

**Examination Library Document Reference D2**

North Norfolk District Council

# **Site Assessment (Regulation 19): Fakenham**

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# Site Assessment (Fakenham)

## Part 1: Settlement Information

### 1.1. Introduction

This booklet provides a high-level overview of Fakenham 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 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 Fakenham 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

Fakenham is one of three identified **Large Growth Towns** in the settlement hierarchy and acts as a district centre where relatively large-scale growth can be accommodated. The Local Plan sets a housing target of **2,168** dwellings to be delivered over the plan period (20 years) via a combination of small scale 'infill' developments, new allocations and existing commitments.

The current adopted Local Plan contains a strategic allocation to the north of the town between the current built up area and the A148 by-pass. This strategic allocation is proposed to be made available in phases. Part of the site has outline planning and is expected to deliver around 800-900 dwellings, employment land, a new Primary School, district centre, substantial areas of public open space and supporting infrastructure. The currently adopted Site Allocations Development Plan indicates that development in Fakenham, beyond 2021 (the period covered by adopted Plans) will be on the identified site with additional releases of sites within the already allocated growth area being dependent upon a clear demonstration that supporting infrastructure is available (principally highway, drainage and supporting services). Most of the proposed growth in Fakenham lies within the area already allocated in adopted Plans with the proposed addition of three smaller sites as a measure to extend choice and improve delivery rates.

## 1.2. Sites Promoted & Considered (Regulation 18)

### Residential Site Options

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
F01/2	N/A	Part of H0054	Land North of Rudham Stile Lane	14.32	430
F01/4	N/A	Part of H0054	Land North of Fakenham High School	1.55	46
F02	N/A	H0056	Land Rear of Shell Garage, Creake Road	2.40	72
F03	DS7	H0215	Land at Junction of A148 and B1146	2.16	65
F04	N/A	H0841	Land To South Of Whitehorse Street	0.93	28
F05	N/A	H0057	Land Between Holt Road & Greenway Lane	0.71	21
F06/1	N/A	H0842	Great Eastern Way Railway Cutting	0.37	11
F10	DS8	Part of H0485	Land South of Barons Close	4.06	35-55
F11	N/A	H0701	Distribution Centre, Corner Of Drift Road & Norwich Road	1.35	41
F12	N/A	H0061	Land off Parker Drive	1.27	38
F15	N/A	H0846	Land Adjacent To Baron's Hall Farm / Meadow	1.01	30
F16	N/A	H1134	Land Adjacent Football Ground	1.31	39
F17	N/A	H1169	Land Adjacent 72, Holt Road	0.72	22
H0702	N/A	H0702	Land at Barber's Lane	0.74	22
H0705	N/A	H0705	Fakenham College	3.37	101
SCU16	N/A	H0218	Land North of Creake Road	12.77	250
SCU17	N/A	H0219	Land South of Creake Road	20.77	400

### Mixed-Use Site Options

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
F01/B	DS6	H0055 & H0054 (Part)	Land North of Rudham Stile Lane	26.54	560
F01/A	N/A	H0054	Land North of Rudham Stile Lane	46.28	950
F01/3	N/A	H0055	Land North of Fakenham High School	3.39	102
F07	N/A	H0058	Land East of Clipbush Lane	67.97	850
F08	N/A	No Ref	Land rear of 41 Hayes Lane	0.31	2
F18	N/A	H0063	Land at Thorpland Road	2.61	78
F19	N/A	H0062	Land Abutting Short Stay Travellers Site	1.04	31
HEMP03	N/A	H0085	Land East of Dereham Road	0.70	21
HEMP04	N/A	No Ref	Land NorthEast of Back Street	0.25	8
SCU15	N/A	H0217	Land off Creake Road	2.45	73

## Additional Sites

New sites promoted through or following Reg 18 consultation:

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
F01/5	N/A	N/A	Land at Junction of A148 and B1146	2.64	79
F11/A	N/A	N/A	Aldiss Distribution Centre, 125 Norwich Road	1.31	39

## Withdrawn Sites

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

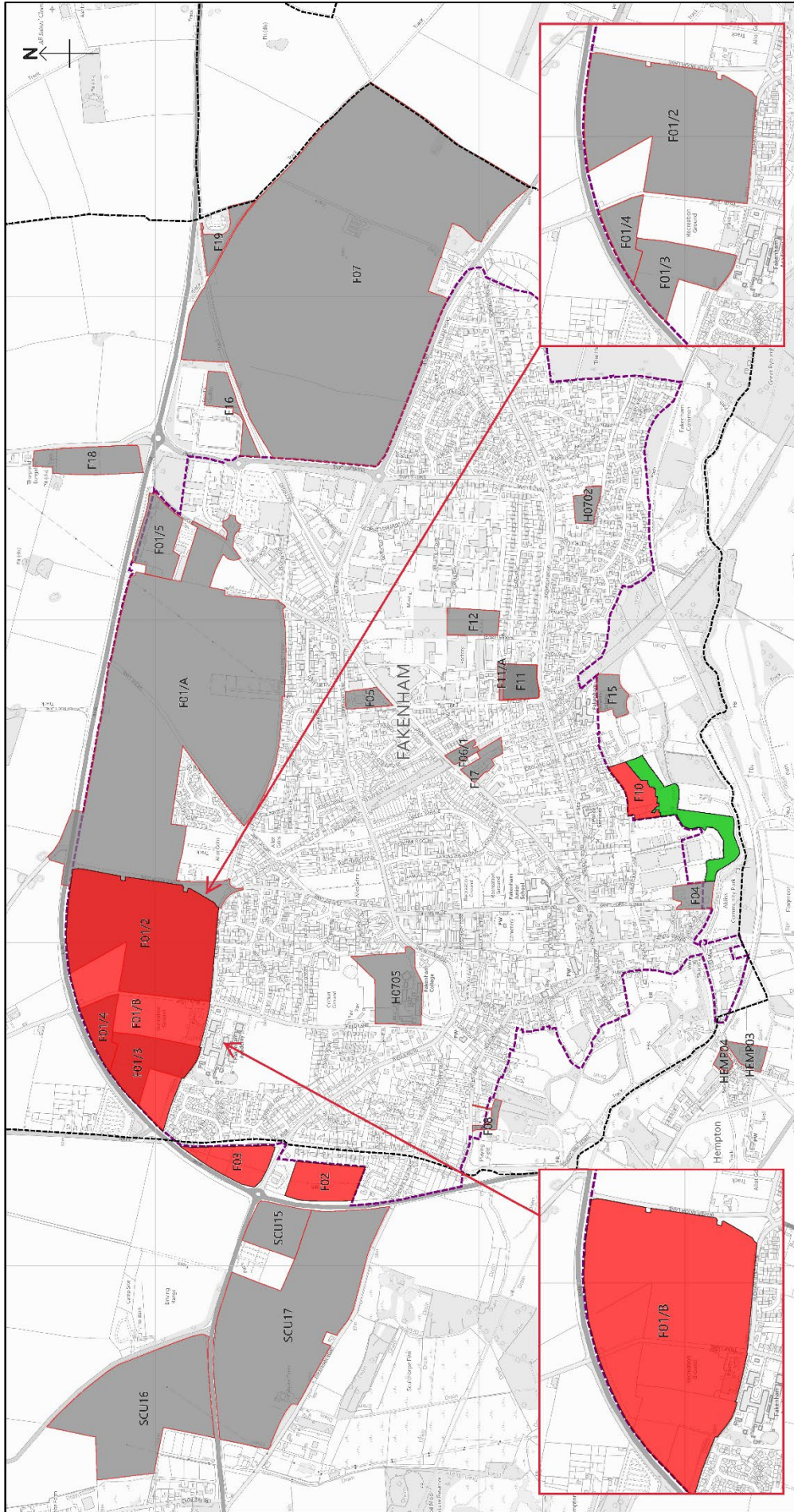
Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Withdrawn
N/A	N/A	N/A	N/A	N/A	N/A	N/A

## Screened Out Sites

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

Where applicable, these sites are shown below.

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity	Reason Discounted
F01/A	N/A	H0054	Land North of Rudham Stile Lane	46.28	560	Has Planning Permission



**Fakenham - Preferred & Alternative Sites (Reg 19)**

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



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## 1.3. Background Information

### Characteristics

Fakenham is identified as a Large Growth Town in the settlement hierarchy. This means it has been identified as one of three towns, the others being Cromer and North Walsham where relatively large scale growth is directed. The town functions as one of the District's main centres and offers a broad range of services and employment, compared to other towns it is less constrained and there are high levels of housing need.

Fakenham is an historic market town on the upper reaches of the River Wensum with a population around 7,600. The town acts as a local and district centre for employment, retailing, health, higher education and other services meeting the needs of the residents of the town and a large rural hinterland. It has an attractive central marketplace and square, medieval church, weekly market and shopping precinct, Millers Walk. The town centre benefits from a number of national retail chains as well as a mixture of local independent stores and office-based employment, with the Primary shopping area containing 130 class A retail/service unit. Four larger scale supermarkets serve the town, two of which are located in the town centre. The racecourse to the south of the town lies in the wildlife rich Wensum valley.

### Employment

Over recent years Fakenham has seen one of the strongest take-up rates of employment land within the District. The town has the highest levels of self-containment in respect of travel to work journeys of all towns in North Norfolk. In part, this is due to the town's location some distance from both Kings Lynn and Norwich, but it is mainly due to the high number and range of jobs that are locally available. A high proportion, approximately 65% of those working within the Town, also live within the District. Fakenham employs approximately 4,573 employees, with around 1,400 of these within the manufacturing sector. The town occupies one of the most accessible locations in the District in terms of access to the national road network and, as a result, has a strong manufacturing base and presence of distribution companies. It is seen as an attractive location for investment and acts as a large centre of employment for the large rural area of north-west Norfolk, extending beyond the district boundaries. In recent years the town has seen some change in its manufacturing base, with the loss of some jobs in the food processing sector, although this remains the single largest employment sector in Fakenham.

The largest Employment Areas within the town, Fakenham Commerce Park and Fakenham Industrial Estate, provide the opportunity for recycling of employment land with pockets of undeveloped land. Part of the previously allocated site, F01 - Land to the North of Rudham Stile Lane, has a further 6 hectares of land designated as Employment Land which will be available for development over the Plan period.

### Town Centre & Retail

Fakenham has one of the larger town centres in the District which is focused around the historic core of the Market Place and Corn Exchange. It is classed as a Large Town Centre in the proposed retail hierarchy where new retail and town centre investment should be directed. The Town centre retains a high percentage of retail expenditure and has a good mix of convenience shops, national multiples and Class A2 services, such as banking, estate agents and solicitors. In terms of scale of future retail development, the town would be vulnerable to impacts from large out- of- town retail growth and a locally derived impact threshold of 1,000sqm is set for retail and leisure development in Fakenham though policies in the emerging Local Plan (E4 @Regulation 19). There is an identified need for comparison goods shopping and to a lesser extent food/beverage floorspace. Recent re-development has seen some additional growth accommodated in former vacant units. Future small-scale growth can be accommodated through the take up of further vacant units and the development of vacant land within the town centre, existing car parking (subject to replacement), redevelopment opportunities around the auction building, bowling alley and the adjacent vacant land on the edge of the town centre. The policies of the Plan would require



these town centre opportunities to be comprehensively explored before considering out-of-centre developments.

### **Designated Sites**

To the south of Fakenham is the River Wensum, the internationally designated Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). The Wensum has been recognised as one of a national series of rivers of special interest as an example of an enriched, calcareous lowland river. With a total of over 100 species of plants, a rich invertebrate fauna and a relatively natural corridor, it is probably the best whole river of its type in nature conservation terms, although short stretches of other similar rivers may show a slightly greater diversity of species. The SAC is strictly protected under the EC Habitats Directive, forming part of a European network (Natura 2000). The site makes a significant contribution to conserving those habitats and species considered most in need of protection at a European level. Large areas of land that abut the River Wensum SAC are designated as County Wildlife Sites - such as Night Common, Hempton Common, Sculthorpe Moor & Meadows and the water meadows to the south west of Oak Street.

### **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 County Council has published a Fakenham Network Improvement Strategy, April 2020 which identifies local improvements which are desirable/necessary to support the growth of the town including improvements to the A148/A1065 Roundabout (Shell PFS Roundabout). Contributions towards these will be required from future development proposals as appropriate.
- Anglian Water identified that off-site mains water supply reinforcement will be required in certain locations and that for new development of over 10 dwellings, some enhancement to the foul sewerage network capacity will be required. In some cases, enhancement will be required to the Water Recycling Centre treatment capacity.
- The Highway Authority indicate that localised highway network improvements will be required to support each of the development proposals. An access strategy for large scale growth to the north of the town should minimise cross town traffic and will require junction improvements on the A148.
- The Strategic Flood Risk Assessment identifies the south of Fakenham as being at fluvial flood risk stemming from the River Wensum, along with the risk of surface water flooding. The rest of Fakenham has some risk of surface water flooding, predominantly from pockets of water ponding on roads.
- The Health Authority indicate that there is likely to be sufficient capacity in health services to support the proposed growth.
- There is a general need to improve open space provision to support the planned growth.
- A new Primary School is planned within the existing strategic allocation F01/A - adopted 2011, and is being brought forward through the outline planning permission for residential development of up to 950 dwellings (Use Class C3), employment development (Use Classes B1/B2/B8), a primary school and children's nursery (Use Class D1), a hotel (Use Class C1), local retail (Use Classes A1/A3/A4/A5) and associated public open space and infrastructure. The application was granted on the 10/12/2020.

As development takes place, it will need to be served by appropriate supporting physical infrastructure and services. All developments are required to address any identified shortages in infrastructure to the extent necessary to make the specific proposal acceptable.

## **Education**

There are three schools within Fakenham: Fakenham Academy provides secondary education, which serves a wide catchment area including Little Snoring, Blenheim Park, Briston, West Raynham, Sculthorpe and Stibbard; and Fakenham Junior and Fakenham Infant & Nursery School which provide primary provision.

Norfolk County Council as the Education Authority state that:

*'In recent years, the Transforming Education in Norfolk (TEN) group (a multi-academy trust) has rationalised the Fakenham Academy on one site with a new £750,000 6<sup>th</sup> form facility. The adopted Site Specific Proposals DPD allocated land north of Rudham Stile Lane for 950 dwellings and this includes proposals for a new 2 Form Entry Primary School, including the transfer of 2ha of land. As part of the current planning application on the site (PO/17/0680), Norfolk County Council consider that a site of 2.5ha needs to be safeguarded in the event that any future school needs expanding to a three form entry school.'*

At regulation 18 stage NCC Education advised there is sufficient capacity at the high school for development in the existing Core Strategy and future planned growth.

