

PUBLIC CONSULTATION

WELCOME

North Norfolk District Council is producing a new Local Plan

We have now produced the first draft and are seeking your views before progressing to the next stage.

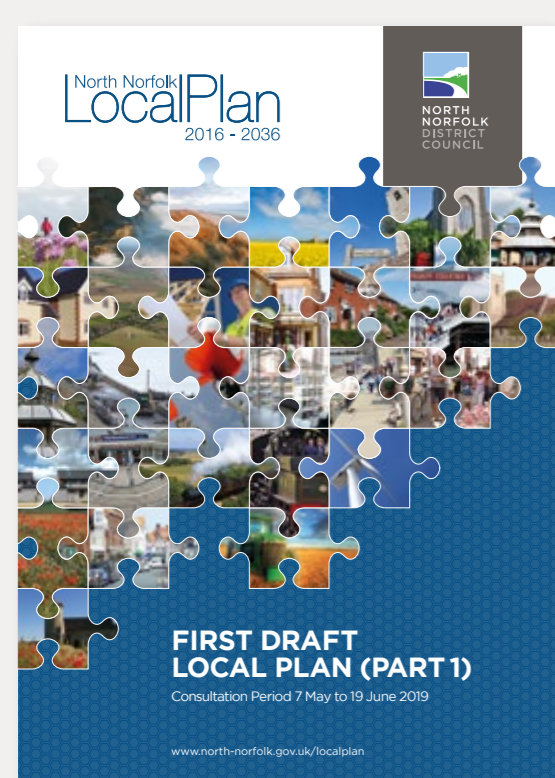
The following panels highlight key aspects of the Draft Plan and explain how to make comments. Copies of the main consultation documents and all supporting documents are available today for inspection, and can be found on our website www.north-norfolk.gov.uk/localplan

Following this consultation we will consider your feedback, publish our responses (along with details of any modifications that we feel should be made to the Plan), before seeking your views on a **Final Draft Local Plan** in late 2019.

We look forward to hearing what you think about the First Draft Local Plan!

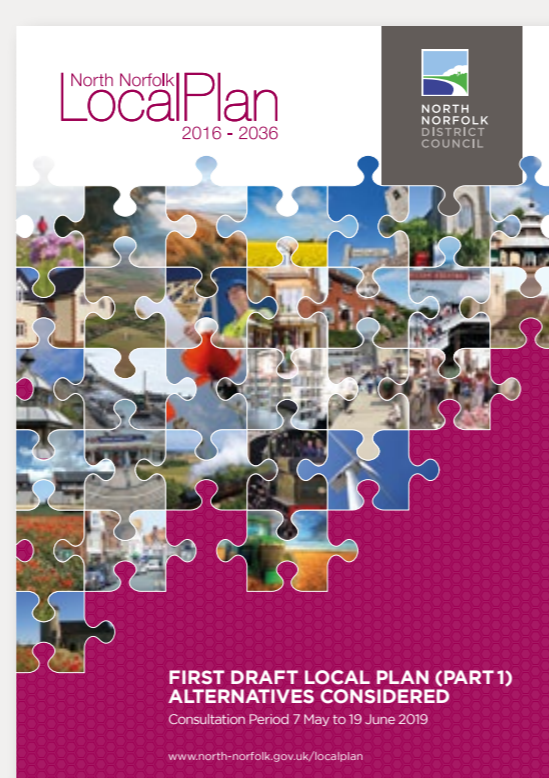
What are we consulting on?

The Plan includes **draft policies** which, following adoption of the Plan, will be used by the Council when making decisions on planning applications. It also identifies our **preferred development sites** for future housing, employment, open spaces and other uses. We are seeking your views on these and on a range of **alternative options** which have been considered. We are also consulting on a number of supporting documents.



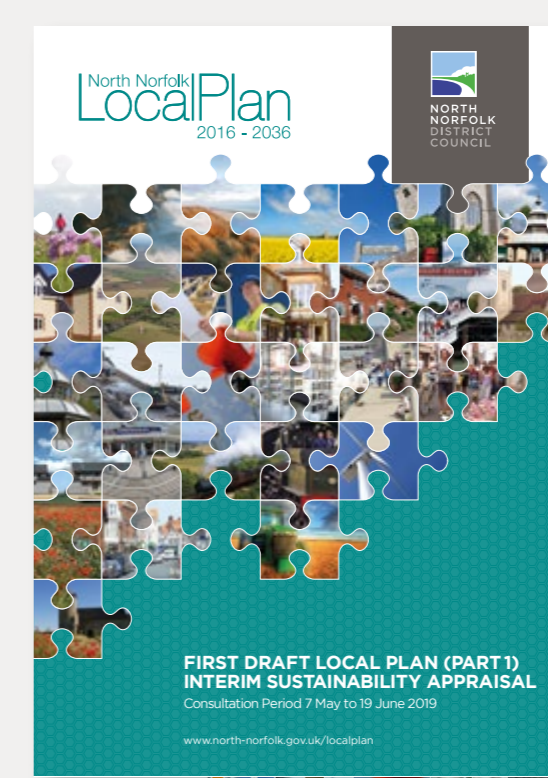
First Draft Local Plan (Part 1) 2016-2036

The proposed policies which will be used to consider planning applications and the preferred choices for new development sites.



