased use of unsustainable transport modes. Furthermore, the local road network is considered to be unsuitable for residential development.

Environmental:

The site consists of a large triangular agricultural field which was most recently used for the keeping of free range pigs. The site is surrounded by a significant mature tree belt on two sides with woodland to the south. To the east of the site is Holt Country Park which is a County Wildlife Site with the Edgefield Heath County Wildlife Site abutting the site to the south. 150m to the west of the site is the Norfolk Valley Fens SSSI/SAC.

Landscape and Townscape:

The site is wholly within the Glaven Valley Conservation Area. The site is very well screened by the extensive tree belt around the site and if this tree belt was retained, residential development would not be visible in the landscape, however, if all, or part, of the screening was removed the site would be highly visible in the landscape and would form an obvious, detached, urban extension into open countryside. Development in this location could have a detrimental impact on the Conservation Area and its setting.

Other:

The site is in Flood Zone 1 and there is a small area in the eastern part of the site that may be susceptible to surface water flooding.

Conclusion:

The site is detached and remote from the town. Residential development of the site may be highly visible in the landscape if the trees are not retained. Development would be a pronounced and obvious extension into the countryside and could have an adverse impact on the conservation area. The site is considered to have unsuitable highways access and network connections. The preferred sites can deliver sufficient housing for Holt. The site is not considered suitable site for development.

Recommendation:

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

H26

Holt Primary School – Residential

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score positively, being within the settlement, within Flood Zone 1, PDL (existing school), where there is potential to affect the settings of grade II listed garden wall, Bacon's House and Conservation Areas and potential negative biodiversity impact being in close proximity to ancient woodland (Pereers Wood), the AONB and a CWS (Spout Hills). The Social and Economic objectives both score as mixed, based on there being access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has good connectivity, Holt offers sustainable transport options with regular bus services available. The bus stops are located within 400m of the site including those which serve the school bus service to Sheringham High School. The town has a range of employment, shopping and leisure opportunities within walking distance from the site.

As the existing school site, connectivity and walking distance to the primary school will increase if this school is closed and moved to an alternative site.

Highways:

Suitable highway access can be achieved via Valley Lane, however, NCC Highways state that the site should not be accessed from the Holt bypass or Norwich Road (A148).

Environmental:

The site is currently occupied by Holt County Primary School and consists of typical 20th century school buildings of differing vintages and architectural styles, mainly surrounded by

hard standing playgrounds and car parking. There are a number of mature trees along the boundary of the site.

To the west of the site are a number of properties along Valley Lane and to the south is the former railway line.

Landscape and Townscape:

The site is within the Holt Conservation Area and The Glaven Valley Conservation Area. It is outside the main town centre area, however, the older school buildings fronting the A148 do contribute to the character of the conservation area. Although, the site is already developed and urbanised, any residential development will need to consider its reasonably prominent location.

Other:

This site lies within the Holt Conservation Area and the Glaven Valley Conservation Area. A grade II listed building lies immediately to the north of the site. Any development of the site therefore has the potential to affect these heritage assets and their settings. Development will need to be carefully and sensitively designed to preserve and where opportunities arise enhance the conservation area and the settings of the listed buildings

Conclusion:

Site is within the settlement boundary. The site is not considered suitable until and unless an alternative school site is provided.

Recommendation:

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

H27

Land at Heath Farm – Residential / employment

SA Conclusion:

The site scores as **negative and positive**. The Environmental objectives score negatively, being edge of settlement, within Flood Zone 1, where there is potential to affect the setting of Grade II Listed Buildings (Heath Farm House & barn) and a Conservation Area and potential negative biodiversity impact being adjacent to CWSs (Holt Country Park, Land south of High Kelling), in close proximity to CWSs (Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens) and SSSI (Holt Lowes). The Social and Economic objectives both score as positive, based on there being access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site has reasonable connectivity to Holt which offers sustainable transport options with regular bus services available. The bus stops are located within 800m of the site. The town has a range of employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no 'at grade' crossings however there are two well used underpasses which are approx. 1.2km away. There is potential to improve connectivity to the site through the provision of a new pedestrian and cycle crossing of the A148 from the vicinity of the site and the adjacent development at Nightjar Road.

Highways:

Suitable highway access can be achieved from the roundabout on the A148 and Nightjar

Road. The site must not be accessed off Hempstead Road unless it is stopped up to through traffic and diverted through site.

Nightjar Road was conceived and designed as a road that is capable of servicing both the residential development and to serve the existing and proposed employment land. Highways are satisfied that Nightjar Road and the A148 roundabout is suitable for the proposed level of growth.

A Traffic Regulation Order is expected to be put in place to prohibit HGV traffic along the Hempstead Road.

A public footpath runs along the western edge of the site and this route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections

Environmental:

The site is a gently sloping, large arable field on the eastern edge of town with a substantial tree belt along the Hempstead Road frontage. The site is adjacent to Holt Country Park and Land South of High Kelling County Wildlife Sites and Holt Lowes SSSI.

To the south west of the site is Hempstead Road Industrial Estate and the employment uses associated with the previously allocated site. Residential development in this location would put properties in close proximity to industrial/employment uses.