## **Affordable Housing Zone & Policy Percentage**

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

## **Connectivity**

Located approximately 19 miles north east of King's Lynn, 19 miles south west of Cromer, and 25 miles north west of Norwich Fakenham has relatively high levels of self-containment compared to other towns in the District meaning that a high proportion of people access jobs and services locally. There are regular bus services to other nearby settlements and beyond. Fakenham is around 10 miles from the coast at Wells. Fakenham is one of the most accessible location in the district in terms of access to the national road network via the A148, however, there are no rail connections.

Sustrans National Cycle Route No 1 passes through west side Fakenham providing a cycle route to Sculthorpe to the north and Great Ryburgh to the south and is part of a long distance route that provides a route to Wells, Walsingham, Hunstanton, Dereham. This route is not a segregated route and is on main roads and cycle links from the town onto the National Route are poor and essentially entail cycling on the town's road network. In terms of public rights of way Fakenham is relatively poorly served by its public rights of way network. There are no significant routes to the north of the town, whilst there is one path to the south running along the attractive, but sensitive, River Wensum corridor. Many of the public rights way within the town have been subsumed into the urban road network and provide little connectivity to the wider countryside. There is through further development the opportunity to introduce new linkages and to improve wider countryside access. A number of green infrastructure opportunities have been identified in Background paper 5 (Regulation 18 stage).

## **Sports Pitch Strategy**

### Football

There is pressure on Clipbush Park and Fakenham FC who have a lack of training facilities. Provision of 3G FTP at Clipbush park would reduce the pressure on youth training and matchplay.

### Rugby

The provision of a 3G FTP at Clipbush Park should also include a rugby shockpad.

If possible re-instatement of playing facilities at Trap Lane

Depending on the potential of improvements at Clipbush Park and the re-instatement at Trap Lane an additional pitch may be required.

#### Cricket

Access to an additional pitch with the preferred site being the former Fakenham Grammar School site.

Upgrade non turf wicket at Trap Lane

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

#### **Constraints & Opportunities**

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

## Demographics

### Population

Population in Fakenham (Census 2011): 7,617

	Number	%	District Comparison (%)
Aged 0 to 15	1,172	15.4	14.5
Aged 16 to 29	1,193	15.7	12.7
Aged 30 to 44	1,221	16	14.4
Aged 45 to 64	1,998	26.2	29.7
Aged 65+	2,033	26.7	28.8

### Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	1308	35.5	44.0
Semi-detached house or bungalow	1329	36.1	28.8
Terraced house or bungalow	727	19.7	16.2
Flat, maisonette or apartment - Purpose-built block of flats	211	5.7	6.4
Flat, maisonette or apartment - Part of a converted or shared house	44	1.2	2.7
Flat, maisonette or apartment - In a commercial building	55	1.5	1.2
Caravan or other mobile or temporary structure	8	0.3	0.8

### Affordability

Location	Affordability Ratio (2016)	Affordability Ratio (2020)
Lancaster North Ward	9.03	9.58
Lancaster South Ward	10.78	9.99
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)' dataset<sup>1</sup>

## Parish Boundaries

Two of the preferred site options (F02, F03), along with SCU15, SCU16 and SCU17, are situated within the adjacent parish of Sculthorpe. HEMP03, HEMP04 are located within Hempton Parish. All other sites are located with Fakenham Parish.

## Services

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

Services & Facilities		
Category	Services	Conclusion
<b>Education</b>	<ul style="list-style-type: none"> <li>Fakenham Infant &amp; Nursery School</li> <li>Fakenham Junior School</li> <li>Fakenham Academy Norfolk</li> </ul>	There are a range of education facilities within the town.
<b>Health care</b>	<ul style="list-style-type: none"> <li>Fakenham Medical Practice: NHS GP Surgery</li> <li>Bridge Street Dental Surgery</li> <li>Brooklyn House Dental Surgery</li> <li>Wensum Dental Practice</li> </ul>	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
<b>Retail</b>	39 comparison retail units and 13 convenience retail units within the town's primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town centre
<b>Public transport</b>	Regular bus services to Wells, Kings Lynn, Holt & Norwich	Good public transport to a number of other towns and good connectivity to Norwich & Kings Lynn, both considered to be 'higher order' settlements.
<b>Employment opportunities</b>	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Manufacturing; human health and social work activities; construction; and education.	It is considered that there are extensive employment opportunities within the town.

<sup>1</sup> <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 Fakenham including, environmental and landscape considerations and the need to take into account available infrastructure and infrastructure improvements. Growth in Fakenham will be dependent on further investment in infrastructure, and a large majority of the growth will be dependent on the timely provision of infrastructure improvements associated with the current strategic allocation to the north of the town (Core strategy reference F01A).

### Built Environment

Fakenham has one large Conservation Area which is concentrated on the town centre and is in relatively close proximity to Hempton Conservation Area which lies to the south west of the town, separated by the River Wensum.

There are a total of 96 Listed Buildings in Fakenham, one of which is Grade I (Church of St Peter and St Paul) and two Grade II\*. In addition, there is one Scheduled Ancient Monument and 30 buildings have been included on the Local List as important buildings.

### Natural Environment

#### Environmental Designations

Fakenham is constrained to the south by the River Wensum, which is designated as a Site of Specific Scientific Interest (SSSI) and a Special Area of Conservation (SAC). This includes wetlands to the south west of the town.

In addition to this a number of County Wildlife Sites (CWSs) are located to the south and south west of the town.

#### Landscape Character

The **North Norfolk Landscape Character Assessment SPD 2021** identifies that the northern part of the town is situated within the Rolling Open Farmland Character Area and the southern part of the town is situated within the River Valleys (Wensum and Tributaries) Character Area.

The **Rolling Open Farmland** is characterised by high level open, gently rolling arable farmland with relatively large, geometric fields enclosed by hedgerows. With the exception of the Holkham estate there is limited woodland cover and relatively few field/hedgerow trees. Flatter plateau areas are associated with former airfield sites. Settlement is focused principally on river valleys that pass through and alongside the Rolling Open Farmland – the Stiffkey Valley to the east and the Wensum Valley which cuts through the southern part of the area – which are assessed as a separate Landscape Character area. There is little habitation within the Character area other than farmsteads, small hamlets, development associated with airfields and the two towns: Wells-next-the-Sea and Fakenham.

The vision for this landscape character area is of a sustainably managed and actively farmed rural landscape that makes the most of field margins for biodiversity to provide a network of semi-natural features, and where increasing visitor numbers are managed in a sensitive and co-ordinated manner. New development within the existing settlements will reinforce traditional character and incorporate green infrastructure to provide visual screening and integration, improved habitat connectivity and recreational links to the countryside and neighbouring settlements via pedestrian and cycle routes. A wild coastal edge with semi-natural habitats with opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night.

The **River Valleys (Wensum and Tributaries)** provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, being characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views. The Wensum is the largest river in the District, with a typical wide valley floor and low, often indistinct, valley sides. The town of Fakenham and the extended village of Hempton effectively meet at the valley floor and there is a complex interplay of settlement, riverine, industrial and surprisingly high quality ecological land types within a very small and discrete area.

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.

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#### **Flood Risk**

The **North Norfolk Strategic Flood Risk Assessment (SFRA) (2017)** identifies that the much of the land to the south of the town and adjacent to the river Wensum falls into flood zone 2 with areas within, further identified as functional floodplain. When assessing the potential effects of climate change in line with Environment Agency expectation for residential use (1% AEP with 65% CC i.e. 1 in 100 chance) this is predicted to increase. The town is also subject to surface water flooding, with the SFRA identifying areas predominantly adjacent to the river Wensum and along some of the road network, predominantly to the south when climate change is taken into account.

#### **Coastal Change Management Area**

N/A.

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

- growth of the town to the south is constrained by the River Wensum and its sensitive wetland habitats;
- locating developments where they are, or can be connected, to key services and the town centre preferably by walking, cycling or public transport or via better quality roads;
- delivery of key infrastructure improvements such as road network improvements and ability to ensure enhancement to foul sewage network capacity;
- retaining existing green spaces within the town boundary where they are either functionally or visually important;
- protect employment land for that purpose;
- avoiding locations which are detached from the town and not well related to existing built up areas;

- Opportunities to improve green infrastructure and the wider connectivity of the town with the surrounding countryside.



## 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.

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.

### **Fakenham**

The HRA screening identifies LSE for Hydrology in association with the River Wensum SAC alone for site F10 -Land south of Barons Close. The site is adjacent to the SAC and ditches within the site boundary feed directly into the River Wensum SAC. A Project level HRA to address issues relating to contamination from run-off and drainage (including during construction) and potential issues relating to constraining river banks and river movement will be required.

The Appropriate Assessment notes that the allocation boundary for F10 fronts the river and that within the boundary there are ditches that feed directly into the SAC. As such development here

could risk the need for embankments, modify the flow from the ditches/flood-plain and bring risks with contamination from run-off (e.g. from roads).

The Appropriate Assessment concludes that any allocation at F10 must not hinder the potential for the river to migrate or restrict the riparian zone so as to ensure the zone remains sufficiently wide to act as a healthy and functional habitat zone within the river corridor in order to maintain the qualifying features of the river in relation to restoration of habitat and conservation objectives. A Project-level HRA will be necessary to inform the site design and will need to ensure that natural processes are not compromised. The project HRA will also need to consider the site drainage and flows through the ditch network and undertake survey work to establish the presence of Desmoulin's Whorl Snail and ensure risks to the species are removed.

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water's position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available.

## 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

#### **F01/B**

#### **Policy DS6: Land North of Rudham Stile Lane**

##### Sustainability

The site is well located to make sustainable travel a realistic choice for local journeys including to the catchment schools. It is a requirement that only pedestrians, cycles and public transport may access the development from the south. All other vehicular access should be via the A148 to the north. Allocation F01 (2011 Local Plan) seeks to deliver a primary school along with employment and those would contribute to sustainability of this proposed allocation. Highway improvements will be required to facilitate sustainable travel, particularly between the site and the town centre.

##### Safety

Improvements would be required to the A148 crossing at Trap Lane. All new infrastructure at the A148 should accord with the requirements of DMRB.

##### Mitigation

A comprehensive assessment of access strategy will be required. Key to the site being acceptable in highway terms is the ability to deliver capacity improvements at the A148/A1065 roundabout. The roundabout improvement will require 3rd party land, including from site DS 7 and the site south east of the roundabout, should that come forward. The A148/B1105 Wells Road junction is considered to be at capacity and an improvement scheme is required. A transport assessment (TA) is required and should include analysis of the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes. The TA should pay particular attention to the A148/A1067 Fakenham Bypass, including all junctions over its length. Site accesses should be via a roundabout junction at the A148, and via site F01/A to the east (already consented). The network comprising Barsham Road, Trap Lane and Wells Road should be reviewed and consideration given to improvements to aid road safety and better support sustainable travel north of the site. This may alter the required capacity improvement scheme at the B1105 and should be considered integral to the access strategy for the site.

#### **F03**

#### **Policy DS7: Land at Junction of A148 & B1146**

##### Sustainability

Whilst the site is approximately 1 mile from Fakenham infant school and the junior school is closer, the catchment primary school is at Sculthorpe. There is not a safe walking/cycling route to the catchment primary school which is likely to result in increased car-borne trips and will place on the County Council, a requirement to provide school transport. Improvements are required to the pedestrian route between the site and Fakenham High School via the PROW that connects Toll Bar/Old Wells Road with Rudham Stile Lane. They would assist students with safe and sustainable journeys to school. The site is

well located to enable access to public transport and sustainable travel to employment within Fakenham along with local facilities.

#### Safety

It appears feasible to form a safe access to Toll Bar/Old Wells Road, but vegetation will need to be removed to enable provision satisfactory vision splays. Existing development is set back and does not create a sense of place, visibility should be provided in accordance with DMRB. Carriageway widening and footway will be required at Toll Bar/Old Wells Road.

#### Mitigation

- Vehicular trips from the site would compound the long-standing capacity concern at the A148/A1065 roundabout. It is considered that a larger roundabout would resolve the concern. Whilst it is recognised that a development of this scale could not fund works of the magnitude required, land should be reserved and made available to facilitate a capacity improvement scheme at the roundabout.
- Toll Bar/Old Wells Road should be widened to a minimum of 5.5m between the site access and C590 Creake Road.
- Footway should be provided at the site frontage, connecting directly with the existing facility at the south side of Creake Road and to the existing footway at Toll Bar.
- Improvements are also required to enable a safe pedestrian route between the site and Fakenham High School via Toll Bar/Old Wells Road and Rudham Stile Lane PROW.

### **F10**

#### **Policy DS8: Land South of Barons Close**

##### Sustainability

Well located to provide sustainable access to Fakenham Town Centre. Walking / cycling routes are available to the catchment schools.

##### Safety

The development would be serviced an upgraded restricted byway that connects to Norwich Road via Barron's Hall Lane. The promotor would need to demonstrate the availability of land to satisfactorily upgrade the byway.

##### Mitigation

Improvements should be provided to the restricted byway to the west of the site, between the site and Fakenham Town Centre

#### **Cumulative Comments for Settlement**

Site refs DS 7 and DS 8 are of a scale that will predominantly have only a localised impact, although the focus of the DS 7 impact will be at the already stressed A148/A1065 roundabout. The cost of a mitigation scheme at the roundabout would be disproportionate to the impact of DS 7 but it could make available land required to deliver a scheme.

The strategy for DS 6 will be for all general traffic to access the site via the A148 Fakenham Bypass, with only buses and non-motorised traffic being able to head south to travel direct to the town centre. The cumulative impact will manifest north of Fakenham, at the A148 and A1067 and mitigation is likely to be required. The Transport Assessment to support DS 6 will need to analyse the network effects of any proposed development, identify areas where mitigation may be required and propose appropriate schemes.

## Minerals & Waste

### F01/B

#### **Policy DS6: Land North of Rudham Stile Lane**

No comments received.