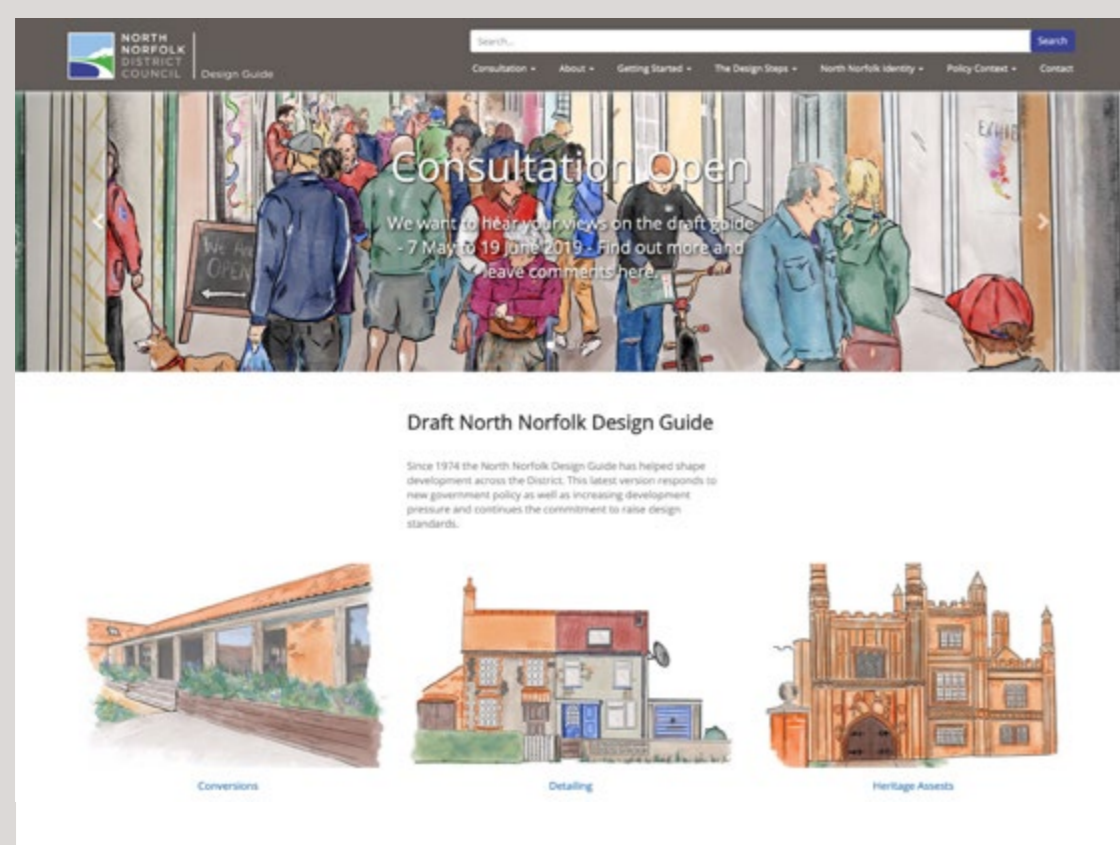
First Draft Local Plan (Alternatives Considered)

The alternative policies and sites which the Council has considered in preparing the Plan.



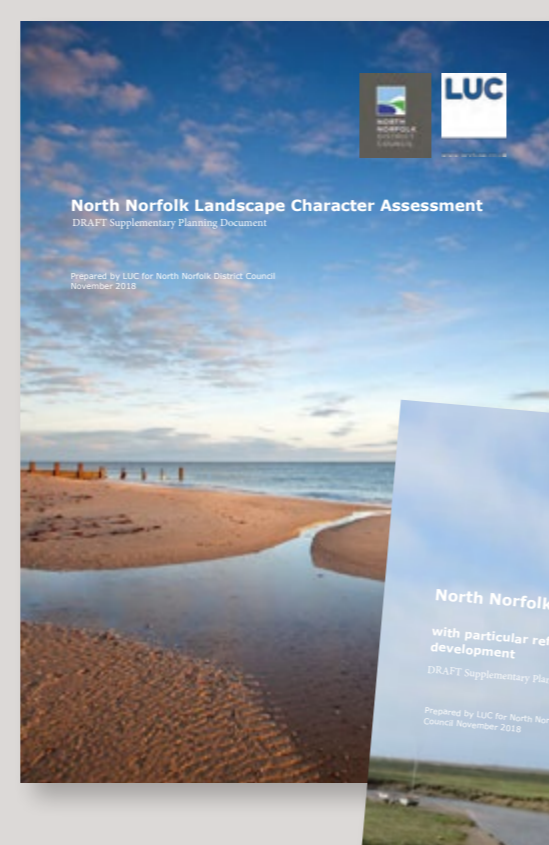
Sustainability Appraisal & Scoping Report

These interim technical documents consider key environmental, social and economic features of the District and explain how our proposals impact on these.