HRA (where relevant)

The site is within 400m Norfolk Valley Fens SAC.

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

Assessment: HRA screening identified likely significant effects in relation to Urbanisation effects in combination with H27 & H27/1. The HRA identified relatively low risks which should be addressed at project level HRA.

HRA Screening also identified due to their immediate proximity to the European sites and the likelihood of triggering LSE alone (in addition to in combination) in relation to localised recreational impacts. The Appropriate Assessment concluded that any allocation will require high quality green infrastructure provision and specific measures on site to address **recreational issues and impacts** on the adjacent European site. As a result there is a requirement for project-level HRA work to review the impacts on the local footpaths and ensure signage, dog bins, potentially screening etc. are in place to resolve any access issues in the immediate vicinity of the allocations. This would be picking up and very specific, local issues that might be missed given the more strategic scale and scope of the RAMS that is in place through policies in the Local plan.

Screening also **identified LSE for hydrology impacts and the Appropriate Assessment concluded that a Project-level HRA will be necessary to show that sustainable drainage is sufficient to mitigate impacts to the SAC and evidence will need to demonstrate that the long term maintenance of the drainage is secured as a planning condition.** Any allocation policy will need to include wording addressing the HRA issues identified

Suggested Policy wording

- Submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA, addressing issues relating to supporting habitat and localised recreational impacts as well as hydrological issues
- Provision of suitable long term drainage maintenance strategy designed to mitigate impacts on Es

Landscape and Townscape:

The site is located on the south east of Holt and development would be adjacent to, and a continuation of, the existing, ongoing, mixed use development at Nightjar Road (Heath Farm) and the existing employment site at Hempstead Road. The site is screened by a mature hedge and tree belt along the Hempstead Road frontage and development should maintain this feature to provide appropriate screening to protect views from residential properties. There are further mature hedges along the other field boundaries which should be maintained and enhanced when employment development takes place.

The site will be visible and prominent from the public footpath which runs to along the western boundary. Depending on the nature and scale of any development further landscaping and screening to the east of the site should be provided to mitigate distance views towards the site from the east.

Other:

The site lies immediately adjacent to the boundary of the Glaven Valley Conservation Area. There are two grade II listed buildings to the north of the site at Heath Farm. Development of the site has the potential to impact on the settings of these heritage assets. As an employment site, the potential impact is arguably greater than for a residential site. Development will have to be sensitively designed with to preserve the significance of the listed buildings and their setting and where opportunities arise enhance the setting of the conservation area.

The site is in Flood Risk 1 and has a small area in the SE of the site that may be susceptible to surface water flooding.

Conclusion:

The site would be a pronounced and obvious extension into the countryside and development of the whole site could have an adverse impact on the landscape. Development of the southern portion of the site may have less of a landscape impact; however, residential development in this location would adjacent to industrial and employment uses at the Hempstead Road Industrial Estate which is considered unsatisfactory.

The site is not considered suitable site for residential development and the preferred use for the southern portion of the site is allocation for employment use (H27/1). The larger site is not considered likely to be required to meet employment needs over the plan period

Recommendation:

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

H27/1

Land at Heath Farm (Employment)

(part of site H27)

SA Conclusion:

The site scores as **positive**. The Environmental objectives score is neutral, being edge of settlement, within Flood Zone 1, where there is a potential detrimental impact on landscape, potential to affect the setting of a Conservation Area and a potential negative biodiversity impact being adjacent to CWSs (Holt Country Park, Land south of High Kelling), in close proximity to CWS (Gravel Pit Lane), SAC (Norfolk Valley Fens) and SSSI (Holt Lowes). The Social and Economic objectives both score positively where the site has the potential to provide a range of employment opportunities, good access to potential employees and transport links.

Connectivity:

The site is well connected to the road network and has r connectivity to Holt town centre which offers sustainable transport options with regular bus services available. The site is also well related to the town for walking and cycling. The bus stops are located within 800m of the site. The town has a range of other employment, shopping and leisure opportunities within walking distance from the site. The site is south of the A148 which forms a physical barrier with access to the town with no 'at grade' crossings however there are two well used underpasses which are approx. 1.2km away. There is potential to improve connectivity to the site through the provision of a new pedestrian and cycle crossing of the A148 from the vicinity of the site and the adjacent development at Nightjar Road.

Highways:

Suitable highway access can be achieved from the roundabout on the A148 and Nightjar Road. The site must not be accessed off Hempstead Road unless it is stopped up to through traffic and diverted through site.

Nightjar Road was conceived and designed as a road that is capable of servicing both the residential development and to serve the existing and proposed employment land.

Highways are satisfied that Nightjar Road and the A148 roundabout is suitable for the proposed level of growth.

A Traffic Regulation Order is expected to be put in place to prohibit HGV traffic along the Hempstead Road.

A public footpath runs along the western edge of the site and this route should be upgraded to provide a route for cyclists and pedestrians into the site and to provide wider connections.