### F03

#### **Policy DS7: Land at Junction of A148 & B1146**

LP739 - Many of the draft allocations for housing and employment contained within the Plan are underlain to a greater or less degree by safeguarded mineral resources, namely sand and gravel. A small number of the draft allocations for housing or employment are within the consultation areas of existing mineral extraction sites, existing waste management facilities, existing Wastewater Recycling Centres, and/or Mineral Site-Specific Allocations within the adopted mineral Local Plan. Many of the draft allocations for housing and employment contained within the Plan are underlain to a greater or less degree by safeguarded mineral resources, namely sand and gravel. A small number of the draft allocations for housing or employment are within the consultation areas of existing mineral extraction sites, existing waste management facilities, existing Wastewater Recycling Centres, and/or Mineral Site-Specific Allocations within the adopted mineral Local Plan. 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

### F10

#### **Policy DS8: Land South of Barons Close**

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

## Utilities Capacity

### Anglian Water

### F01/B

#### **Policy DS6: Land North of Rudham Stile Lane**

LP389 - Policy DS6 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However, the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Anglian Water asks that the wording relating to foul drainage be amended to ensure it is effective. Query reference to sewage treatment for this site only as would apply more generally to sites within catchment. To be effective it is suggested that wording be amended as follows: 'details of any required enhancement to the foul sewerage network' Also reference is made to demonstrating that there is capacity at the receiving Water Recycling Centre (formerly sewage treatment works). This requirement is not specific to this allocation site and would apply to all sites which come forward within a specific catchment.

### F03

#### **Policy DS7: Land at Junction of A148 & B1146**

LP391: Policy DS7 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However, the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific

requirements. Wording relating to foul drainage be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'

#### **F10**

##### **Policy DS8: Land South of Barons Close**

LP394 - Policy DS8 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However, the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'.

#### **Environment Agency**

#### **F10**

##### **Policy DS8: Land South of Barons Close**

LP480 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.

- Paragraph 13.35 It is imperative that SuDS are designed into developments around Fakenham to protect the River Wensum from poor water quality. A buffer between the proposed development and river is essential to keep ecological connectivity, minimise disturbance to sensitive habitats and avoid potential adverse impacts. This appears to be considered as the part closest to the river is proposed to be green space).

#### **Education**

##### **Norfolk County Council**

No comments received.

#### **Others**

##### **Historic England**

###### **(Comments on all Preferred Sites)**

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

To that end we make the following suggestions.

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

- listed building 'Development should preserve the significance listed building and its setting'. This is based on the wording in Part 1, Chapter 1, paragraph 1 (3) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

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

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

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

### Statements of Common Ground (SoCG)

None.

## 1.7. Summary Consultation Comments (Regulation 18) June 2019

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

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

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

### F01/B

#### Policy DS6: Land North of Rudham Stile Lane

Individuals	Number Received	Summary of Responses (Site Policy DS6)
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 DS6)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS6)
Objection	3	Feedback was supportive of the proposal. Support received from one landowner, but suggested that the policy wording should be more flexible to allow development to come forward in timely manner, to remove requirement for a Development Brief and to remove reference to the delay of development if key infrastructure is not available. Confirms that planning permission for F01A is anticipated in 2019. One objection was based around the preference for an alternative site and raised concerns over the deliverability of this site. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording and Anglian Water advised that the requirement to demonstrate capacity at water recycling centre would apply to all sites which come forward within a specific catchment.
Support	2	
General Comments	0	



**F03**

**Policy DS7: Land at Junction of A148 & B1146**

Individuals	Number Received	Summary of Responses (Site Policy DS7)
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 DS7)
Objection	0	None received
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS7)
Objection	2	Limited response received. Support received from the landowner, but suggested that policy requirements relating to infrastructure improvements should be removed. One objection was based around the preference for an alternative site and questioned why the site access had been caveated to Toll Bar but alternative site FO2 have been dismissed due to unsatisfactory access. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.
Support	2	
General Comments	1	

**F10**

**Policy DS8: Land South of Barons Close**

Individuals	Number Received	Summary of Responses (Site Policy DS8)
Summary of Objections	12	The responses primarily focus on concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and likely adverse effect on SAC, county wildlife site and SSSI adjacent to site. The lack of public access to this area provides habitat for wildlife. Concerns over impact on local landscape character, which is considered cannot be mitigated by landscaping. Access problems; Baron Hall Lane unsuitable to deal with heavy volumes of traffic, especially at school drop off and pick up times. Could be flooding problems and problems with contaminated surface water entering the Wensum Area. Concern over lack of employment opportunities and additional pressure on infrastructure and services.
Summary of Support	1	One supports this proposal, on the basis of providing better access to the river and improving the town's amenities.
Summary of General Comments	2	Comment received stating that the land is not in one ownership and includes land that is unavailable for development. Raises concern that proposed development would be lower than the existing properties and therefore would be at a risk of flooding. Developing on the flood plain puts existing

		properties further along river at risk. No shortage of alternative land available in Fakenham.
<b>Overall Summary</b>		The responses primarily focused on concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and the potential adverse effect on SAC, county wildlife site and SSSI adjacent to site. The lack of public access to this area provides habitat for wildlife. Concerns over impact on local landscape character, which is considered cannot be mitigated by landscaping. Access problems; Baron Hall Lane unsuitable to deal with heavy volumes of traffic, especially at school drop off and pick up times. Could be flooding problems and problems with contaminated surface water entering the Wensum Area. Concern over lack of employment opportunities and additional pressure on infrastructure and services. One comments that the land is not in one ownership and includes land that is unavailable for development. One supports this proposal, providing better access to the river and improving the town's amenities.

<b>Parish &amp; Town Councils</b>	<b>Number Received</b>	<b>Combined Summary of Responses (Site Policy DS8)</b>
<b>Objection</b>	0	None received
<b>Support</b>	0	
<b>General Comments</b>	0	

<b>Statutory &amp; Organisations</b>	<b>Number Received</b>	<b>Combined Summary of Responses (Site Policy DS8)</b>
<b>Objection</b>	2	The Fakenham Area Conservation Team raised concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and likely adverse effect on SAC, county wildlife site and SSSI adjacent to site. Would support more sustainable locations for housing elsewhere. Anglian Water advised that SUDS would need to be designed into the development to protect the River Wensum from poor water quality and a buffer provided to minimise impact on biodiversity. Anglian Water, 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.
<b>Support</b>	1	
<b>General Comments</b>	2	

**Note:** A late response to the Regulation 18 stage consultation was received from Fakenham Town Council. This response gave support the three proposed allocations F01/B, F03 and F10 as published in the First Draft Local Plan (Reg 18).

## 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
F01/A	Land North of Rudham Stile Lane	46.28	Mixed Use	800-900	Green	Yellow	Orange	Orange	Yellow	Green	Green	Yellow	Yellow	Green	Green	Green
F01/B	Land North of Rudham Stile Lane	26.54	Mixed Use	560	Green	Yellow	Yellow	Orange	Yellow	Yellow	Green	Yellow	Yellow	Green	Yellow	Green
F01/2	Land North of Rudham Stile Lane	14.32	Housing	430	Green	Yellow	Yellow	Orange	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green
F01/3	Land North of Fakenham High School	3.39	Mixed Use	102	Green	Yellow	Green	?	Green	Yellow	Green	Green	Green	Green	Green	Green
F01/4	Land North of Fakenham High School	1.55	Housing	46	Orange	Orange	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green
F01/5	Land at Cherry Corner, Thorpeland Road	2.64	Housing	79	Yellow	Orange	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Orange	Green
F02	Land Rear of Shell Garage, Creake Road	2.40	Housing	72	Green	Green	Yellow	Yellow	Green	Yellow	Yellow	Green	Yellow	Green	Green	Green

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
F03	Land at Junction of A148 and B1146	2.16	Housing	65												
F04	Land To South Of Whitehorse Street	0.93	Housing	28												
F05	Land Between Holt Road & Greenway Lane	0.71	Housing / Retail	21												
F06/1	Great Eastern Way Railway Cutting	0.37	Housing	11												
F07	Land East of Clipbush Lane	67.97	Mixed Use	850												
F08	Land rear of 41 Hayes Lane	0.31	Mixed Use	2												
F10	Land South of Barons Close	4.06	Housing, Open Space	35-55												
F11 & F11/A	Distribution Centre, Corner Of Drift Road & Norwich Road	1.35	Housing	41												
F12	Land off Parker Drive	1.27	Housing	38												
F15	Adjacent to Baron's Hall Farm / Meadow	1.01	Housing	30												
F16	Land Adjacent Football Ground	1.31	Housing	39												
F17	Land Adjacent 72, Holt Road	0.72	Housing	22												

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
F18	Land at Thorpland Road	2.61	Mixed Use	78												
F19	Land Abutting Short Stay Travellers Site	1.04	Mixed Use	31												
H0702	Land at Barber's Lane	0.74	Housing	22												
H0705	Fakenham College	3.37	Housing	101												
HEMP03	Land East of Dereham Road	0.70	Mixed Use	21												
HEMP04	Land NorthEast of Back Street	0.25	Mixed Use	8												
SCU15	Land off Creake Road	2.45	Mixed Use	73												
SCU16	Land North of Creake Road	12.77	Housing	250												
SCU17	Land South of Creake Road	20.77	Housing	400												

## 2.2. Sustainability Appraisal Conclusions (Regulation 19)

### Residential Sites

Site Ref	Conclusion (Residential Sites)
F01/A	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, mature hedgerow / trees to some boundaries, pond. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/B	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments/ objections are noted. These do not alter the SA objectives scoring.</p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Localised potential to contribute to and / or impact on GI network. Biodiversity impact uncertain; arable land &amp; sports fields, parts of boundary comprised of mature hedgerow / trees. Part agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/2	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/3	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores positively; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p>

Site Ref	Conclusion (Residential Sites)
	<p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F01/4	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potentially significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores neutral; loosely related to settlement with access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Likely to rely on car.</p> <p><b>Economic</b> – Scores neutral; loosely related to settlement, access to employment, educational facilities, transport links and services / facilities, High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
F02	<p>Overall the site scores as <b>neutral</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site susceptible to SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement but disconnected, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores neutral; edge of settlement but disconnected, access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
F03	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F04	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores negatively; edge of settlement, approximately 3/4 site within FZ2, south boundary adjacent FZ3a &amp; FZ3b, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent SAC and SSSI (River Wensum), close proximity to CWSs (adj. Fakenham Sewage Works &amp; Land West of Oak Street, Fakenham), informal car park, grassed with mature hedgerow and trees to some boundaries. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F05	<p>Overall the site scores as <b>positive</b></p>

Site Ref	Conclusion (Residential Sites)
	<p><b>Environmental</b> – Scores positively; within settlement, PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Potential townscape enhancement. Limited biodiversity impact; PDL mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F06/1	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores mixed; within settlement, FZ1, low to moderate susceptibility GWF, potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential significant detrimental impact on townscape. Biodiversity impact uncertain; disused railway, mature trees cover site. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities (no obvious physical access to site). Would result in loss of designated open land area.</p> <p><b>Economic</b> – Scores neutral; within settlement good access to employment, transport links, services / facilities, access to educational facilities (no obvious physical access to site). No access and no current plans for access to high speed broadband in vicinity. Town centre easily accessible from the site.</p>
F07	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to peak time public transport links &amp; local healthcare service, access to education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment &amp; transport links, access to educational facilities &amp; services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>
F08	<p>Overall the site scores as <b>neutral</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, PDL, approximately 1/3 within FZ2, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential negative biodiversity impact; immediately adjacent CWS (Land West of Oak Street), close proximity to CWS (Fakenham &amp; Sculthorpe Moor and Meadows), SAC and SSSI (River Wensum), existing housing, mature trees to parts of boundary. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to education facilities, peak time public transport links, leisure and cultural opportunities and access to local healthcare service. Limited scope for open space provision.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F10	<p>Overall the site scores as <b>positive</b></p> <p>The consultation comments / objections are noted, particularly with regard to</p>



Site Ref	Conclusion (Residential Sites)
	<p>potential flood risk and environmental and biodiversity impacts. It should be noted that the SA scoring differentiated between the part of site proposed for housing and that proposed for open space. As such, the Environmental objectives take account of the matters raised by the comments/ objections. The comments do not alter the overall SA objectives score as positive.</p> <p><b>Environmental</b> – Scores mixed; edge of settlement, area of site proposed for housing is part within FZ2 and adjacent to FZ3a &amp; 3b, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Majority of area of site proposed for public open space is within FZ3a &amp; 3b, majority of that area potentially susceptible to SWF (CC). Potential negative biodiversity impact; area of site proposed for housing within close proximity CWS (adj. Fakenham Sewage Works), SAC and SSSI (River Wensum), wider site immediately adjacent SAC and SSSI (River Wensum). Part of area proposed by housing and majority of area proposed for open space is indicated as ‘floodplain grazing marsh’ habitat. Localised potential to contribute to GI network. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Could provide significant public open space.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. Access to high speed broadband uncertain. Town centre easily accessible from the site.</p>
F11	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores positively; within settlement, PDL, FZ1, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Limited biodiversity impact; PDL, limited mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F12	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores positively; within settlement, not PDL, FZ1, low to moderate susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; grass and scrub with mature hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
F15	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores negatively; edge of settlement but more rural, part within FZ2 (adjacent FZ3a &amp; 3b), low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity SAC and SSSI (River Wensum), arable land, adjacent woodland. No loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p><b>Social</b> – Scores positively; edge of settlement, good access to local healthcare service, peak time public transport links, education facilities, leisure and cultural opportunities (no obvious physical access to site).</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment &amp; transport links, access to educational facilities &amp; services / facilities (no obvious physical access to site). Access to high speed broadband uncertain. Town centre accessible from the site.</p>
<b>F16</b>	<p>Overall the site scores as <b>neutral</b></p> <p><b>Environmental</b> – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; part playing field, mown grass, mature trees to two boundaries. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores neutral; edge of settlement, good access to local healthcare service and peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in loss of sports facility.</p> <p><b>Economic</b> – Scores neutral; edge of settlement, good access to employment, transport links, and some services / facilities. Distant from educational facilities. Access to high speed broadband uncertain. Town centre distant, likely to rely on car.</p>
<b>F17</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores positively; within settlement, mostly PDL, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; PDL with mature trees to one boundary. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores neutral; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. No access and no current plans for access to high speed broadband in vicinity. Town centre easily accessible from the site.</p>
<b>F18</b>	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within boundaries. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; loosely related to settlement, good access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>
<b>F19</b>	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores neutral; removed from settlement, access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities. Likely to rely on car.</p>