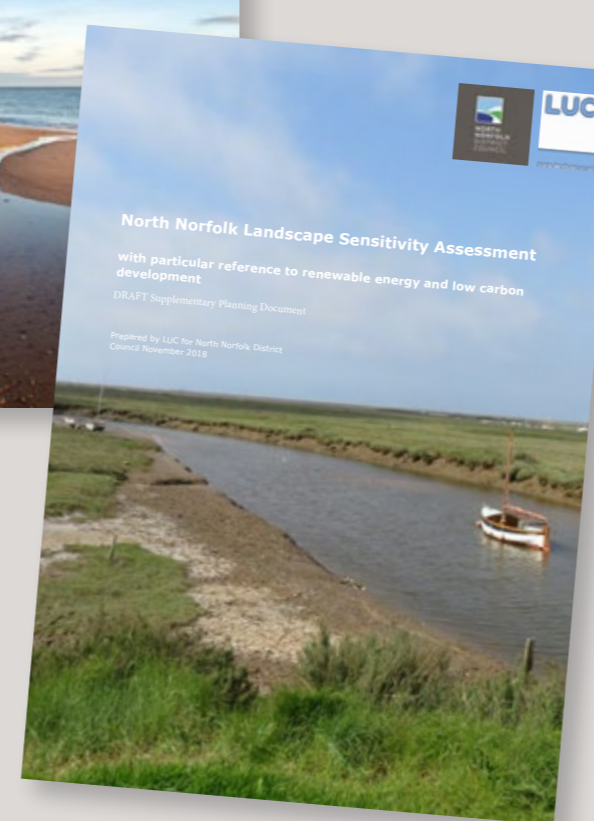
Draft Design Guide

The proposed design requirements for all new development which the Council intends to adopt as formal guidance and to use when making decisions on planning applications.



Draft Landscape Character Assessment

Provides an up to date assessment of the landscape characteristics of North Norfolk and describes the main landscape character types.



Draft Landscape Sensitivity Assessment

Assesses the sensitivity of the North Norfolk landscape to various types of renewable and low carbon energy developments.

'The Council intends to adopt these as formal guidance and will use them when making decisions on planning applications.'

Whether you wish to object, support, suggest an alternative, or propose a modification to the documents we want to hear from you. Details of how to respond can be found on the 'How to have your say' panel at the end of this display. If you have any questions or need help, please speak to a member of staff.

WHY AND WHERE?

Why do we need new development?