Environmental:

The site is a gently sloping, large arable field on the eastern edge of town with a substantial tree belt along the Hempstead Road frontage. The site is adjacent to Holt Country Park and Land South of High Kelling County Wildlife Sites and Holt Lowes SSSI.

Habitat Regulations Assessment:

The site is within 400m Norfolk Valley Fens SAC.

The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS

provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns. Any allocation will require suitable policy wording.

Assessment: HRA screening identified likely significant effects in relation to Urbanisation effects in combination with H27 & H27/1. The HRA identified relatively low risks which should be addressed at project level HRA.

HRA Screening also identified due to their immediate proximity to the European sites and the likelihood of triggering LSE alone (in addition to in combination) in relation to localised recreational impacts. The Appropriate Assessment concluded that any allocation will require high quality green infrastructure provision and specific measures **on site** to address **recreational issues and impacts** on the adjacent European site. As a result there is a requirement for project-level HRA work to review the impacts on the local footpaths and ensure signage, dog bins, potentially screening etc. are in place to resolve any access issues in the immediate vicinity of the allocations. This would be picking up and very specific, local issues that might be missed given the more strategic scale and scope of the RAMS that is in place through policies in the Local plan.

Screening also **identified LSE for hydrology impacts and the Appropriate Assessment concluded that a** Project-level HRA will be necessary to show that sustainable drainage is sufficient to mitigate impacts to the SAC and evidence will need to demonstrate that the long term maintenance of the drainage is secured as a planning condition.

Any allocation policy will need to include wording addressing the HRA issues identified

Suggested Policy wording

- Submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA, addressing issues relating to supporting habitat and localised recreational impacts as well as hydrological issues
- Provision of suitable long term drainage maintenance strategy designed to mitigate impacts on Es

Landscape and Townscape:

The site is located on the south east of Holt and development would be adjacent to, and a continuation of, the existing, ongoing, mixed use development at Nightjar Road (Heath Farm) and the existing employment site at Hempstead Road.

The site falls within the Wooded Glacial Ridge landscape character type in the LCA, which suggests that any new development should be successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The site is heavily landscaped to the south, the east and the west. To the west there is a hedge and tree lined lane that leads to Heath Farm with employment uses immediately beyond this. The land rises steeply to the north (Mackey’s Hill is 68m in height). There are longer range views from the north of the site to Heath Farm.

The site is screened by a mature hedge and tree belt along the Hempstead Road frontage and development should maintain this feature to provide appropriate screening to protect views from residential properties. There are further mature hedges along the other field

boundaries which should be maintained and enhanced when employment development takes place.

The site will be visible and prominent from the public footpath which runs to along the western boundary.

Depending on the nature and scale of any employment development further landscaping and screening to the east of the site should be provided to mitigate distance views towards the site from the east.

Historic Impact Assessment

No designated heritage assets are identified on the site, however a number of assets are within the vicinity of the site, including Grade 11 listed Barn at North Heath Farm House and the Grade II Listed Heath Farm House approximately 400m to the north of the site. The site is adjacent to the boundary of the Glaven Valley Conservation Area.

The two grade II listed buildings to the north of the site at Heath Farm. Listed largely for their architectural significance, these listed buildings date from the early 19th Century. The listed farm house and barn are situated in isolation in this context. The site proposed would still retain a field between the site and the farmhouse and the topography of the site (Mackey’s hill being 68m just to the north of the proposed site) would mitigate in some ways the impact upon the listed buildings. The HIA concluded that the development of this site would have some impact upon the significance (including any contribution made to that significance by setting) of these listed buildings. Development should conserve, or where appropriate enhance, the significance of heritage assets Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain and strengthen landscaping along the southern boundary of the site
- Retain and strengthen landscaping along the eastern boundary of the site
- Retain prominent trees to the west
- Provide a strong landscaping buffer on the northern boundary of the site
- Smaller scale development to the south and south eastern parts of the site

Other

The site is in Flood Risk 1 and has a small area in the SE of the site that may be susceptible to surface water flooding.

Conclusion:

Employment development on the land would, effectively, be an extension of the existing industrial estate and is adjacent to the employment land that is part of the previous mixed use allocation at Heath Farm.

The site is reasonably contained in the landscape, however, inappropriately designed employment development could be prominent in the landscape particularly when viewed from the public footpath to the west of the site and from the new residential development.

The development layout and landscaping should consider the impact on the neighbouring residential development and the wider landscape.

Vehicular access will be provided into the site off Nightjar Road from the roundabout on the A148 and the development should provide enhancements to the public footpath - including the provision of a safe and priority crossing point of the employment land access road for pedestrians and cyclists.

The site is within 400m Norfolk Valley Fens SAC. The HRA screening identified likely significant effects in relation to urbanisation effects and recreational impacts in combination with H27 & H27/1. The HRA Appropriate Assessment identified relatively low risks which should be addressed at project level HRA, which should also review the impacts on the local footpaths and show that sustainable drainage is sufficient to mitigate impacts to the SAC.

The site is adjacent to the Grade II Listed Buildings at Heath Farm and the Glaven Valley Conservation Area. The layout and landscaping of the development will have to be sensitively designed in order to preserve the significance of the listed buildings and their setting and, where opportunities arise, enhance the setting of the conservation area.