Site Ref	Conclusion (Residential Sites)
	<p><b>Economic</b> – Scores mixed; removed from settlement, access to employment, removed from educational facilities, transport links and services / facilities. Access to high speed broadband uncertain. Could support local services. Likely to rely on car.</p>
<p><b>H0702</b></p>	<p>Overall the site scores as <b>neutral</b></p> <p><b>Environmental</b> – Scores mixed; within settlement, not PDL, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to CWS (Starmoor Wood &amp; Plantation), SAC &amp; SSSI (River Wensum), grazing land, mature trees / hedgerow to boundaries. Localised potential to contribute to and / or impact on GI network. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores neutral; within settlement, good access to local healthcare service and peak time public transport links, access to education facilities, leisure and cultural opportunities. Would result in loss of designated open land area.</p> <p><b>Economic</b> – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p><b>H0705</b></p>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores mixed; within settlement, part PDL, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect Grade II Listed Building (Former Grammar School) and setting and setting of CA. Potential negative biodiversity impact; close proximity CWS (Land West of Oak Street, Fakenham), part PDL, playing fields, mature trees / hedgerow within and to parts of boundary. Localised potential to contribute to GI network. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Loss of part of designated open land / formal recreation area.</p> <p><b>Economic</b> – Scores positively; within settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p><b>HEMP03</b></p>	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential for enhancement of settings of CA &amp; Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools &amp; Hempton Green), SAC &amp; SSSI (River Wensum), PDL. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site).</p> <p><b>Economic</b> – Scores mixed; edge of settlement (small village), good access to employment (but loss of undesignated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
<p><b>HEMP04</b></p>	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement (small village), FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential for enhancement of settings of CA &amp; Listed Building (Grade II Wensum House). Potential negative biodiversity impact; close proximity CWSs (Adj. Fakenham Sewage Works, Land West of Oak Street, Fakenham, Hempton Pools &amp; Hempton Green), SAC &amp; SSSI (River Wensum), agricultural building, some mature trees. No loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p><b>Social</b> – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site).</p> <p><b>Economic</b> – Scores positive; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SCU15	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor &amp; Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; loosely related to settlement (separated by bypass), removed from local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores neutral; loosely related to settlement, good access to employment, access to educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to rely on car.</p>
SCU16	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement (small village), FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor &amp; meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores negatively; loosely related to settlement (small village) / rural location, services in adjacent settlement.</p> <p><b>Economic</b> – Scores neutral; likely to rely on car to access employment, educational facilities and services / facilities and town centre (adjacent settlement). High speed broadband in vicinity.</p>
SCU17	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low / low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor &amp; meadows), SSSI &amp; SAC (River Wensum), arable land, mature hedgerow / trees to parts of boundary. Part loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores negatively; loosely related to settlement (separated by bypass), removed from services.</p> <p><b>Economic</b> – Scores neutral; loosely related to settlement, access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site. Likely to rely on car.</p>

## Additional Residential Sites (Reg 19)

Site Ref	Conclusion (Additional Residential Sites - Reg 19)
<b>F01/5</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility to GWF, two very small areas potentially susceptible to SWF (CC). Potential for remediation of contamination as area of site on western side is contaminated (unknown filled ground). Potential for limited detrimental impact on landscape. Biodiversity impact uncertain: grassland with some hedgerows/ trees. Loss of agricultural land (1 – 3).</p> <p><b>Social</b> – Scores positively; edge of settlement, but removed from existing residential areas. Good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, education facilities, services/ facilities, transport links. High speed broadband in vicinity. Town centre accessible from site.</p>
<b>F11/A</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores mixed; within settlement, PDL, FZ1, low to moderate susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Potential for remediation of contamination (PDL). Limited biodiversity impact; PDL, some mature trees / hedgerow to parts of boundary. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; within settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p><b>Economic</b> – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>

## Mixed Use Sites

Site Ref	Conclusion (Mixed Use Sites)
<b>F01/B</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Biodiversity impact uncertain; arable land &amp; sports fields, parts of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space. Potential to provide new services.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</p>
<b>F03</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land</p> <p><b>Social</b> – Scores positively; edge of settlement, access to local healthcare service, education facilities, peak time public transport links and leisure and cultural opportunities. Potential to provide new services.</p>

	<p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</p>
<b>F07</b>	<p>Overall the site scores as <b>positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some small areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential to affect setting of Grade II listed building (Heath Farmhouse). Biodiversity impact uncertain; arable land, mature hedgerow / trees around and within site. Localised potential to contribute to GI network. Part agricultural (1-3) land.</p> <p><b>Social</b> – Scores positively; edge of settlement, good access to peak time public transport links &amp; local healthcare service, access to education facilities, leisure and cultural opportunities. Could provide significant public open space. Potential to provide new services.</p> <p><b>Economic</b> – Scores positively; edge of settlement, good access to employment, potential employees &amp; transport links, access to educational facilities &amp; services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</p>
<b>F19</b>	<p>Overall the site scores as <b>negative</b></p> <p><b>Environmental</b> – Scores negatively; remote from settlement, FZ1, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, potential detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores neutral; removed from settlement, access to local healthcare service, removed from educational facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services. Likely to result in reliance on the car.</p> <p><b>Economic</b> – Scores mixed; removed from settlement, access to employment, potential employees and transport links, removed from educational facilities, services / facilities. Limited potential to accommodate a range of uses. Access to high speed broadband uncertain. Could support local services. Likely to result in reliance on the car.</p>
<b>HEMP03</b>	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores mixed; edge of settlement (small village), PDL, eastern edge of site within FZ2, low to moderate susceptibility GWF, not considered at risk of SWF (CC). Potential for remediation of contamination. Potential to affect or enhance settings of CA &amp; Listed Building (Grade II Wensum House). Potential negative biodiversity impact; immediately adjacent CWS (Adj. Fakenham Sewage Works), close proximity CWSs (Land West of Oak Street, Fakenham, Hempton Pools &amp; Hempton Green), SAC &amp; SSSI (River Wensum), PDL. No loss of agricultural (1-3) land.</p> <p><b>Social</b> – Scores mixed; edge of settlement (small village), services / facilities / cultural opportunities in adjacent settlement (some within 2km of site). Potential to provide new services.</p> <p><b>Economic</b> – Scores mixed; edge of settlement (small village), good access to employment, access to educational facilities, potential employees, transport links and services / facilities. Limited potential to accommodate a range of uses. Likely reduction in undesignated employment land. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
<b>SCU15</b>	<p>Overall the site scores as <b>negative and positive</b></p> <p><b>Environmental</b> – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Sculthorpe Moor &amp;</p>

Meadows), arable land, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.

**Social** – Scores positively; loosely related to settlement, removed from local healthcare service, access to education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.

**Economic** – Scores neutral; loosely related to settlement, good access to employment, potential employees, access to educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site. Likely to result in reliance on the car.

## 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.

### **F01/A - Land north of Rudham Stile Lane**

The site is allocated for residential development of 800-900 dwellings in the North Norfolk Site Allocations DPD, which was adopted in February 2011.

An Outline planning application PO/17/0680 with all matters except primary means of access reserved for future approval for residential development of up to 950 dwellings (Use Class C3), employment development (Use Classes B1/B2/B8), a primary school and children's nursery (Use Class D1), a hotel (Use Class C1), local retail (Use Classes A1/A3/A4/A5) and associated public open space and infrastructure. The application was granted on the 11/10/2021.



## 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
F01/A	<p><b>Land North of Rudham Stile Lane</b></p> <p>The Site is allocated in the North Norfolk Site Allocation Plan, benefits from an adopted Development Brief and secured outline planning permission in 2021</p> <p><b>Conclusion:</b> This site benefits from outline permission for 950 dwellings therefore no further assessment is required.</p> <p><b>Recommendation:</b> This site is suitable for development and has since obtained planning permission. Therefore no allocation is required in the Local Plan.</p>
F01/B	<p><b>North of Rudham Stile Lane</b> (amalgamation of smaller sites ref: F01/2, F01/3, F01/4).</p> <p><b>SA Conclusion for whole area (F01/B):</b> Overall the site scores as <b>positive</b>. The Environmental objectives score is mixed, due to its greenfield and part open space status and edge of settlement location. It lies within Flood Zone 1(low risk) and there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impact. The Social and Economic objectives of sustainability both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities and it could also provide significant public open space. Its relative sustainability will be further improved as development proceeds on the adjacent site which includes a new primary school and district centre.</p> <p><b>Connectivity:</b> The site has, and can be provided with, good road and pedestrian connections. Given the scale of development a Traffic Impact Assessment will be required. A good range of services lie within a reasonable walking distance.</p> <p><b>Highways:</b> The site will be accessed from the proposed new roundabout on the A148 in the vicinity of Water Moor Lane granted permission in association with the development of adjacent site F01/A. Current access through Water Moor Lane to Rudham Stile Lane / Claypit Lane will be closed to traffic heading south, but be open for an enforced bus gate only. Traffic heading north will be able to use the bus gate via a contra-flow system. These works together with improvements to the roundabout junction of the A148/A1056 (shell PFS roundabout) have been secured as part of planning permission 17/0680 (outline pp for phase 1 development on site F01)</p> <p><b>Environmental</b> The site comprises a mix of arable agricultural land, sports pitches and managed grassland. It</p>

is not subject to any environmental designations or any known biodiversity constraints. Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.

**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.

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water’s position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available.

**Landscape and Townscape:**

The site currently comprises flat arable agricultural land, open sports pitches and recreational buildings. The site is bordered by the A148 to the north and west with agricultural land beyond. It is visible from the A148 but relatively contained in the landscape Residential Development and Fakenham Academy School is situated to the south of the site. The land to the east is currently agricultural land but is subject to an outline planning permission for further dwellings.

The site represents the present edge to the town of Fakenham and offers agricultural views on the edge of the settlement. These views are contained by the A148 which is heavily tree and hedge lined. The topography of the site is largely flat. There are prominent hedgerows which divide up the different fields within the site. There are a number of prominent trees along Trap Lane.

**Heritage Impact Assessment**

No heritage assets are identified as being onsite however a number of asset’s are identified in the HIA as being in the vicinity. 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 should incorporate:

- hedgerows into the layout of the site;
- Retain strong landscaping on the north eastern boundary of the site;
- Enhance landscaping along the north western boundary of the site;
- Retain and enhance landscaping along the western boundary of the site; and
- Retain prominent trees along Trap Lane

**Reg 18 Responses**

Feedback was generally supportive of the proposal. Support received from one landowner, but suggested that the policy wording should be more flexible to allow development to come forward in timely manner, to remove requirement for a Development Brief and to remove reference to the delay of development if key infrastructure is not available. Confirms that planning permission for F01A is anticipated in 2019. One objection was based around the

preference for an alternative site and raised concerns over the deliverability of this site. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording and Anglian Water advised that the requirement to demonstrate capacity at water recycling centre would apply to all sites which come forward within a specific catchment.

**Conclusion:**

This group of sites which form F01/B ( FO1/2, FO1/3, and FO1/4) all fall within an area identified in the current Core Strategy for long term development so the principle of development is already established through previous examination. They are in a number of ownerships and parts are already in beneficial uses including the Sports Centre and Rugby Club which will need to be retained or replaced if and when development occurs on those parts of the site. The current Core Strategy indicates that the site should only be released for development if infrastructure issues (mainly highways and drainage) are first addressed.

All four sites have been appraised as a single proposal and also as separate parcels notwithstanding that piecemeal development is not supported. Collectively, and singularly, they all perform comparatively well in the Site Appraisal and Sustainability Appraisal processes reflecting their edge of town locations, access to nearby services, and relatively moderate landscape impacts.

Piecemeal development in separate parcels is unlikely to be acceptable, although some areas may be capable of development before others, and therefore a single allocation is proposed to encompass all of the potential development area to ensure that comprehensive phased development can be secured via the allocation policy which requires the approval of a masterplan for the entire site.

A key constraint is site access which is likely to only be acceptable via the large scale development to the east as further direct access to the A148 is unlikely to be acceptable. Development is likely to require further improvements to junctions on the A148 (agreed as part of application 17/0680)

**The site is suitable, available and deliverable.**

It provides an opportunity to accommodate a large amount of housing required for Fakenham. The area is level and lacks any specific topographical or landscape features which are worthy of protection. The site is well located to the urban area of Fakenham and within acceptable distance to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. As part of the adjacent site F01/A, infrastructure improvements arrangements are in place to ensure access is from a new roundabout on the A148 in the vicinity of Water Moor Lane. Any proposal will require careful consideration and demonstration there is adequate capacity post 2032 at the water recycling centre in relation to growth and investment by Anglian Water.

**Recommendation:**

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

F01/2

**Land North of Rudham Stile Lane**

This is part of site F01/B which is appraised above

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.

**Connectivity:**

The site has, and can be provided with, good road and pedestrian connections. Given the scale of development a Traffic Impact Assessment will be required. A good range of services lie within a reasonable walking distance

**Highways:**

Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)

**Environmental:**

The site comprises a mix of arable agricultural land, sports pitches and managed grassland. It is not subject to any environmental designations or any known biodiversity constraints. Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.

**HRA**

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

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water’s position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available.

**Landscape and Townscape:**

The site currently comprises flat arable agricultural land, open sports pitches and recreational buildings. It is visible from the A148 but relatively contained in the landscape.

**Reg 18 Responses**

Feedback was generally supportive of the proposal. Support received from one landowner, but suggested that the policy wording should be more flexible to allow development to come forward in timely manner, to remove requirement for a Development Brief and to remove reference to the delay of development if key infrastructure is not available as this is

adequately addressed elsewhere in the Plan. Confirms that planning permission for F01A is anticipated in 2019. One objection was based around the preference for an alternative site and raised concerns over the deliverability of this site. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording and Anglian Water advised that the requirement to demonstrate capacity at water recycling centre would apply to all sites which come forward within a specific catchment.

**Conclusion:**

**The site is suitable, available and deliverable** it provides an opportunity to accommodate a large amount of housing required for Fakenham. The area is level and lacks any specific topographical or landscape features which are worthy of protection. The site is within acceptable distance to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal.

**Recommendation:**

That this site is identified as a **Proposed Allocation**, for development as part of comprehensive scheme **F01/B**.

**F01/3**

**Land North of Fakenham High School**

This is part of F01/B appraised above

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is a localised potential to contribute to and / or impact on the Green Infrastructure network and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.

**Connectivity:**

The site could be provided with good road and pedestrian connections but only if brought forward in association with larger scale proposals including adjacent land (F01/04 and 02). A good range of services lie within a reasonable walking distance

**Highways:**

Access will need to be provided via the adjacent development and the new roundabout that this provides to the A148. Further junction improvements including at the Shell roundabout will be required (see proposed allocation F03)

**Environmental:**

The site comprises sports pitches and managed grassland. It is not subject to any environmental designations or any known biodiversity constraints. Any proposals will need to address foul and surface water disposal including network improvements and address any localised biodiversity interests.

**HRA**

All sites across the District are identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from

recreation and ensures adequate mitigation is secured to address recreational concerns. Any allocation will require suitable policy wording.