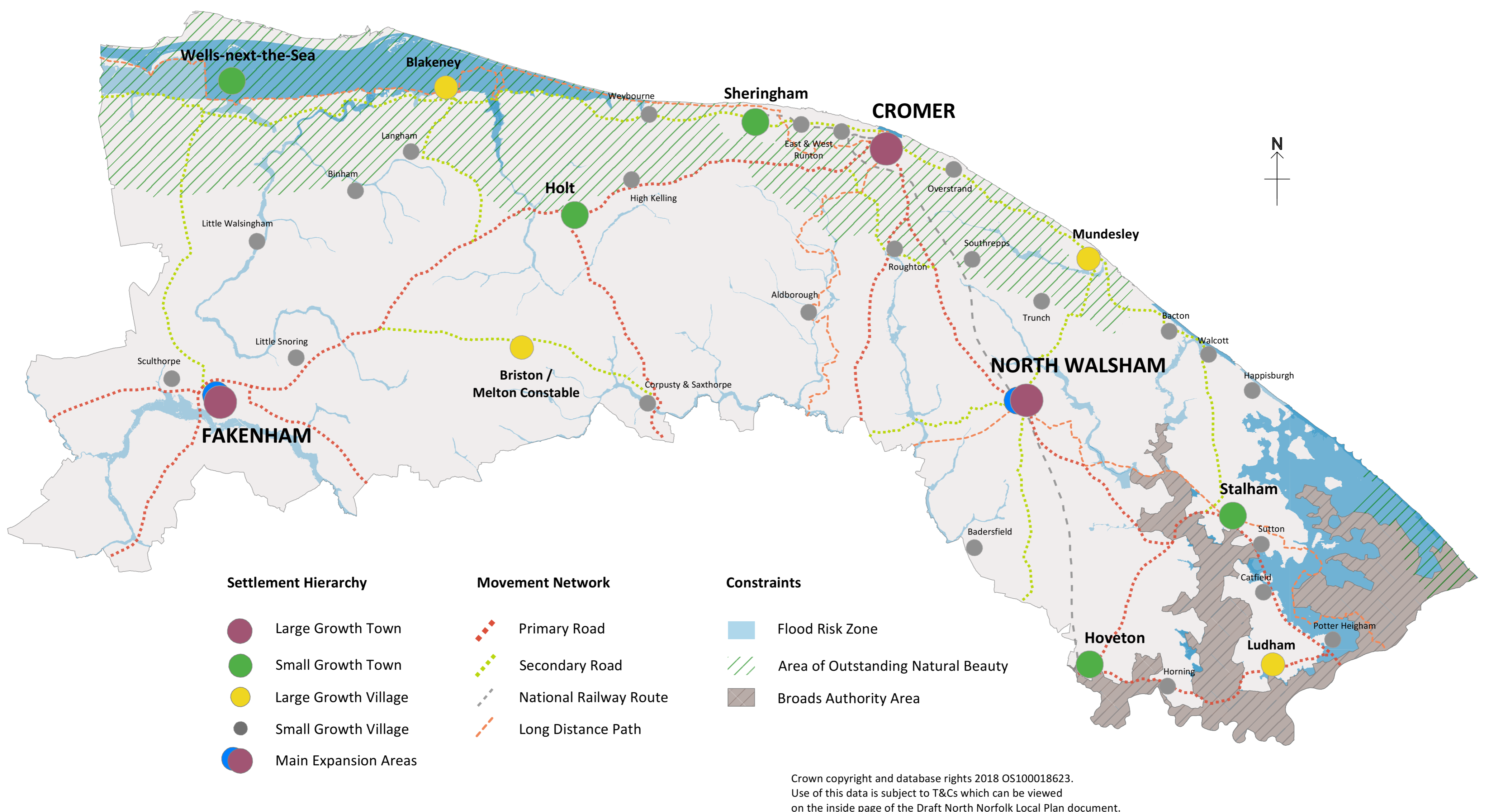
The population of the District is projected to grow by around **10,000 people by 2036** and nearly **40% of people living here will be aged 65 years or older**. Population is growing, many people move here to retire, we are living for longer and household sizes have been reducing. This and other issues such as the rate of second home ownership, vacant homes, and the use of homes for holiday accommodation means that around **10,500 new homes** are likely to be required. There are over **3,000 people on the housing waiting list** in need of new affordable homes. Providing the homes that are needed will also require new schools, health facilities, shops and new job opportunities and these will need to be provided alongside housing developments.

Some of this new development can be provided within towns and larger villages by making better use of existing sites, including developing **brownfield land** and re-using **existing buildings**, and we will allow this. Even so, new development sites will need to be identified for about half of the required new development. The **Draft Plan** explains where we think this should happen and how we will manage the impacts of new development.

Where are we planning new development?

We propose that most new development should be in and around the towns of North Norfolk. We believe that **North Walsham, Fakenham** and **Cromer** should be the main areas of growth, with smaller amounts of development in the remaining towns and four of the larger villages. In the rural parts of the District we will continue to allow building conversions, and affordable homes to be built for local people, but other types of development in the wider countryside, including many smaller villages, will be limited. The main growth locations are shown on the following map:

NORTH NORFOLK KEY DIAGRAM



Later in the year we will produce and consult on a **Part 2 Plan** which will make proposals for a number of identified **Small Growth Villages**. The Council will make final decisions about which villages might be identified for small scale growth following this consultation. We have included a list of potential villages in the **Part 1 Plan** and are seeking your views.

WHAT IS IN THE PLAN?

AT A GLANCE.



ENVIRONMENT

- The protection of 300 hectares of **Open Space** including play areas, sports grounds and other important green spaces.
- Policies to protect the **Area of Outstanding Natural Beauty, Conservation Areas, Listed Buildings** and the **Undeveloped Coastal** areas from development.
- Policies to ensure that **wildlife habitats** are protected and visitor pressures are effectively managed.
- New **building design** policy supported by an updated **North Norfolk Design Guide** to improve the design quality of all developments in the District.



FIND OUT MORE...
IN SECTION 8 OF THE DRAFT PLAN



HOUSING

- Delivery of **10,500 - 11,000** new homes over a 20-year period at a rate of about **550** each year.
- **2,300** affordable homes and continuation of a '**rural exceptions**' policy to allow the building of affordable homes in smaller villages for occupation by local people in need.
- A **distribution** of development across North Norfolk which focuses the required development in the larger towns and villages.
- New **construction** and **design standards** to provide homes with larger rooms, which are energy efficient, are adaptable as people's needs change, and are better designed.
- Providing more accommodation for the **elderly** and those who may require care.
- Providing homes for **wildlife** within new dwellings.



FIND OUT MORE...
IN SECTION 9 OF THE DRAFT PLAN



THE ECONOMY & INFRASTRUCTURE

- The retention of **170 hectares of employment** land and allocation of a further **50 hectares** for employment uses.
- Proposals to protect the vitality and viability of the District's **Town Centres** by restricting out of centre developments.
- Support for **tourism** developments whilst protecting the character of the countryside from the possible impacts of development.
- Policies to support enhanced **telecommunications** and the roll out of new technologies including electric vehicle charging points.
- Requirements for new developments to contribute towards supporting **infrastructure** such as roads, schools and health services.