The site is adjacent to a County Wildlife Site at Sandy Hill Plantation and Holt Country Park CWS.

This site coming forward would provide a continued supply of greenfield employment land in Holt (serving the Holt, Cromer and Sheringham cluster).

Recommendation:

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

H28

Land at Gresham's School

SA Conclusion:

The site scores as **neutral**. The Environmental objectives score as neutral being within the settlement, in Flood Zone 1, where there is potential to affect the setting of a grade II listed building (The Grove) and the potential negative biodiversity impact being in close proximity to a CWS (Fairfield Lawn) and the AONB. The Social objectives score as mixed and the Economic objectives score positively, based on there being access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site is within walking distance to the primary school and has good connectivity and to Holt which offers sustainable transport options with regular bus services available. The bus stops are located close to the site on Cromer Road including those which serve the school bus service. The town has a range of employment, shopping and leisure opportunities within walking distance from the site

Highways:

The site appears to have no direct highway connection to the network and is landlocked.

Environmental:

The site is a mown playing field which forms part of the open space/playing fields associated with Gresham’s School . On the western edge of the site are a collection of mature trees which are subject to a Tree Preservation Order.

To the south is a recently consented development proposal for 4 houses and to the north and east are the buildings and grounds of Gresham’s School. To the west are existing residential properties.

Landscape and Townscape:

The site is an open playing field in the centre of the Gresham’s School campus, however, the site is screened from view by the school buildings on the Cromer Road, the residential properties at Barrett Road which are predominately single storey bungalows with the occasional 2 storey and a tree belt to the east. The site is just outside the settlement boundary although the area around the site is built up with a number of school buildings and residential properties.

Other:

The site is in Flood Risk 1 and has a small area in the east of the site that may be susceptible to surface water flooding.

Conclusion:

Site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Holt as part of the playing fields for Gresham's School and development would result in a loss of beneficial use. The preferred sites can deliver sufficient housing for Holt.

Recommendation:

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

H29 School Playing Fields, Cromer Road / Neil Avenue

SA Conclusion:

The site scores as **neutral**. The Environmental objectives score as neutral being within the settlement, in Flood Zone 1, where there is potential negative biodiversity impact being in close proximity to CWS (Spout Hills). The Social objectives score as mixed and the Economic objectives score positively, based on there being access to employment, educational facilities, services / facilities, transport links.

Connectivity:

The site is within walking distance to the primary school and has good connectivity and to Holt which offers sustainable transport options with regular bus services available. The bus stops are located close to the site including those which serve the school bus service. The town has a range of employment, shopping and leisure opportunities within walking distance from the site

Highways:

Suitable highway access may be achieved from Neil Ave or the B1149 Norwich Road.

Site Ref Assessment

Environmental:

The site is a mown playing field (marked out for sports pitches) which forms part of the open playing fields associated with the primary school, however, it is detached from the school and located SE of the Holt bypass. The playing field is bounded on all sides by a high hedge with a number of trees in the boundary. To the south and east is residential development at Neil Avenue and Oakland Crescent. The site is designated as Open land Area.

Landscape and Townscape:

The site forms an open space to the south of the Holt bypass and although surrounded by a high hedge and wire fence does contribute an openness to the area. Residential properties along Neil Avenue, Oakland Crescent and those fronting the Norwich Road will enjoy some open views across the site. The site is adjacent to the Holt and Glaven Valley Conservation Areas.

Other:

The site is in Flood Risk 1 and has a small area in the SW of the site that may be susceptible to surface water flooding.

Conclusion:

Site is within the settlement boundary. The site is not considered suitable as it forms part of the designated open space for Holt as part of the playing fields for the primary school. Development would result in a loss of this beneficial use. The preferred sites can deliver sufficient housing for Holt.

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

H04

H04 - At the meeting of the Development Committee held on the 6 February 2020 a deferred outline application PO/18/1857 by Gladmans was considered for the development of the H04 site for 110 dwelling with 2 hectares of land for a new two form entry (2fe) primary school, public open space, landscaping with main vehicular access off Beresford road and secondary pedestrian, cycle and emergency access from lodge close. All matters were reserved except for the means of access.

The recommendation to approve the application was not accepted and members resolved that this application be refused on grounds that it is contrary to adopted Local Plan Policies SS1 and SS2 as the material considerations advanced in favour of this development are not sufficient to outweigh the identified conflict with the Development Plan.

The application for the development of the site has been subject to an appeal and permission granted on 03/06/2021, Application No. PO/18/1857

Part 3: Overall Site/Settlement Conclusions

3.1. Proposed Site Allocations: Reasoned Justification

The location of site options has been carefully considered in order to mitigate the potential impacts on designated landscapes and have been subject to detailed review following public consultation (Reg 18). With the recent granting of residential and education permission on site H04 the key remaining land use requirements are for new homes and further choice of employment land. Other uses such as retail, health and social care and a wide range of services are supported by the policies of the draft plan but do not require specific land allocations.