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water’s position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available

**Landscape and Townscape:**

The site currently comprises flat arable agricultural land. It is visible from the A148 but relatively contained in the landscape

**Conclusion:**

**The site is suitable, available and deliverable** but only if brought forward as part of a comprehensive development including adjacent land (**F01/2**) from where vehicular access would need to be derived. Independent development not involving adjacent land does not appear deliverable due to access limitations

**Recommendation:**

That this site is identified as a **Proposed Allocation**, for development as part of comprehensive scheme **F01/B**.

F01/4

**Land North of Fakenham High School (part of larger site F01/B)**

**SA Conclusion:**

Overall the site on its own scores negative. The environmental objectives score negative being loosely related to settlement, within Food Zone 1, low susceptibility to ground water flooding, Rural area with potentially significant detrimental impact on landscape. Biodiversity impact uncertain; arable surrounded by mature hedgerow and trees.

In terms of the social and economic objectives both score neutral. Access to services and facilities would require private car transport as it is not within easy reach of the town centre.

**Connectivity:**

The site could be provided with good road and pedestrian connections but only if brought forward in association with larger scale proposals including adjacent land F01/2, F01/3.

**Highways:**

On its own the site is considered unsuitable due to the sub-standard nature of Rudham Stile Lane, which is unacceptable. There is limited access to public transport. Furthermore, it will not deliver the comprehensive development or infrastructure required.

**Environmental:**

No environmental designation, or identified constraints. Arable farmland with hedgerows along the A148. The site is level and lacks any specific topographical or landscape features worthy of protection. No flooding or contamination issues identified

**HRA**

All sites across the District are identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from

recreation and ensures adequate mitigation is secured to address recreational concerns. Any allocation will require suitable policy wording.

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water’s position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available

**Landscape and Townscape:**

The site currently comprises flat arable agricultural land. It is visible from the A148 but relatively contained in the landscape

**Conclusion:**

**The site is suitable, available and deliverable** but only if brought forward as part of a comprehensive development including adjacent land **(F01/2)** from where vehicular access would need to be derived. Independent development not involving adjacent land does not appear deliverable due to access limitations.

**Recommendation:**

That this site is identified as a **Proposed Allocation**, for development as part of comprehensive scheme **F01/B**.

**F01/5**

**Land at Cherry Corner, Thorpe Road**

This site is already allocated for development in the adopted Core Strategy where it is proposed to be reserved for employment development as part of the large scale ‘Trinity’ proposals. The owner is seeking to promote residential development on the site, arguing that access constraints, ownership and availability of alternative employment sites make employment development on this site unlikely and difficult to deliver.

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1, with potential for some impact on landscape and an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities, where the town centre is easily accessible.

**Connectivity:**

Although currently somewhat detached from the town, as the adjacent allocated areas are brought forward for development this area will be well connected to a broad range of services, facilities and employment opportunities.

**Highways:**

Intensification of use would require access improvements which only appear deliverable across third-party land. Development of the site on its own would be subject to a highway objection.

**Environmental**

There are no significant environmental constraints.

**HRA**

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

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water’s position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available.

**Landscape and Townscape:**

Development would have no significant landscape or townscape impacts

**Conclusion**

This area was allocated for development as part of the larger F01 scheme in the 2011 Site Allocations Plan, and benefits from an approved Development Brief identifying this area as employment land. This land is taken forward into the new Local Plan as part of designated Employment Land (EMP24).

It is important as part of the long- term development of Fakenham to ensure sufficient opportunities are retained for employment development. Piecemeal residential development of the site would not relate well to adjacent employment allocations and may lead to further pressure to re-designated further employment land in favour of residential development.

The site is designated as employment land and is unsuitable for residential development.

**Recommendation**

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

**F02**

**Land Rear of Shell Garage, Creake Road**

**SA Conclusion:**

The site scores as **neutral**. The Environmental objectives score is mixed being edge of settlement, within Flood Zone 1, where approximately one third of site is susceptible to Surface Water Flooding (CC) and where the biodiversity impact is uncertain. The Social objectives score is positive given that there would be access to local health care services, education facilities, peak time public transport links and leisure and cultural opportunities. The Economic objectives score is neutral as whilst the site is edge of settlement, it is disconnected and as such, residents would be likely to rely on the car.



**Connectivity:**

Development of the site would be well integrated into the town and would enjoy good access to a broad range of services.

**Highways**

This site was not identified as a preferred location for development in the Regulation 18 consultation document as access had not been demonstrated to be deliverable and achievable at the time and further work was being undertaken by site promoters. Further details submitted by the site promoter now demonstrate how safe access can be provided.

Safe access can be provided adjacent to the existing PFS forecourt which would require some layout changes to accommodate revised access arrangements. Such changes are in the control of the site owner.

**Environmental:**

The site is not subject to any environmental designations and is not known to have any significant biodiversity value

**HRA**

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

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water's position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available.

**Landscape and Townscape:**

The site is an agricultural field situated on the western edge of Fakenham. The backs of residential properties on Sandy Lane to line the site to the east and the backs of residential properties on Sculthopre Eastgate line the site to the south. The site is bound by the A1065 to the west and there is a shell garage to the north with Wells Road beyond. The majority of properties backing on the site to the south and the east are two storey. There is strong landscaping around the site. This area is well related to the built up part of Fakenham and any development would have modest and localised landscape and townscape impacts.

There are limited views into and out of the site. From the A1065 it is possible to get views into the site and this would significantly change the perception of coming into Fakenham. At present there are only glimpses of houses beyond trees. The topography of the site slopes upwards towards the south and towards the east. There are prominent tree lines to the north, the north east and north west of the site and to the south of the site.

**Heritage Impact Assessment**

No heritage assets are identified as being onsite however a number of asset's are identified in the HIA as being in the vicinity. 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 should:

- Retain strong landscaping on the western boundary of the site;
- Retain and enhance landscaping buffers along the eastern and southern boundaries of the site; and
- Give due consideration of the topography of the site in determining the heights of buildings on the site.

**Conclusion:**

The site is considered suitable, available and deliverable.

**Recommendation:**

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

**F03**

**Land at Junction of A148 and B1146 *opposite* the Shell PFS**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is positive, being edge of settlement, within Flood Zone 1 and where there is an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities and leisure and cultural opportunities, where the town centre is easily accessible.

**Connectivity:**

The site enjoys relatively good pedestrian and road connections to a broad range of local facilities and services.

**Highways:**

The site has a road frontage to Toll Bar from where a suitable site access can be formed. The layout of development on the site should provide land alongside the A148 frontage to allow for potential improvements to the A148/A1065 junction (Shell Roundabout)

**Environmental:**

Currently in agricultural use the site is not known to have any specific biodiversity interested.

**HRA**

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

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water’s position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available.

**Landscape and Townscape:**

The site is contained and bound by trees on all sides, with the exception of a gap to the south east of the site and so there are no key views in or out of the site. The site itself is largely flat. The site is well contained within the landscape and subject to careful design development would only have localised visual impacts.

**Heritage Impact Assessment**

No heritage assets are identified as being onsite however a number of asset's are identified in the HIA as being in the vicinity. Summerhill House & 6 St. Anthony's Catholic Church are locally listed buildings situated approximately 800m to the south east of the site. There is a significant quantum of existing development between the site and the locally listed buildings and the HIA concludes that development of the site for a residential use would have no impact upon the significance of these non-designated heritage assets.

Over all 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 should:

- Retain hedgerows and trees on the western and southern boundaries of the site

**Reg 18 Responses**

Limited response received. Support received from the landowner, but suggested that policy requirements relating to infrastructure improvements should be removed as these are adequately addressed elsewhere in the draft Plan. One objection was based around the preference for an alternative site and questioned why the site access had been caveated to Toll Bar but alternative site FO2 have been dismissed due to unsatisfactory access. Historic England sought consistency in approach to heritage assets. Anglian Water and NCC Minerals and Waste recommended consideration be given to the use of additional phrases in policy wording.

**Conclusion:**

**The site is suitable, available and deliverable.** It is a well contained site within the landscape, and well related to existing development. The site has suitable access and is well connected to the town, schools and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable of the Fakenham alternatives.

**Recommendation:**

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

**F04**

**Land To South Of Whitehorse Street**

**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is negative, where approximately 3/4 of the site is within Flood Zone 2 and approximately 1/3 of the site is potentially susceptible to Surface Water Flooding (CC). There is potential negative biodiversity impact being immediately adjacent to SAC and SSSI (River Wensum) and in close proximity to CWSs (adj. Fakenham Sewage Works and Land West of Oak Street). The Social

and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities

**Connectivity**

Very central site with good connectivity to broad range of facilities and services

**Highways:**

Safe access could be provided

**Environmental:**

Much of the site lies within the high risk flood zone and is unsuitable for development

**Landscape and Townscape:**

Development of the site would have modest localised landscape impacts and the potential to improve the townscape.

**Conclusion:**

The majority of the site is within Flood Risk Zone 2 and as there are more suitable sites in a lower Flood Zone - the site is not considered to be suitable for residential development. The site is identified as a Retail Opportunity Site in the Core Strategy, an updated Retail Study has been prepared which continues to suggest a modest need for further retail development. The other allocated sites adequately deliver the quantum of residential development required.

**Recommendation**

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

F05

**Land Between Holt Road & Greenway Lane**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1 and where there is potential for remediation of contamination (being Previously Developed Land), the potential for townscape enhancement and limited biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities, where the town centre is easily accessible.

**Connectivity:**

Relatively good connectivity with good facilities readily accessible close to the site

**Highways:**

Safe access could be provided

**Environmental:**

No specific environmental designations.

**HRA**

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

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water’s position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available.

**Landscape and Townscape:**

The site is currently used for storage of agricultural machinery. Development of the site would raise no landscape objections and would have the potential to improve the appearance of the residential area.

**Conclusion:**

The site is potentially suitable for residential development and falls within the settlement boundary of Fakenham and is currently designated within the residential area. A site proposal could therefore come forward at any time, and does not require being allocated in order for it to be developed.

**Recommendation**

That this site, although potentially suitable is **not considered further at this stage.**

F06/1

**Great Eastern Way Railway Cutting**

**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is mixed, being former railway land, within the settlement and Flood Zone 1, where there is a potential for significant detrimental impact on the townscape and an uncertain biodiversity impact. The Social objectives score is mixed, as development of the site would result in the loss of a designated open land area. The Economic objectives score is neutral with there being good access to employment, transport links, services / facilities, access to educational facilities.

**Connectivity:**

Centrally located site with good connectivity including on foot to a broad range of service, facilities and employment opportunities

**Highways:**

Adjacent highway network has limited capacity and is not considered suitable for any significant intensification of use.

**Environmental:**

The area is designated as Open Land Area in the current Core Strategy and comprises overgrown railway cutting. It is likely to have some modest biodiversity value but is not subject to any specific environmental designations.

**Landscape and Townscape:**

Development would have localised landscape/townscape impacts resulting from the loss of Open Land Area.

**Conclusion:**

This site is not considered to be suitable for development due to the resulting loss of Open Land Area. The preferred sites can deliver sufficient housing for Fakenham.

**Recommendation**

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

**F07**

**Land East of Clipbush Lane**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1, with potential to affect the setting of a Grade II listed building (Heath Farmhouse) and with an uncertain biodiversity impact. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities and it could also provide significant public open space.

**Connectivity:**

Slightly peripheral location (compared to other options) but nevertheless enjoys good connectivity to services both in the town centre and the towns retail and business parks.

**Highways:**

Safe access could be provided

**Environmental:**

The site is not subject to any specific environmental designations

**Landscape and Townscape:**

Prominent undeveloped area with some rising ground but landscape impacts would be contained within the A148 corridor.

**Conclusion:**

**The site is suitable, available and deliverable** but development would result in a significant extension of the town into the open countryside. Development of this scale is not proposed in the draft settlement hierarchy and the preferred sites can deliver sufficient housing for Fakenham over the Plan period.

**Recommendation**

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

F08

**Land rear of 41 Hayes Lane**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is mixed, being edge of settlement, approximately 1/3 of the site within Flood Zone 2, with a potential negative biodiversity impact being immediately adjacent to CWS (Land West of Oak Street), in close proximity to CWS (Fakenham & Sculthorpe Moor and Meadows), SAC and SSSI (River Wensum). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities.

**Connectivity:**

Relatively well located on the edge of town with good access to town centre services

**Highways:**

Access does not appear achievable

**Environmental:**

Parts of the site fall within the functional flood plain of the Wensum

**HRA (where relevant)**

**Landscape and Townscape:**

No significant impacts

**Conclusion:**

The majority of the site is within Flood Risk Zone 2 and as there are more suitable sites in a lower Flood Zone - the site is not considered to be suitable for residential development. The site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.

**Recommendation:**

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

F10

**Land South of Barons Close**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is mixed, being edge of settlement, where the area of site proposed for housing is partly within Flood Zone 2 and adjacent to Flood Zone 3a and 3b and there is a potential negative biodiversity impact as the area of the site proposed for housing is adjacent to Fakenham Sewage Works and within close proximity to CWS, SAC and SSSI (River Wensum) and the wider site is immediately adjacent to SAC and SSSI (River Wensum). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities and it could also provide significant public open space.

**Connectivity:**

This area is very close to the town centre which is highly accessible including by walking.

**Highways:**

There is currently very limited access to the site and significant improvements will be required to deliver vehicular access to the required highway standard. The promotor confirms that this will require third party land and agreements are in place to secure these improvements. Subject to this, acceptable access can be provided from Barons Hall Close.

**Environmental**

Parts of the site lie within the functional flood plain of the river Wensum and also have biodiversity value. These areas would not be suitable for development. The remaining (dry) part of the site could accommodate between 35-55 dwellings depending on size and mix of types. The proposal would bring forward substantial areas of public open space on those parts of the site and adjacent land which is not suitable for development (Riverside Park)

**HRA Conclusions:**

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

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water's position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available.

HRA screening identified likely significant effects on hydrology in association with the River Wensum SAC. The site boundaries include river frontage onto the River Wensum SAC and development is identified as potentially modifying flow from drainage ditches which could adversely affect the qualifying features and conservation objective of the SAC as well as bringing increased risks from contamination and run off.

The Appropriate Assessment concludes that any allocation policy will need to include the requirement for the submission of adequate information in order to undertake a project level HRA which is necessary to inform the site design and so that natural processes are not compromised. The project HRA will also need to consider the site drainage and flows through the ditch network and undertake survey work to establish the presence of Desmoulin's Whorl Snail and ensure risks to the species are removed.