FIND OUT MORE...
IN SECTION 10 OF THE DRAFT PLAN

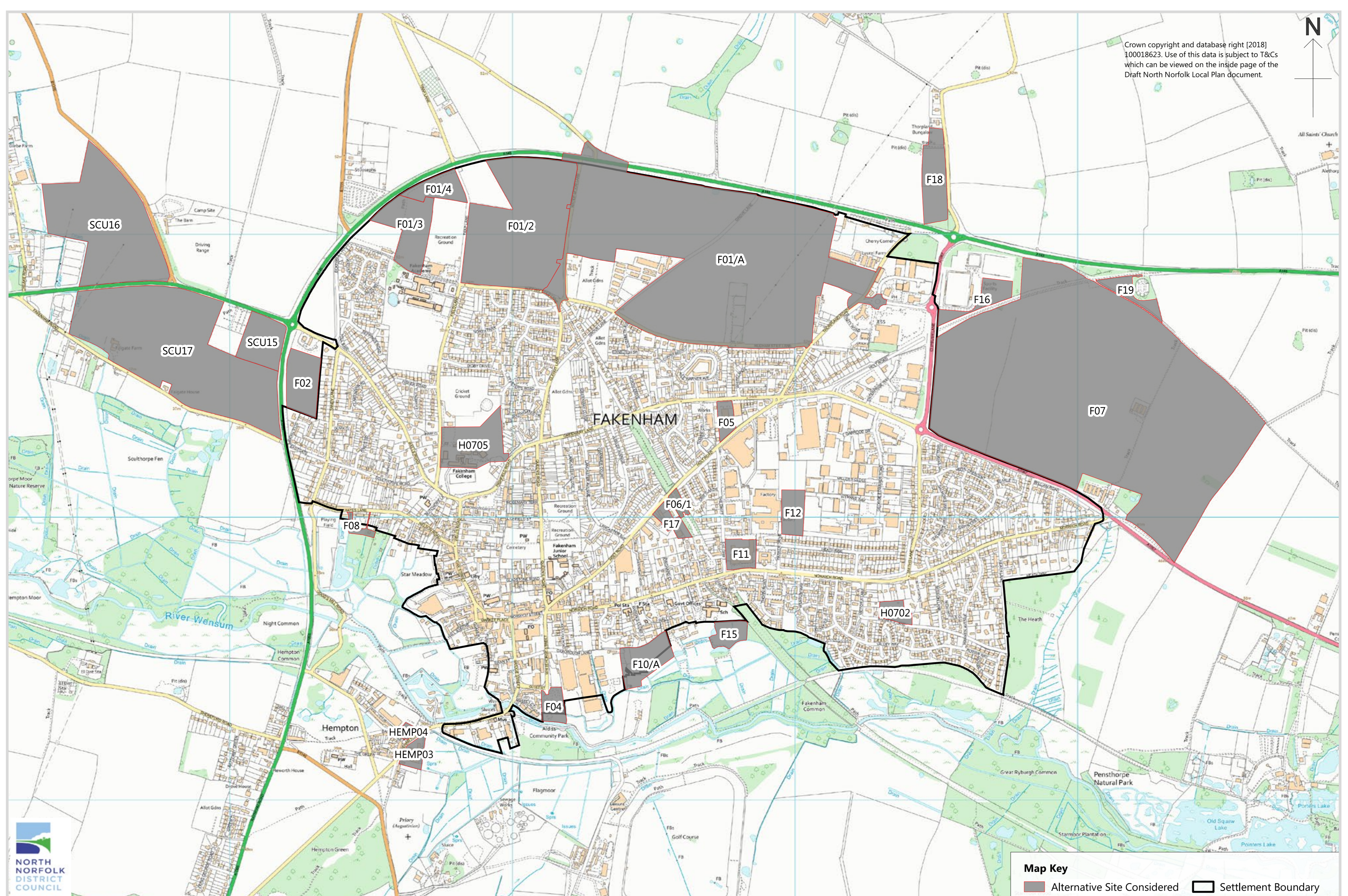
Andthe identification of specific development sites suitable for approximately 4,500 dwellings, employment, open spaces, schools and other uses.

WHAT ARE THE ALTERNATIVES?

A RANGE OF ALTERNATIVE OPTIONS HAVE BEEN CONSIDERED

In producing the Plan we have also considered a range of **alternative options** and it is important that they are **fully considered as part of this consultation**.

For most of the preferred policies, and all of the development site proposals in the Plan, there is an alternative or a number of alternative options that have been considered. This is particularly the case in relation to potential residential site allocations where a very large number of options have been suggested to us. Only a fraction of the possible sites are needed to address the development needs of North Norfolk.



Example 'Alternatives Considered' Map

If you wish to view Alternative Site Options in other settlements please ask a member of staff.