There is very little previously developed (brownfield) land within the built-up area of Holt. The Plan gives support to the re-use of brownfield sites, re-development, and intensification of uses through the application of its proposed development management policies. Existing green spaces in the town are one of its defining characteristics and those identified on the Maps at the end of this booklet are proposed to be safeguarded from future development. Additional land allocation in the form of greenfield sites 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 of development in the town including, environmental and landscape considerations, highway network limitations and site-specific constraints. Overall, both the suggested scale and location of development has sought to balance the need for growth whilst protecting the setting of the Glaven Valley and Holt Conservation Areas and the special qualities of the AONB.

Three new sites have been identified. These are intended to deliver, collectively, a minimum of 207 dwellings over the Plan period, including affordable homes, on site open spaces and contributions towards road, drainage and other necessary infrastructure. One of the proposed sites (Hempstead Road) is allocated specifically for employment development. There are already further consented development sites in Holt and much of this approved development will be delivered over the 20-year period covered by this Plan bringing total residential growth in the town to around 768 dwellings.

These three sites are considered to be the most suitable sites available for Holt and subject to the detailed policy requirements these sites are considered to be the most sustainable options to meet the housing requirement. Each are well located to services within the town centre and to the local school (both existing and proposed), they are reasonably contained within the landscape and will not impact on the AONB. None involve drawing additional traffic through the town centre.

Discounted sites were not chosen for a number of reasons including the impact development could have on the Norfolk Coast Area of Outstanding Natural Beauty, the Conservation Areas, impact on heritage assets and the landscape more generally.

The HIA identified several possible impacts on heritage assets located in and around Holt, and suggested possible mitigation options. These have been taken into account and considered in the creation each site-specific policy. Comments on site H04 identified a need to lower the density in the southern, eastern and western borders while also creating suitable buffering in these areas where open space and landscaping would be located.

For site H17, the HIA identified mitigation options that would require the retention of views towards the Glaven Valley from Norwich Road. Comments also refer to a need to strengthen the hedgerows along the eastern boundary of the site, and provide strong landscaping along the northern and

southern boundaries of the site. These requirements have been taken into account and appropriately added to the policy where there is a requirement to retain all mature trees and hedgerows on the site and also carefully design the site with the use of open spaces and landscaping to help mitigate impacts on heritage assets.

For H20, the HIA identified mitigation options that would require further landscaping to be provided along the north-western boundary of the site. There is also a requirement to provide landscaping along the southern and south-eastern border of the site alongside open space provision in this area to provide a buffer between the development and the nearby heritage asset, Heath Farm and Heath Farm Barn, this has been addressed within the policy.

Those sites with adverse junction and cumulative highway network impacts and those where suitable vehicular access isn't achievable were also ruled out. Some sites were not well connected to key services and the town centre by walking, cycling or public transport were considered unsuitable. Site selection has also sought to avoid sites which are detached from the town and not well-related to the existing built up areas.

The two larger sites which are preferred, Heath Farm and Beresford Road (now consented) are sufficient in size to deliver mixed use developments including public open space, employment land and in the case of Beresford Road land for a potential new primary school.

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

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

H17: Land North of Valley Lane on the western edge of the town, will allow for development of up to 27 dwellings. The site is well connected to the town centre and the primary school. This site could deliver 9 affordable homes in addition to market housing, self-build plots, and public open space and has the potential to improve pedestrian access to Spout Hills. This site is close to a number of Heritage assets and careful design and layout is required. This site scores as negative (landscape impacts) and positive (integrated location) in the Sustainability Appraisal.

H20: Land at Heath Farm is located to the east of the town and is a continuation of the previously allocated site which is currently being developed and will allow for development of approximately 200 dwellings. The site has the opportunity to provide improved connections to the town centre. This site could deliver 70 affordable homes in addition to market housing, self-build plots, public open space, and associated on and off site infrastructure. This site scores as negative and positive in the SA.

H27/1: Land at Heath Farm is an employment site and would, effectively, be an extension of the existing industrial estate and is adjacent to the employment land that is part of the previous mixed use allocation at Heath Farm. The site will provide 6 hectares of employment land in Holt (serving the Holt, Cromer and Sheringham cluster).

3.2. List of Site Allocations

Residential Sites

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
H17	Land North of Valley Lane	0.93	27
H20	Land at Heath Farm	7.11	180

Employment Sites

Site Ref	Description	Gross Area (ha)
H27/1	Land at Heath Farm (Employment)	6

3.3. Policy Wording (Regulation 19)

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

Policy H17

Land North of Valley Lane

Land amounting to 0.9 hectares, as defined on the Policies Map, is allocated for residential development of approximately 27 dwellings, public open space, and associated on and off-site infrastructure.