**Landscape and Townscape:**

The site is currently a paddock situated to the south of the town of Fakenham. To the south of the site is woodland and the river Wensum beyond. There is residential development to the north and the east. There is employment development to the west of the site. The site is currently undeveloped and visually attractive but is relatively well contained by existing landscaping to the south and by existing residential properties to the north and east. As such any development is considered would be well integrated into the built up area of Fakenham. There are longer range views to the west but these are largely screened by the existing industrial / retail units. The site is lined with a heavy belt of trees along the southern



boundary of the site with further trees beyond the site boundary to the south. There are also a number of significant trees/ hedgerows along the northern and eastern boundaries of the site.

**Historic Impact Assessment**

No heritage assets are identified as being onsite however a number of asset's are identified in the HIA as being in the vicinity of the site. These include but not limited to Baron's hall grade 11 listed building approx. 50m north and Fakenham Gasworks as a Scheduled Ancient Monument situated approximately 400m to the west of the site. The gasworks produced gas for the town from 1825 to 1965 and is now one of the only remaining town gas works of its kind. The gasworks are designated as a Scheduled Ancient Monument. Further, the gasworks are on the Historic England's Heritage at Risk Register as a B priority site meaning 'immediate risk of further rapid deterioration or loss of fabric'. Given the distance from the site itself the HIA concludes that any 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 gas works and any other heritage asset in the vicinity.

Overall the HIA concludes that an amber conclusion where it advises that development could happen subject to policy requirements and development considerations which include appropriate mitigation measures such as the:

- Retention and enhancement of landscaping along the southern northern and eastern boundaries of the site; and
- Landscaping to be planted along the western boundary of the site

Lower density, single storey dwellings to be situated on the southern and south western parts of the site

**Reg 18 responses**

The responses primarily focus on concerns over the environmental impact of development; the importance of the site for wildlife and biodiversity acting as an important environmental corridor and likely adverse effect on SAC, county wildlife site and SSSI adjacent to site. The lack of public access to this area provides habitat for wildlife. Concerns over impact on local landscape character, which is considered cannot be mitigated by landscaping. Access problems; Baron Hall Lane unsuitable to deal with heavy volumes of traffic, especially at school drop off and pick up times. Could be flooding problems and problems with contaminated surface water entering the Wensum Area. Concern over lack of employment opportunities and additional pressure on infrastructure and services.

**Conclusion:**

**The site is considered suitable, available and deliverable.** This site provides an opportunity for new housing along with a large amount (2.6 hectares) of open space and connections to the River Wensum. The site has good connections to the town, school and services. There are public transport options available from the site. The site scores positively in the Sustainability Appraisal. This is considered to be one of the most sustainable and suitable locations of the Fakenham alternatives.

The HRA concluded that as the site boundaries include river frontage onto the River Wensum SAC development could adversely affect the qualifying features of the SAC. It is therefore recommended that any allocation policy should require a project level HRA so that natural processes are not compromised.

**Recommendation:**

Site Ref	Assessment
	That this site is identified as a <b>Proposed Allocation</b> subject to the detailed policy requirements, including the specific area identified for open space.
<b>F11 &amp; F11/A</b>	<p><b>Aldiss Distribution Centre, 125 Norwich Road</b></p> <p><b>SA Conclusion:</b> The site scores as <b>positive</b>. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1, where there is approximately 1/3 of the site potentially susceptible to Surface Water Flooding (CC) and a limited biodiversity impact, being Previously Developed Land. The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities.</p> <p><b>Connectivity:</b> Very well connected site with good access to broad range of day to day services</p> <p><b>Highways:</b> Safe access could be provided</p> <p><b>Environmental:</b> No known environmental constraints</p> <p><b>Landscape and Townscape:</b>  Site is currently occupied by a storage and distribution building of no particular architectural merit. Re development could facilitate localised townscape improvements</p> <p><b>Conclusion:</b> The site is very well located for residential development but is currently designated in the Core Strategy as part of a larger employment area. This designation gives priority to the retention of the existing employment use but given the small numbers of employees and the sites location on the edge of the designated employment area an alternative residential use could well be acceptable. However, it is important to protect existing employment opportunities and also consider alternative employment uses where possible and only consider residential uses if commercial uses are first ruled out.</p> <p><b>Recommendation</b> That this site is <b>discounted from further consideration</b>.</p>
<b>F12</b>	<p><b>Land off Parker Drive</b></p> <p><b>SA Conclusion:</b> The site scores as <b>positive</b>. The Environmental objectives score is positive, being within the settlement, within Flood Zone 1, where there is approximately 1/6 of the site potentially susceptible to Surface Water Flooding (CC) and the biodiversity impact is uncertain. The Social and Economic objectives both score positively as the site has good access to employment (but loss of designated employment land), peak time public transport links, local healthcare service, education facilities and leisure and cultural opportunities, where the town centre is easily accessible.</p>

**Connectivity:**

Centrally located site with good connectivity to a broad range of services and facilities

**Highways:**

Safe access could be provided.

**Environmental:**

No environmental designations

**Landscape and Townscape:**

The site has no landscape or townscape value

**Conclusion:**

Although reasonably close to key services the site is poorly related to the residential area and located amongst existing employment uses. The site is not considered to be suitable for residential development. The site is currently designated as an Employment Area in the Core Strategy. The preferred sites can deliver sufficient housing for Fakenham and it is considered important to retain a long term supply of designated employment land.

**Recommendation**

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

**F15**

**Land Adjacent To Baron's Hall Farm / Meadow**

**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is negative, being edge of settlement but more rural, partly within Flood Zone 2 (and adjacent FZ3a & 3b), with the potential for a detrimental impact on landscape and potential negative biodiversity impact, being in close proximity to SAC and SSSI (River Wensum). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare service, education facilities and leisure and cultural opportunities,

**Connectivity:**

Edge of settlement location with comparatively good connectivity

**Highways:**

It does not appear that safe access can be provided

**Environmental:**

The site is partly within Flood Zone 2 (High Risk)

**Landscape and Townscape:**

Development would have modest localised landscape impacts

**Conclusion:**

The site is not considered to be suitable for development, the site cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.

**Recommendation:**

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

**F16**

**Land Adjacent Football Ground**

**SA Conclusion:**

The site scores as **neutral**. The Environmental objectives score is positive being edge of settlement, within Flood Zone 1 and where the biodiversity impact is uncertain, as part of the site is a playing field. The Social and Economic objectives both score neutral with the site having good access to employment, peak time public transport links, local healthcare service, education facilities but its development would result in the loss of a sports facility.

**Connectivity:**

Slightly peripheral location but reasonable range of services nearby. Town centre and schools are distant

**Highways:**

Unlikely that safe access could be provided

**Environmental:**

The site is not subject to any specific designations

**Landscape and Townscape:**

Development would comprise a somewhat detached and incongruous location for housing development

**Conclusion:**

The site is not considered to be suitable for development, the site is poorly integrated with the town and cannot be satisfactorily accessed for housing development. The preferred sites can deliver sufficient housing for Fakenham.

**Recommendation:**

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

**F17**

**Land Adjacent 72, Holt Road**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is positive, being Previously Developed Land within the settlement and in Flood Zone 1, where the biodiversity impact is uncertain. The Social objectives score is positive as the site has good access to local healthcare services, education facilities, peak time public transport links, leisure and cultural opportunities. The Economic objectives score as neutral due to the potential loss of a designated employment land and that there is no access and no current plans for access to high speed broadband in the vicinity.

**Connectivity:**

Well-connected site in an accessible location with good access to range of services.

**Highways:**

Safe access could be provided.

**Environmental:**

The site is not subject to any specific environmental designations

**Landscape and Townscape:**

Redevelopment of the site could result in localised townscape enhancements

**Conclusion:**

The site is currently occupied by existing businesses and is identified as an Employment Area in the Core Strategy, it is therefore not considered to be suitable for housing. The preferred sites can deliver sufficient housing for Fakenham.

**Recommendation:**

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

F18

**Land at Thorpeland Road**

**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is negative, being loosely related to the settlement in Flood Zone 1, which is rural in nature where there is likely to be a significant detrimental impact on landscape and the biodiversity impact is uncertain. The Social objectives score is mixed and Economic objectives score neutral, as whilst the site has access to employment, peak time public transport, local healthcare services, education facilities, leisure and cultural opportunities, residents would be likely to rely on the private car.

**Connectivity:**

Although not far outside of Fakenham and relatively close to some services the site is judged to have poor connectivity due to the need to cross the A148 and the likelihood that most trips would be made by car.

**Highways:**

Safe access could be provided

**Environmental:**

The site is not subject to any environmental designations

**Landscape and Townscape:**

Development would appear detached from the built up area of Fakenham and would have an adverse landscape impact.

**Conclusion:**

Site Ref	Assessment
	<p>Development on this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is detached from Fakenham segregated by the bypass with no continuous footway available and is remote from services and facilities in the town. For these reasons the site is not considered suitable for allocation as part of this Local Plan. The preferred sites can deliver sufficient housing for Fakenham.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration</b>.</p>
<p><b>F19</b></p>	<p><b>Land Abutting Short Stay Travellers Site</b></p> <p><b>SA Conclusion:</b> The site scores as <b>negative</b>. The Environmental objectives score is negative, being remote to the settlement, within Flood Zone 1 and where there is a potential detrimental impact on landscape and an uncertain biodiversity impact. The Social objectives score is mixed as there is access to local healthcare service, but removed from educational facilities. The Economic objectives score neutral as there is access to employment, but removed from transport links and services/ facilities and so residents would be likely to rely on the car.</p> <p><b>Connectivity:</b> The site is comparatively poorly connected to Fakenham and lacks safe walking routes. Trips to services and facilities would largely be by private car</p> <p><b>Highways:</b> It is not clear if safe access could be provided to the A148 where the highway authority would resist multiple accesses to the carriageway.</p> <p><b>Environmental:</b> No specific environmental designations</p> <p><b>Landscape and Townscape:</b> Development would appear detached from the town and would have adverse landscape and townscape impacts.</p> <p><b>Conclusion:</b> The site is not considered to be suitable for residential development, the site is poorly integrated with the town and cannot be satisfactorily accessed. The preferred sites can deliver sufficient housing for Fakenham.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration</b>.</p>
<p><b>HEMPO 3</b></p>	<p><b>Land East of Dereham Road</b></p> <p><b>SA Conclusion:</b> The site scores as <b>negative and positive</b>. The Environmental objectives score is mixed being edge of the small village of Hempton, where the eastern edge of the site is within Flood Zone 2. There is potential for enhancement of the settings of the Hempton Conservation Area &amp; Listed Building (Grade II Wensum House) and a potential negative biodiversity impact being</p>

Site Ref	Assessment
	<p>immediately adjacent to a CWS (Fakenham Sewage Works) and in close proximity to CWSs (Land West of Oak Street, Fakenham, Hempton Pools &amp; Hempton Green), SAC and SSSI (River Wensum). The Social and Economic objectives both score as mixed, as services / facilities / cultural opportunities are in the adjacent settlement (some within 2km of the site) and there is good access to employment, but would lead to the loss of undesignated employment land.</p> <p><b>Conclusion:</b> The site is located in Hempton which is not a selected settlement, as there are preferable sites available in Fakenham, it is not considered to be suitable.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration</b>.</p>
<p><b>HEMPO 4</b></p>	<p><b>Land North East of Back Street</b></p> <p><b>SA Conclusion:</b> The site scores as <b>negative and positive</b>. The Environmental objectives score is mixed being edge of the small village of Hempton, within Flood Zone 1 and where there is potential for enhancement of the settings of the Hempton Conservation Area and Listed Building (Grade II Wensum House) and where there is a potential negative biodiversity impact being in close proximity to CWSs (Adj. Fakenham Sewage Works, Land West of Oak Street, Fakenham, Hempton Pools &amp; Hempton Green), SAC and SSSI (River Wensum). The Social objectives score as mixed, as services / facilities / cultural opportunities are in the adjacent settlement (some within 2km of the site). The Economic objectives score positively, with good access to employment, educational facilities, transport links and services / facilities and where the adjacent settlement's town centre is easily accessible from the site.</p> <p><b>Conclusion</b> The site is located in Hempton which is not a selected settlement, as there are preferable sites available in Fakenham, it is not considered to be suitable.</p> <p><b>Recommendation:</b> That this site is <b>discounted from further consideration</b>.</p>
<p><b>H0702</b></p>	<p><b>Land at Barber's Lane</b></p> <p><b>SA Conclusion:</b> The site scores as <b>neutral</b>. The Environmental objectives score is mixed being within the settlement, in Flood Zone 1, where there is potential for a negative biodiversity impact being in close proximity to CWS (Starmoor Wood and Plantation), SAC and SSSI (River Wensum). The Social objectives score neutral as whilst there would be good access to local healthcare services, education facilities, peak time public transport links, leisure and cultural opportunities it would result in the loss of a designated open land area. The Economic objectives score positively having good access to employment, educational facilities, transport links and services / facilities and where the town centre is easily accessible.</p> <p><b>Connectivity:</b> Highly accessible location close to a broad range of facilities and services.</p>

**Highways:**

In the event of development safe vehicular access appears achievable to the site itself but the adjacent road network (Barbers Lane) appears unsuitable for any further significant increase in traffic.

**Environmental:**

The site currently comprises the garden area of the adjacent property and consequently has some limited biodiversity value, it is not however subject to any specific environmental designations.

**Other**

This site is not currently being promoted for residential development and is therefore not available. It lies within the adopted town boundary of Fakenham and is currently designated in the Core Strategy as an Open Land Area. An assessment of all Open Land Areas has been undertaken which in relation to this site concludes that it does not meet the qualifying criteria to justify continued designation. The draft Plan therefore proposes that it is designated as part of a residential area, thus allowing for its potential development in the future if proposals are put forward which comply with the development management policies of the Plan.

**Conclusion**

The site is not considered to be suitable for allocation as it is not currently available and the capacity of local road network to accommodate additional traffic is considered to be constrained. The preferred sites can deliver sufficient housing for Fakenham.

**Recommendation**

That this site is discounted from further consideration.

H0705

**Fakenham College**

**SA Conclusion:**

The site scores as **positive**. The Environmental objectives score is mixed, being edge of settlement, within Flood Zone 1, where there is potential to affect a Grade II Listed Building (Former Grammar School) and its setting and the Fakenham Conservation Area and the potential for a negative biodiversity impact being in close proximity to a CWS (Land West of Oak Street). The Social and Economic objectives both score positively as the site has good access to employment, peak time public transport links, local healthcare services, education facilities, leisure and cultural opportunities.

**Connectivity:**

The site lies in a highly sustainable location with good access to a broad range of facilities and services within a short distance.