WE WANT YOUR VIEWS

We want to know if you agree with why we have discounted the alternative options and would like your comments on the **Alternatives Considered** document.

- Are we right in ruling out the **alternative policy options** for the Plan?
- Have we picked **the most appropriate sites for development?** Do you have any comments on our reasons **why sites have been ruled out?**

You can also find out more about the site selection process in **Background Paper 6 - Development Site Selection Methodology**.



**FIND OUT MORE...
IN THE 'ALTERNATIVES CONSIDERED' CONSULTATION DOCUMENT**



CONSERVING THE BUILT AND NATURAL ENVIRONMENT

The Plan aims to **conserve and enhance the natural and historic environment** of North Norfolk, **promote healthy communities** and meet the challenges of **climate change**, **flooding** and **coastal change**.

North Norfolk is characterised by an attractive rural landscape, which supports thriving agriculture and tourism industries and provides a valuable leisure and recreational resource for residents and visitors.

Our policies aim to:

NATURAL ENVIRONMENT

- Minimise the amount of development in the **Norfolk Coast Area of Outstanding Natural Beauty** and within the setting of the **Broads National Park**
- Protect and enhance **Landscape & Settlement Character**
- Protect the appearance and character of the **Heritage & Undeveloped Coast**
- Protect **Biodiversity and Geology**
- Provide new '**Green Infrastructure**'
- Protect important **Trees and Hedgerows** and requiring that new developments incorporate appropriate landscaping
- Provide new **Open Space and Local Green Spaces**
- Protect, enhance and promote **Public Rights of Way and Access**

BUILT ENVIRONMENT

- Provide a set of design principles which when followed will result in **High Quality Design**
- Protect residential **Amenity**
- Protect and enhance the **Historic Environment** including **Listed Buildings, Conservation Areas, Historic Parks and Gardens, and Ancient Monuments**

You can find out more about our approach to the design of development in our new **Design Guide**.



**FIND OUT MORE...
IN SECTION 8 OF THE DRAFT PLAN**



PROVIDING NEW HOMES



HOUSING



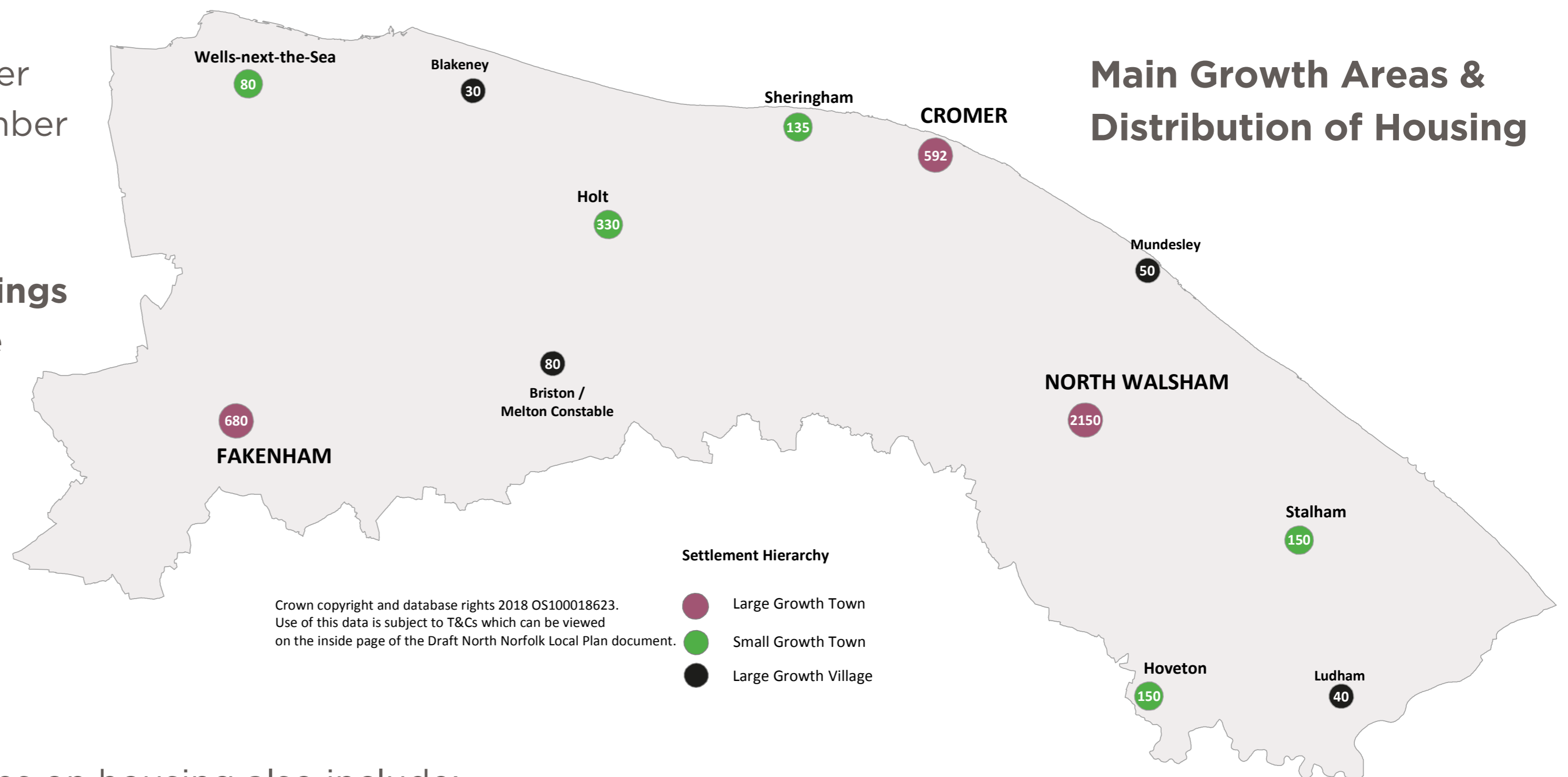
The Plan ensures that **enough homes** of the **right type** are built in the **right places** and at the **right time** to meet all identified accommodation needs for the District. This need is based on projected population growth, mainly from inward migration, as well as changes in the ways that existing homes are used. We have published a separate **Housing Target Background Paper** to explain how future housing needs are calculated.