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

1. Carefully and sensitively designed development incorporating suitable open space and landscaping will be required to preserve, and where opportunities arise, to enhance, the setting of the Conservation Areas and Listed Buildings to the north;
2. Site layout, scale and massing which incorporates suitable landscaping and buildings that retain a soft edge to the settlement from Spouts Hill;
3. Retention and enhancement of mature hedgerows and trees around the site;
4. Access to be provided from Pounds Close with an acceptable junction with the A148;
5. Improved pedestrian access across the site into the Spout Hill from the town;
6. The submission, approval and implementation of a Surface Water Management Plan ensuring that there is no increase off site and safe access and egress;
7. The submission, approval and implementation of a Foul drainage Strategy, including any enhancements and setting out how additional foul flows will be accommodated within the foul sewerage network;
8. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with the Water Framework Directive;
9. On site delivery of not less than 0.07 hectares of public open space or the agreed payment of an equivalent financial contribution for the extension or improvement of local open space provision; and,
10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

Policy H20

Land at Heath Farm

Land amounting to 7.1 hectares, as defined on the Policies Map, is allocated for residential development of approximately 180 dwellings, elderly persons accommodation, public open space, and associated on and off-site infrastructure.

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

1. Access being delivered off Nightjar Road and new A148 roundabout and delivery of footpath connections to footpath FP9a;
2. Submission of a heritage impact assessment incorporating suitable open space and landscaping to preserve and enhance the setting of the Listed Buildings at Heath Farm to the south east of the site;
3. Submission of a Transport Assessment identifying sustainable traffic mitigation measures to include; delivery of enhanced pedestrian access improvements across and along the A148 to facilitate pedestrian access to the medical centre, and bus stops on Cromer Road and the east of the town;
4. That the existing Anglian Water Main 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;
5. A layout of development which protects the alignment of the medium pressure gas main which crosses the site;
6. Submission and approval of effective Surface Water Management Plan ensuring that there is no increase in greenfield run off rates;
7. Submission of a Foul Drainage Strategy setting how additional foul flows will be accommodated within the foul sewerage network and implemented prior to first occupation of any dwellings;
8. On-site provision of minimum of 1.55 ha open space;
9. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses including not less than 60 units of specialist elderly persons accommodation;
10. Submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA, addressing issues relating to hydrological issues, site design, layout, drainage, supporting habitats and habitat survey, localised recreational impacts and provision of suitable long term drainage maintenance strategy designed to mitigate impacts on European sites, and
11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

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.

Policy H27/1

Land at Heath Farm (Employment)

Land amounting to 6 hectares, as defined on the Policies Map, is allocated for employment development.

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

1. The layout and landscaping of the development will have to be sensitively designed in order to preserve the significance of the listed buildings and their setting and, where opportunities arise, enhance the setting of the Conservation Area;
2. Access being delivered off Nightjar Road and new A148 roundabout and no access from Hempstead Road;
3. Submission of a Transport Assessment identifying traffic mitigation measures to include enhanced pedestrian access improvements across and along the A148;
4. Contributions towards a new pedestrian/cycle crossing of the A148 and provisions of enhancements to the public footpath - FP9a;
5. A marketing strategy to demonstrate how the site will be brought to the commercial market;
6. Submission and approval of effective Surface Water Management Plan ensuring that there are no adverse effects on European sites and greenfield run off rates are not increased;
7. Provision of suitable long term drainage maintenance strategy which demonstrates that there will be no adverse impacts on the Norfolk Valley Fens SAC;
8. Submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA, addressing issues relating to hydrological issues, site design, layout, drainage, supporting habitats and habitat survey, localised recreational impacts and provision of suitable long term drainage maintenance strategy designed to mitigate impacts on European sites, and
9. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

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.

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.