**Highways:**

In the event of redevelopment it would appear that safe vehicular access could be provided utilising the vehicular accesses which already serve the site (subject to localised improvements).

**Environmental:**



The site has a number of mature trees, particularly along its southern frontage and in the event of redevelopment these would need to be retained and protected.

**Landscape and Townscape:**

Parts of the former school buildings are listed. Large areas of the site are not currently developed comprising former school grounds and these are designated as Open Land Areas in the current Core Strategy as their openness contributes positively to the character of this part of Fakenham.

**Other:** Planning permission has been granted for a new Special Educational Needs school on part of the former school grounds and this development has now been completed.

**Conclusion:**

The former Fakenham College was located on this site which is no longer occupied. The site falls within the settlement boundary of Fakenham and part of it is within the designated residential area. The rest of the site is identified as Open Land Area/Formal Education Area in the current Local Plan and this designation is proposed to be rolled forward into the new Plan.

As the site lies within the adopted development boundary of the town those parts which lie within the area already designated as residential could come forwards for housing development without the need to formally allocate the site in the Local Plan. An application for a new school on parts of the site is currently awaiting determination.

As the site already lies within the town boundary and parts can come forward for policy compliant development (provided this is consistent with the Open Land Area designation) it is considered that the site should not be allocated.

**Recommendation:**

That this site, although potentially suitable is **not considered further at this stage.**

**SCU15 Land off Creake Road**

This is one of three sites which all lie to the western side of the Swaffham Road and are located in Sculthorpe Parish. Development in this area would be a highly prominent incursion into the open countryside which surrounds the town and although not distant from the town centre and its facilities it is highly likely that most trips would be undertaken by private car. Better sites are available for meeting the housing target for the town.

**SA Conclusion:**

The site scores as **negative and positive**. The Environmental objectives score is negative being loosely related to the settlement of the village of Sculthorpe, within Flood Zone 1 and given the rural nature of the site, there is likely to be a significant detrimental impact on landscape and there is potential for a negative biodiversity impact being in close proximity to CWS (Sculthorpe Moor & Meadows). The Social objectives score is positive and the Economic objectives score neutral as the site is separated from the settlement by the bypass and as such is removed from local facilities and services, but there is good access to employment, access to educational facilities, transport links and services / facilities. The town centre is easily accessible from the site, but residents are likely to rely on the car.

**Connectivity:**

Poorly connected and in parts distant from services which although available in Fakenham would require crossing the A1065 if walking. Most trips likely to be by private car.

**Highways:**

Not clear how safe access could be provided to service the scale of development envisaged

**Environmental:**

Sites are not subject to any specific environmental designations

**Landscape and Townscape:**

Development would constitute a highly prominent incursion in the open countryside surrounding Fakenham resulting in adverse landscape impacts

**Conclusion:**

The site has a number of constraints. Development would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The area is detached from Fakenham segregated by the bypass, distant from services and facilities in the town and cannot be satisfactorily accessed. For these reasons these areas are not considered suitable for allocation as part of the Local Plan. The preferred sites can deliver sufficient housing for Fakenham.

**Recommendation:**

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

SCU16

**Land North of Creake Road**

**SA Conclusion**

**Connectivity**

The site is not particularly distant from the town centre and other key facilities but access on foot or by bicycle would involve crossing the main road and is unlikely to be an attractive option for most. A high proportion of trips are likely to be made by car.

**Highways**

It is not clear how acceptable vehicular access could be formed to serve any significant scale of development to the satisfaction of the highway authority

**Environmental**

**Landscape and Townscape**

As with sites SCU15 and 17 this area is very prominent in the landscape, provides for extensive views over Sculthorpe Moor and beyond and is an important part of the undeveloped landscape setting of the town. Development here would constitute an obvious and harmful incursion into the open countryside.

**Conclusion**

**Recommendation**

That the site is **discounted from further consideration**

SCU17

Land South of Creake Road

**SA Conclusion**

**Connectivity**

The site is not particularly distant from the town centre and other key facilities but access on foot or by bicycle would involve crossing the main road and is unlikely to be an attractive option for most. A high proportion of trips are likely to be made by car.

**Highways**

It is not clear how acceptable vehicular access could be formed to serve any significant scale of development to the satisfaction of the highway authority

**Environmental**

**Landscape and Townscape**

As with sites SCU15 and 16 this area is very prominent in the landscape, provides for extensive views over Sculthorpe Moor and beyond and is an important part of the undeveloped landscape setting of the town. Development here would constitute an obvious and harmful incursion into the open countryside.

**Conclusion**

**Recommendation**

That the site is **discounted from further consideration**

**Further Comments**

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

**Further Comments**

Name

Following the Regulation 18 consultation further consideration was given to site F02 (shell PFS) which had been previously discounted on grounds of no suitable vehicular access. Detailed plans were submitted by the site promoters showing access to Wells Road via a modification to the access arrangements for the Shell Petrol filling station. These details have been approved by the Highway Authority and the site is included as an allocation in the Reg 19 Plan.

## Part 3: Overall Site/Settlement Conclusions

### 3.1. Proposed Site Allocations: Reasoned Justification

Four sites, together with a large number of green space designations, are proposed for allocation/designation. This is in addition to the large urban extension (Trinity scheme) which is already allocated and much of which remains to be built. Three of these four sites were identified as preferred options at Regulation 18 stage and the 4<sup>th</sup> (**F02**) is now included following the submission of further access details. These additional sites have the potential to deliver around 750 further homes in addition to the 900 already approved on the Trinity site.

The location of site options has been carefully considered in order to avoid expansion of the town beyond the boundary formed by the A148 corridor and to mitigate the potential impacts on designated landscapes and the flood plain of the River Wensum to the west. The preferred locations for development to the north of the town are largely identified in the currently adopted Plan.

A number of the sites which were considered at Reg 18 stage are located within the adopted development boundary of the town and their locations result in them performing relatively well in the Site Assessment and Sustainability Appraisal processes. These could be allocated for redevelopment but where these sites are already in beneficial uses such as employment or open space the approach in the draft Plan seeks to retain these beneficial uses. These 'in boundary' sites (**F04, F05, F06, F11 and F12**) could be subject to planning applications in future years when the merits of redevelopment proposals can be considered having regard to prevailing circumstances at the time. As a general rule the allocation of 'in boundary' sites has been avoided as possible redevelopment of such areas has already been accounted for separately in the Plans general allowance for windfall developments.

Sites **F15, F16, F17, F18 and F19** all fall beyond the natural boundary of the town formed by the A148. They are also more distant from local services and would to varying degrees have adverse landscape and environmental impacts so do not compare favourably to the preferred sites which can deliver the quantity of development that is required.

Site **F07** performs relative well in the Site Appraisal and Sustainability Appraisal process and would be suitable for development but there are currently preferable sites elsewhere of sufficient size to accommodate the required growth in the town so further large scale growth in Fakenham is not required at this time.

Existing Plans already provide for a substantial urban extension to the north of the town and the larger of the proposed allocations (**F01/B**) is effectively the next phase of planned development and has been signalled for many years.

The addition of three smaller sites (**F02, F03, and F10**) would provide for choice in the local market and assist with maintaining a five-year land supply and local housing delivery particularly in the early years of the Plan period. Given the delays often associated with delivering larger scale growth some smaller opportunities are desirable.

All four of the proposed allocations are edge of settlement greenfield locations but all perform well in relation to the social and economic aspects of sustainability given their respective ability to be successfully incorporated into the fabric of the town and close proximity to key services.

With the exception of Barons Close (**F10**) there were very few public objections, perhaps reflecting the fact that the area between the town and the A148 has been earmarked for development for some years. Site **F02** (Shell Garage) was not identified as a preferred option in the Reg 18

consultation but is now recommended following the resolution of access issues. This site is located in Sculthorpe Parish but is located immediately adjacent to the built-up area of Fakenham.

The Water Recycling Centre, WRC at Fakenham has the potential to impact on the European site, River Wensum. The Appropriate Assessment acknowledges Anglian Water’s position that with the investment planned they consider there is sufficient headroom at the Fakenham WRC based upon the existing permit to accept foul flows and trajectory until 2032. Any growth beyond 2032 is dependent on headroom being available and careful consideration of site phasing is required in bringing sites forward. Any proposal will require careful consideration and demonstration there is adequate capacity post 2032 at the water recycling centre in relation to growth and investment by Anglian Water

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

**F01/B: Land North of Rudham Stile Lane** is predominantly in agricultural use but also includes Fakenham Rugby Club, sport centre and recreational land. It could accommodate between 350-560 new dwellings depending on the retention or relocation of existing facilities. The area is naturally contained by the A148 and is already earmarked for development in adopted Plans for the town. Carefully planned and comprehensive development can be successfully integrated into the town in a sustainable way.

**F02: Land Adjacent to Petrol Filling Station, Wells Road** is a small site suitable for around 70 dwellings. It currently comprises an open paddock with no buildings located to the rear of a petrol filling station. Landscaping along the A1065 corridor will be necessary. Following detailed discussion with the highway authority an acceptable vehicular access has been demonstrated to be deliverable to Wells Road.

**F03: Land at Junction of A148 & B1146, Opposite Petrol Filling Station** is a small greenfield site currently in use as a paddock. It is well related to existing development, has good access to services and lacks any particular landscape or topographical features.

**F10: Land South of Barons Close** is located very close to Fakenham town centre and enjoys good pedestrian access to a broad range of services. Much of the site is within the functional flood plain of the river Wensum and vehicular access to the site is restricted. The site promoter has acquired additional land to ensure suitable improvements can be made. A small development of around 50 dwellings with a new river side public park is proposed.

### 3.2. List of Site Allocations

#### Residential Sites

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
F01/B	Land North of Rudham Stile Lane	26.54	560
F02	Land Adjacent to Petrol Filling Station, Wells Road	2.4	70
F03	Land at Junction of A148 & B1146, Opposite Petrol Filling Station	2.16	65
F10	Land South of Barons Close	4.06	55

### 3.3. Policy Wording (Regulation 19)

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

## Policy F01/B

### **Land North of Rudham Stile Lane**

Land amounting to 26.5 hectares, as defined on the Policies Map, is allocated for residential development of approximately 560 dwellings, elderly persons' accommodation, public open space, and associated on and off-site infrastructure.

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

1. The prior approval of a Master Plan to address access and sustainable transport, layout, landscaping, phasing and conceptual appearance;
2. Prior approval of a comprehensive access strategy and Transport Assessment providing for safe and convenient access to the A148 together with any necessary junction improvements along the length of Fakenham by-pass including at the A148/B1105 and A148/A1065 junctions;
3. Provision of off-site mains water reinforcement;
4. The submission, approval and implementation of a Foul Water Drainage Strategy, including any enhancements and that it is demonstrated that there is adequate capacity in the water recycling centre;
5. Retention or replacement of existing sporting uses including the rugby club and sports centre;
6. On site delivery of not less than 7.53 hectares of multi-functional open space together with measures for its on-going maintenance;
7. Submission, approval and implementation of the findings of a Health Impact Assessment;
8. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses including not less than 100 units of specialist elderly persons accommodation; and,
9. Appropriate contributions will be secured towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).
10. Prior demonstration that there is adequate capacity in road, drainage and educational infrastructure taking account of existing planned growth.

## Policy F02

### **Land Adjacent to Petrol Filling Station, Wells Road**

Land amounting to 2.4 hectares, as defined on the Policies Map, is allocated for approximately 70 dwellings, public open space and associated on and off-site infrastructure.

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

1. Delivery of a carefully designed development taking into account site layout, building heights, topography;
2. Provision and retention of strong landscaping on the western boundary of the site, and the retention and enhancement of landscape buffers along the eastern and southern boundaries of the site;
3. Provision of highway access off Wells Road with improvements to the existing access into the forecourt;

4. The submission, approval and implementation of a Foul Water Drainage Strategy including any enhancements to the network capacity;
5. On site delivery of not less than 0.19 hectares of multi-functional open space together with measures for its on-going maintenance; and,
6. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

### Policy F03

#### **Land at Junction of A148 & B1146, Opposite Petrol Filling Station**

Land amounting to 2.2 hectares, as defined on the Policies Map, is allocated for development of approximately 65 dwellings, public open space and associated on and off-site infrastructure.

1. Landscaping buffers should be provided to soften the boundaries between the development and the A148;
2. Retention of hedgerows and trees on the western and southern boundaries of the site;
3. Provision of convenient and safe vehicular access to Toll Bar/Old Wells Road, including carriageway widening to a minimum of 5.5m between the site access and C590 Creake Road;
4. Provision of footway at site frontage connecting directly with the existing facility at the south side of Creake Road and to the existing footway at Toll Bar;
5. Improvements required to enable safe pedestrian route between the site and Fakenham High School via Toll Bar/Old Wells Road and Rudham Stile Lane Public Right of Way;
6. Retention of land to be made available to facilitate a capacity improvement scheme at the A148/ A1065 roundabout;
7. The submission, approval and implementation of a Foul Water Drainage Strategy including any enhancements to the network capacity;
8. On site delivery of not less than 0.17 hectares of multi-functional open space together with measures for its on-going maintenance; 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

### Policy F10

#### **Land South of Barons Close**

Land amounting to 4.1 hectares, as defined on the Policies Map, is allocated for development of approximately 55 dwellings, 2.6 hectares of public open space, and associated on and off-site infrastructure.

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

1. Retention and enhancement of landscaping around the site boundaries, and planting along the western boundary;
2. Provision of a landscaped buffer to the south of the site to include ecological connectivity;
3. Provision of a convenient and safe vehicular and pedestrian access from Baron's Hall Lane, including improvements to the restricted byway to the west of the site;
4. Retention of the footpath at the site entrance and its extension to provide direct links to the town centre and new river side park;
5. No development shall be located in areas of flood risk, as demonstrated by a site-specific Flood Risk Assessment;
6. Phased delivery of not less than 2.6 hectares of multi-functional open space together with measures for its on-going maintenance;
7. Submission of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA addressing hydrological issues, site design, layout, drainage and habitat surveys;
8. The submission, approval and implementation of a Surface Water Management Plan, including the provision of SUD's in accordance with best practice;
9. The submission, approval and implementation of a Foul Water Drainage Strategy including any enhancements to the network capacity;
10. 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 obligations; 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.