By 2036 between **10,500** and **11,000 new homes** will be needed. We are planning to distribute around **4,600** of these homes within 35 Selected Settlements around North Norfolk with over half of these in **North Walsham, Fakenham** and **Cromer**. Details of individual sites can be found further along this display.

The following map details the locations where new housing growth is planned, and the number of new homes in each settlement:

As part of the total we aim to deliver **2,300 affordable homes** and a number of sites specifically for **elderly care accommodation**.

All housing proposals **over 6 dwellings** will require that a proportion of the homes built are affordable.



Our policies on housing also include:

Managing the **Dwelling Mix & Type** so that more one and two bedroomed properties are built and opportunities are available for **self-build**.

- Delivering **Affordable Homes in the Countryside** for local people (Rural Exceptions Housing).
- Managing the impacts of **Replacement Dwellings, Extensions & Annexed Accommodation** by controlling size and appearance.
- Allowing for the **Re-use of Rural Buildings** in the Countryside so more can be converted into dwellings and other uses.



FIND OUT MORE... IN SECTION 9 OF THE DRAFT PLAN



NEW HOUSING CONSTRUCTION & DESIGN STANDARDS

Our Plan encourages the building of **good quality, energy efficient, accessible and adaptable homes.**

Accessible & Adaptable Homes

All new homes in North Norfolk will be designed and constructed in a way that enables them to be adapted to meet the **changing needs of their occupants** over their lifetime.



Minimum Space Standards

The Plan policies will ensure that new homes offer a reasonable level of **residential amenity** and **quality of life**, ensuring that there is sufficient internal and external space, privacy and storage facilities to ensure **long term sustainability** and **usability of new homes.**

Water Efficiency

The District is in an area of water stress and relies on water supplies imported from elsewhere. We have agreed with Anglian Water to introduce **measures to reduce the use of water.** We will ensure that all new development is designed and constructed in a way that **minimises its impact on water use.**