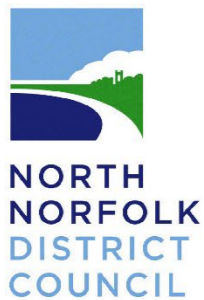
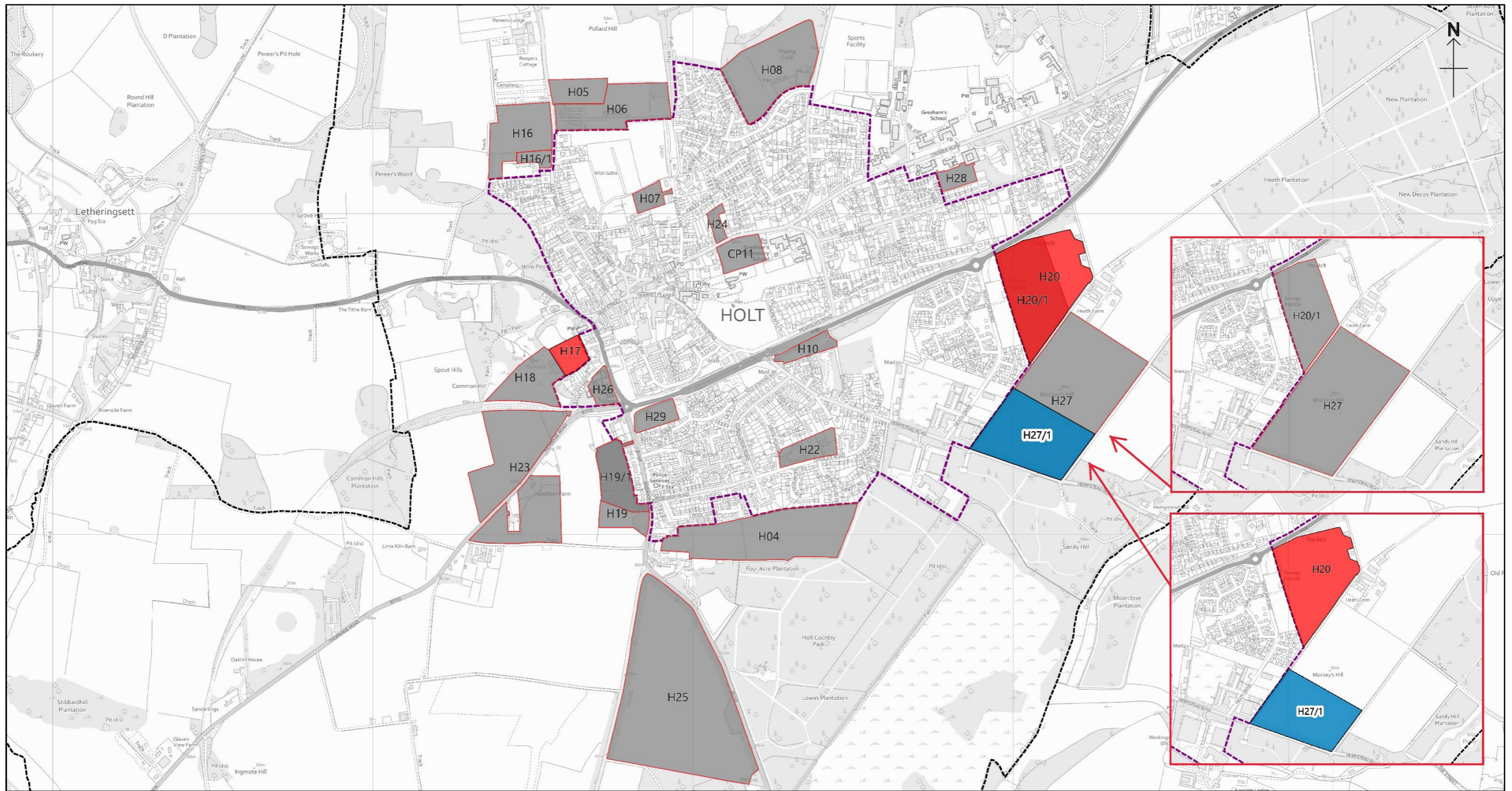
The starting point of the study was to undertake a review of existing designations, which included a Call for Sites process allowing Parish & Town Council's to nominate site suggestions. The process followed a detailed assessment using proformas completed on location. A summary of the conclusions for 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
Neil Avenue Recreation Ground	AGS/HLT01 REC/HLT01	OSP049	Open Land Area Formal Education / Recreation	Site provides amenity open space, play opportunities and part formal sports pitch provision. An enclosed formal sports pitch with adjacent small park with play area. Park and Play area highly accessible and appears well used.
Hempstead Road/A148, Holt	AGS/HLT02	OSP050	Open Land Area	Semi natural grassland and woodland. Informal recreation, biodiversity and dog walking.
Gravel Pit Lane	AGS/HLT03	OSP051	Open Land Area	Semi natural scrub and woodland. Site provides a semi-natural environment with a degree of tranquillity. County Wildlife site.
Gresham Preparatory School Site	AGS/HLT04 REC/HLT02	OSP052	Open Land Area Formal Education / Recreation	Prep School playing fields and churchyard. Part of the site now operates as a car park with planning permission; consequently the boundary has been altered to reflect this.
King George V Playing Field, Peacock Lane	AGS/HLT05	OSP053	Open Land Area	Large playing field with an extensive range of play equipment for all ages with a small football pitch with

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				goals. High recreation/play benefits.
Holt Sure Start Centre	AGS/HLT06 REC/HLT03	N/A	De-designated	The original designated site has been partly built upon – the Sure Start centre was granted planning permission in 2007 (Norfolk County Council). Boundary amended to discount the Sure Start centre and car park. No longer meets requirements
St Andrews Church	AGS/HLT07	OSP054	Open Land Area	Churchyard and Cemetery provision
Additional Sites				
Mill Street Allotments	AGS/HLT08	OSP055	Open Land Area	Formal allotments adjacent to settlement and within close walking distance of town and community.
Thompson Avenue	AGS/HLT09	OSP056	Open Land Area	Small green space accessed via footpath from neighbouring streets
Beresford Avenue	AGS/HLT10	OSP057	Open Land Area	Small green space accessed via footpath from neighbouring streets
Holt Sports Centre	AGS/HLT11 REC/HLT04	OSP058	Open Land Area Formal Education / Recreation	Large formal recreation area with multiple sports pitches, clubhouse and changing rooms and car park
Gresham School Playing Fields (West)	AGS/HLT12 REC/HLT05	OSP059	Open Land Area Formal Education / Recreation	School playing fields associated with Gresham School.
Gresham School Playing Fields (East)	AGS/HLT13 REC/HLT06	OSP060	Formal Education / Recreation	School playing fields associated with Gresham School.
Gresham School Playing Field (South)	AGS/HLT14 REC/HLT07	OSP061	Open Land Area Formal Education / Recreation	School playing field associated with Gresham School.
Heath Farm Allocation	AGS/HLT15	OSP062	Open Land Area	Provides open space and allotment provision as part of the Heath Farm allocation currently being built out.