## 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.

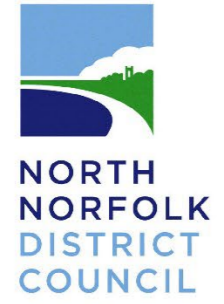
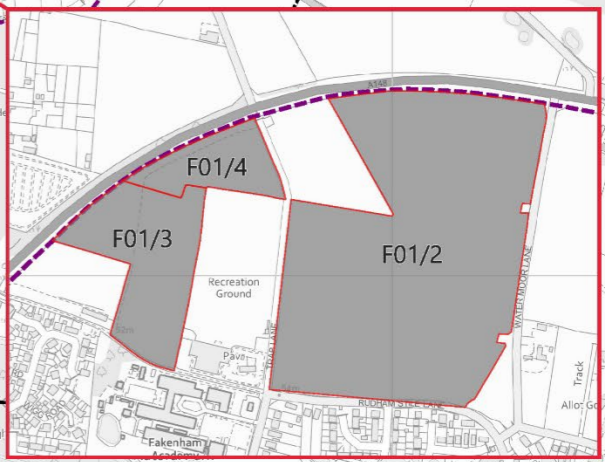
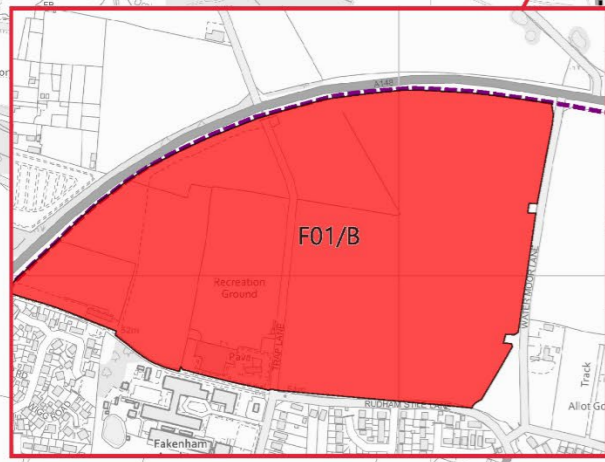
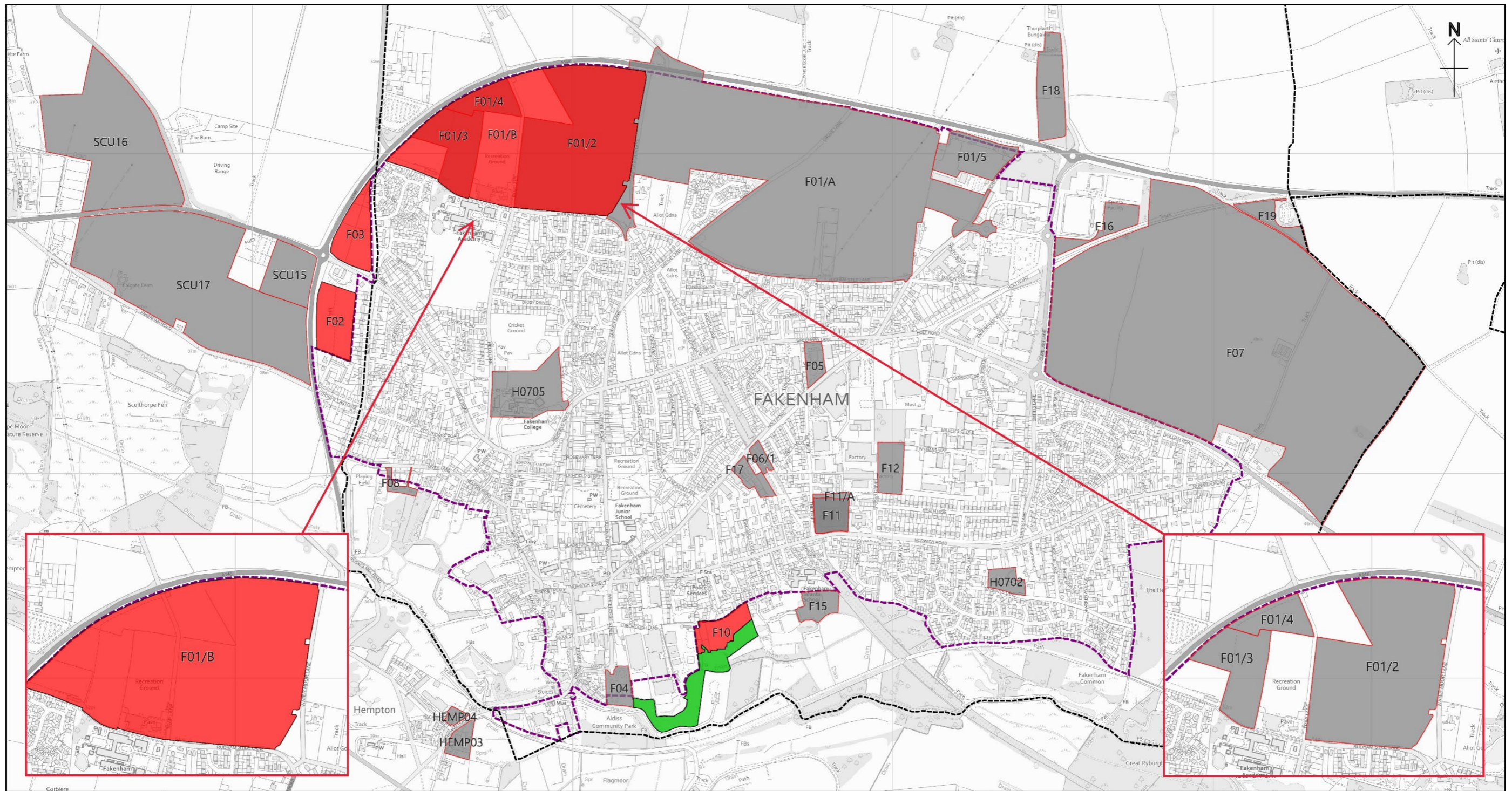
Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Fakenham Academy, Field Lane	AGS/FAK01 REC/FAK01	OSP027	Open Land Area Formal Education / Recreation	School recreational grounds on northern edge of the settlement providing important sporting and recreational facilities.
Cricket Ground, Field lane	AGS/FAK02 REC/FAK02	OSP028	Open Land Area Formal Education / Recreation	Town cricket ground. Important open space within housing surrounded by mature trees and vegetation. Provides important sporting facilities.
Former Fakenham College site, Field Lane/ High Field Rd	AGS/FAK03 REC/FAK03	OSP029	Open Land Area Formal Education / Recreation	Mature designed parkland associated with former College site. Main building Grade II listed. Open mown grass, tennis courts & playing fields. Notable mature trees in south section contribute to settlement character. No public access.
St Anthony's Catholic Church, Wells Road	AGS/FAK04	N/A	No Designation	Driveway with notable mature trees in front of church. Appears as a private garden. Within Conservation Area so trees are protected. No evidence of graves. Access for

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				church goes only. No recreational value.
St Peters & St Pauls Churchyard	AGS/FAK05	OSP030	Open Land Area	Secluded tranquil public green space in the core of the settlement. Within Conservation Area. PROW adjacent. Mature trees add biodiversity value. Contribute to the setting of the church
Queens Road Cemetery	AGS/FAK06	OSP031	Open Land Area	Valued for tranquillity and biodiversity. Adjacent to PROW and within Conservation Area. Public access. Connects to Millennium Park (Site 7)
Millennium Park, Queens Rd Road	AGS/FAK07	OSP032	Open Land Area	A formal public park with installed play facilities and informal green space. Important multi-functional amenity green space.
Fakenham Junior School, Queens Road	REC/FAK04	OSP033	Formal Education / Recreation	School recreational and playing fields.
Lancaster Avenue South	AGS/FAK08	OSP034	Open Land Area	Small area of mown grass within estate housing forming part of the designed layout. Outside Conservation Area. Pedestrian links with Sites 7 (AGS/FAK06) and 9 (AGS/FAK08).
Lancaster Avenue North	AGS/FAK09	OSP035	Open Land Area	Circular area of mown grass with one significant mature plane tree within estate housing forming part of the designed layout. Functions as informal recreation area. Area. Links with Site 8 (AGS/FAK07).
Jubilee Avenue	AGS/FAK10	N/A	No Designation	Small area of mown grass within estate housing, partly used for parking.
Allotments: Claypit Lane	AGS/FAK11	OSP036	Open Land Area	Formal Allotments provision in close walking distance to the town and community.
Great Eastern Way (North)	AGS/FAK12	OSP037	Open Land Area	Former railway line, now natural green corridor providing pedestrian access to the town centre. High

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				biodiversity value as an important ecological corridor.
Great Eastern Way (South)	AGS/FAK13	OSP038	Open Land Area	Links with site AGS/FAK11. Former railway line, now natural green corridor providing pedestrian access to the town centre. High biodiversity value as an important ecological corridor. Existing Planning permission for 5 dwellings (PF/14/0386) on southern section, so boundary to be re-drawn.
Barber Lane	AGS/FAK14	N/A	No Designation	Remnant heath now private grazing enclosed by hedges within built up area land adjacent to and visible from PROW. No public access
William Road	AGS/FAK15	N/A	No Designation	Narrow linear grass verge on north east edge of settlement directly adjacent to A1067. Little public benefit and no contribution to settlement character.
Additional Sites				
Allotments, Grove Lane	AGS/FAK16	OSP039	Open Land Area	Formal Allotments provision in close walking distance to the town and community
Wensum Way Park, Thorn Road	AGS/FAK17	OSP040	Open Land Area	Open Space provided as part of the Wensum Way development. Complete with natural play equipment.
Valley Way Open Space	AGS/FAK18	OSP041	Open Land Area	Open Space provided as part of the Valley Way development. Complete with natural play equipment.
Fakenham Infants School Playing Field	AGS/FAK19 REC/FAK05	OSP042	Open Land Area Formal Education / Recreation	Playing Fields Associated with School.
Aldiss Community Park	AGS/FAK20	OSP043	Open Land Area	Large Open Space with access via PROW next to Fakenham Tyres. Owned and maintained by FTC.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Fakenham RUFC	AGS/FAK21 REC/FAK06	OPS044	Formal Education / Recreation	Formal Rugby club ground with pitch and club house.
Fakenham Sports Centre	AGS/FAK22 REC/FAK07	OSP045	Formal Education / Recreation	NNDC owned sports centre with formal pitches and play area.
Rudham Stile Lane Allotments	AGS/FAK23	OSP046	Open Land Area	Established Allotment site.
Fakenham Town FC	AGS/FAK24 REC/FAK08	OSP047	Formal Education / Recreation	Football Club with training pitches and bowls club.
Cemetery, Creake Road, Sculthorpe	AGS/FAK25	OSP048	Open Land Area	Provides cemetery provision.

# Appendix 1: All Sites Considered



## Fakenham - Preferred & Alternative Sites (Reg 19)

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

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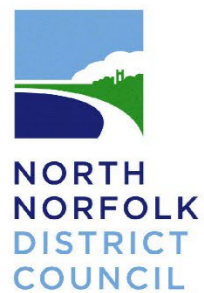
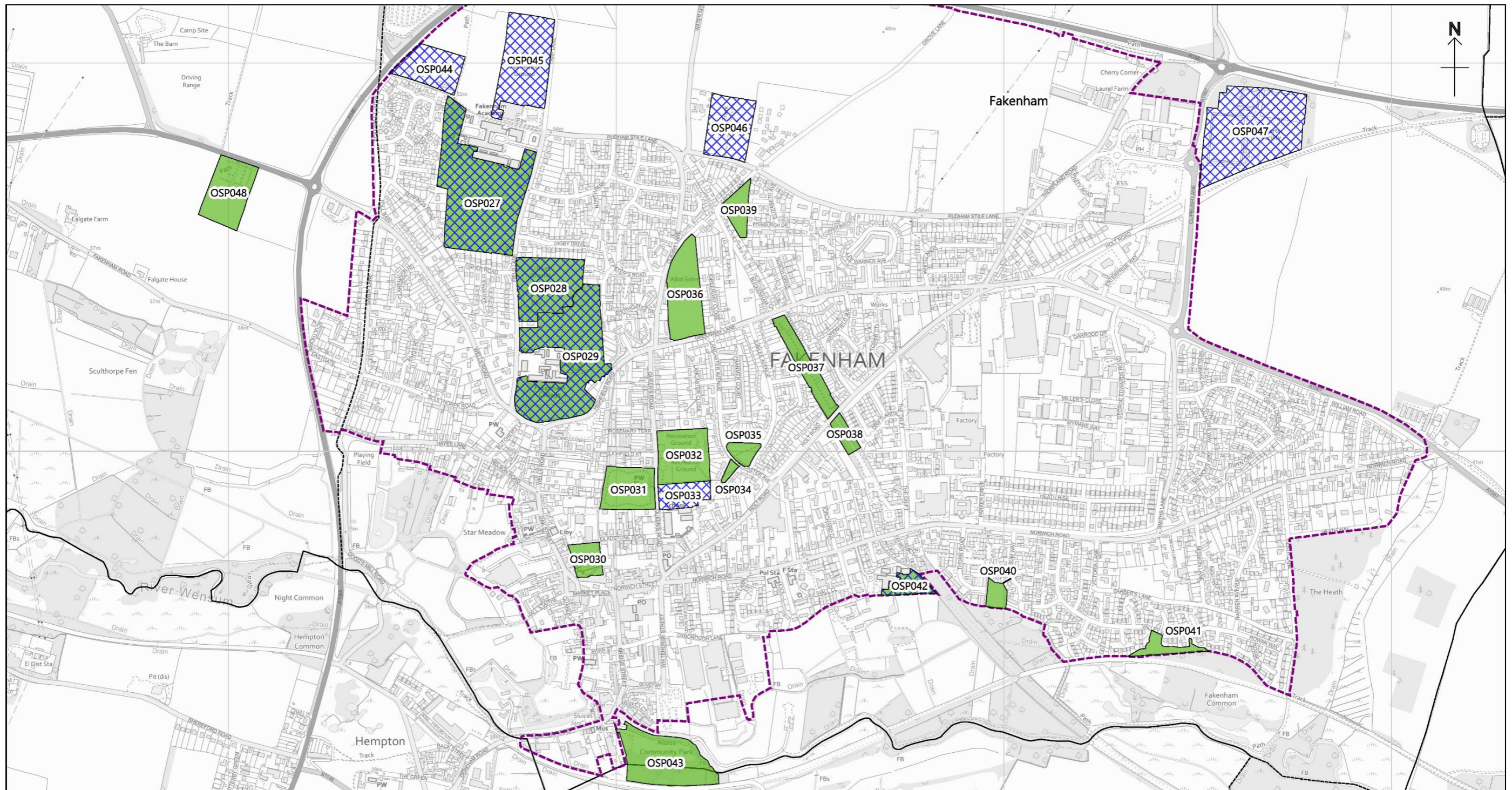
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# Appendix 2: Open Space Designations



## Fakenham - 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

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