Appendix 1: All Sites Considered



Holt - 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

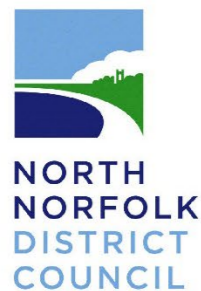
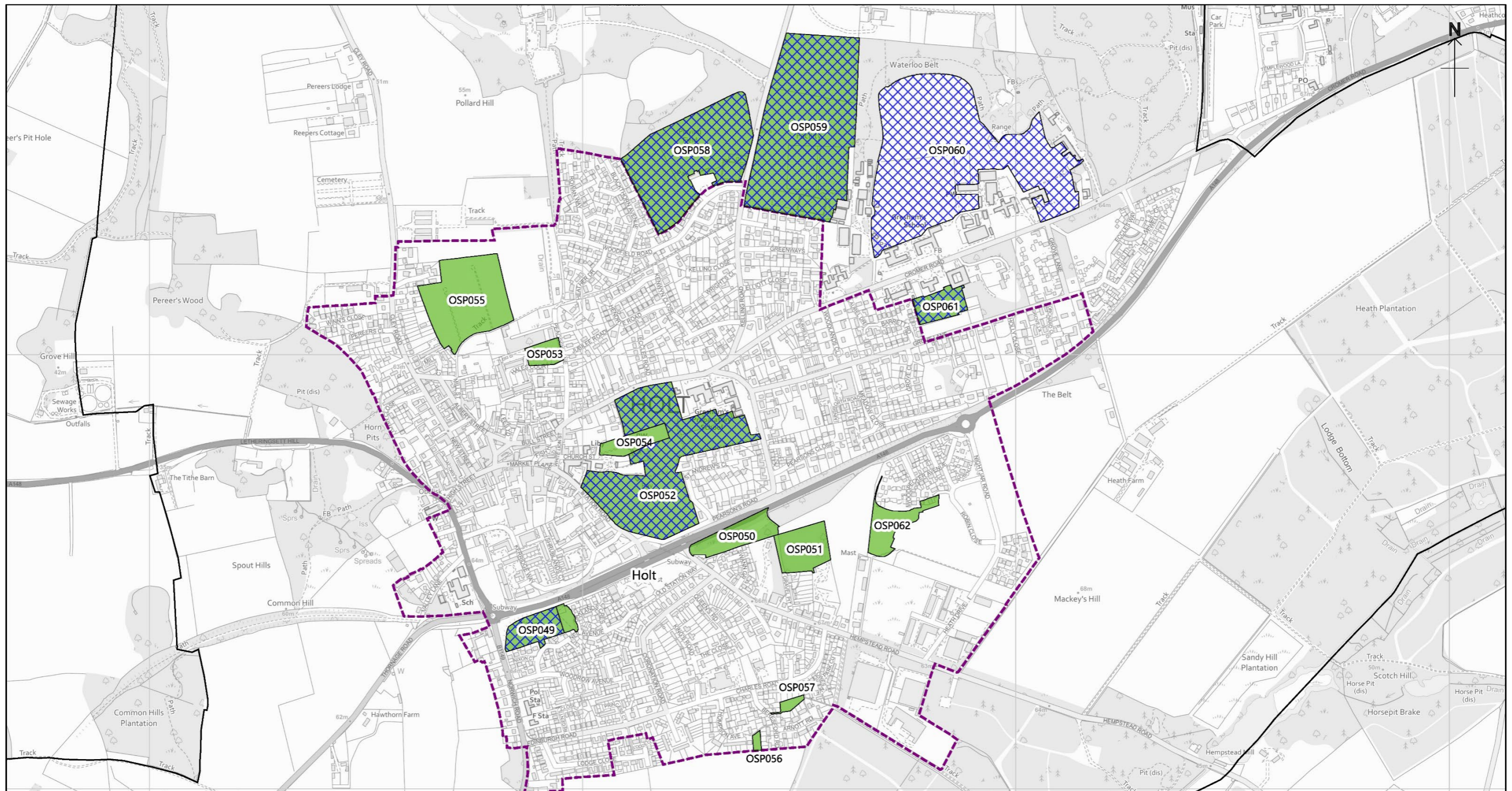
North Norfolk District Council
 Council Offices, Holt Road,
 Cromer, Norfolk, NR27 9EN
 01263 513811
www.north-norfolk.gov.uk

© Crown Copyright
 and database right
 2022

Ordnance Survey
 100018623

Aerial Photos
 ©Getmapping plc

Appendix 2: Open Space Designations



Holt - Open Spaces (Reg 19)

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

NOT TO SCALE

CB

08/04/2020

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

© Crown Copyright
 and database right
 2020
 Ordnance Survey
 100018623

Aerial Photos
 ©Getmapping plc