125 litres

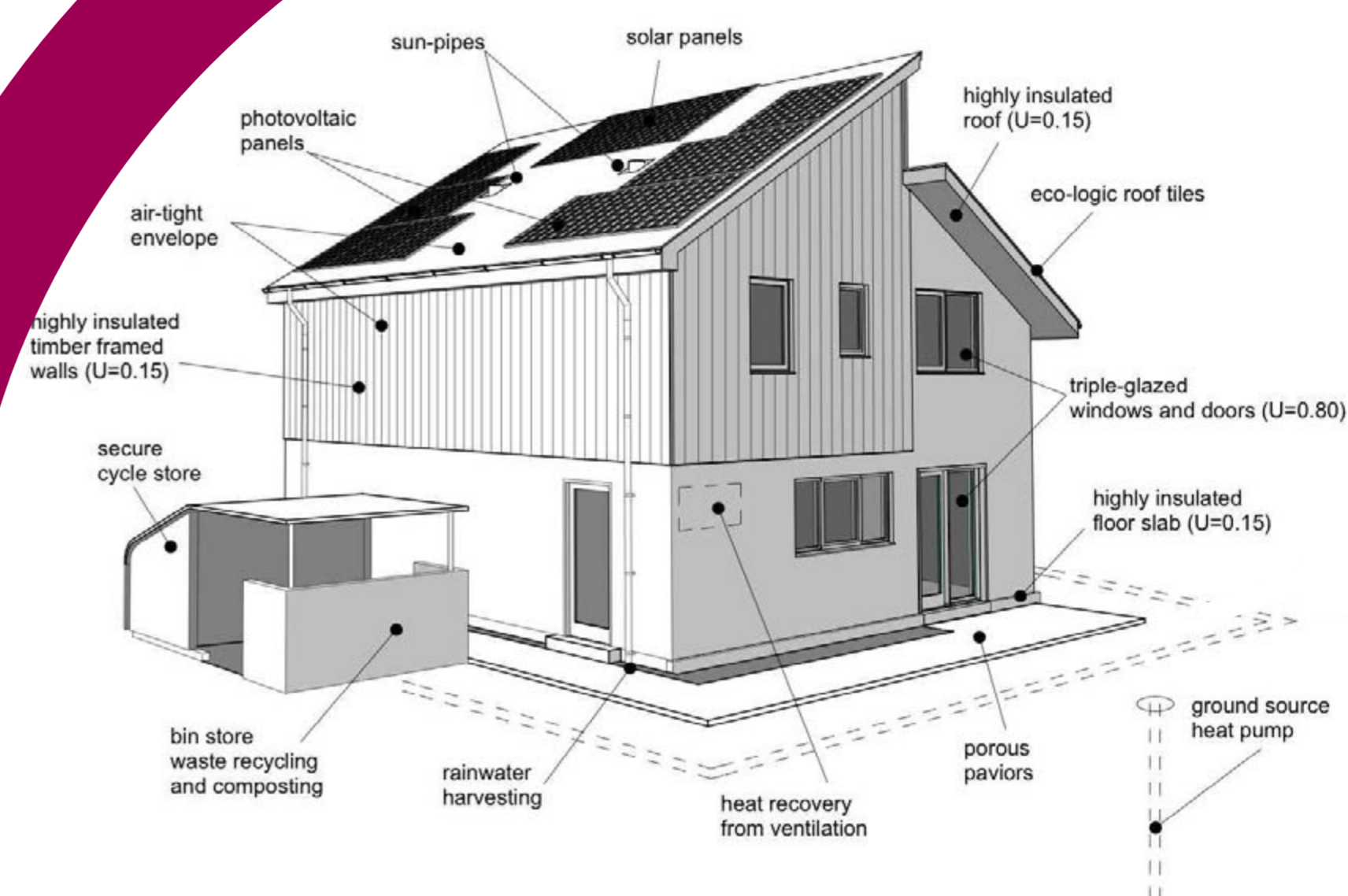
110 litres

Sustainable Construction, Energy Efficiency & Carbon Reduction

New development in North Norfolk will be required to achieve a **high standard of environmental sustainability** by prioritising the use of design and energy efficient measures, maximising opportunities for solar gain and committing to **reducing carbon emissions** and **addressing climate change.**

Homes for wildlife

The Plan requires that all new homes **provide space for wildlife** by including swift boxes, house martin cups, sparrow, bat and owl boxes and connected spaces for hedgehogs and other mammals.



FIND OUT MORE... IN SECTION 9 OF THE DRAFT PLAN



STRENGTHENING THE ECONOMY



THE ECONOMY &
INFRASTRUCTURE



Our Plan supports job creation, the local retail and tourism economy and will allocate new employment land to address future employment needs.

It provides land for **employment development**, with a total of **220** hectares of land reserved solely for employment generating developments.

The Plan recognises that **Tourism** is vital to North Norfolk's economy and the policies support appropriate tourism facilities and accommodation.

We also want to support the District's **Town Centres** by making sure that large retail proposals are located in town centres where suitable sites are available.

The full suite of Economy policies includes:

- The allocation of **50 hectares of new employment land** across the District with new sites in North Walsham, Stalham and Holt. Tattersett Business Park is allocated as a large area where new employment development could take place.
- **Opportunities for existing businesses** situated outside of defined Employment Areas to expand and thrive.

- Maintaining and enhancing the vitality, viability and sustainability of the District's town centres by making sure that large scale retail proposals are located in town centres where sites are available.
- Ensuring that new-build tourist accommodation, static caravans, holiday lodges camping and touring caravan sites are located in appropriate locations.
- Support for **New-Build & Extensions to Tourist Attractions** in appropriate locations.
- Retaining an **Adequate Supply & Mix of Tourist Accommodation**.



FIND OUT MORE...
IN SECTION 10 OF THE DRAFT PLAN

SUPPORTING DOCUMENTS

ALTERNATIVES CONSIDERED

The policies and all of the development site proposals in the Draft Local Plan will often be the result of consideration of a number of alternative approaches. As part of this consultation you may wish to comment on one of the alternatives which have been considered. You can find details of these in the **Alternatives Considered** document.

Sustainability Appraisal & Habitat Regulations Assessment

The Policies and the Site Allocations suggested in the Draft Local Plan, and the options which are not currently favoured, have been subject to a comprehensive assessment process including **Sustainability Appraisal** and **Habitat Regulations Assessment**. We have published the results of these processes alongside the Plan.

Background Papers & Evidence

We have also published a number of **Background Papers** which provide more detail on the approaches proposed in the Plan. These together with a large number of technical evidence documents have been published and are available on the Council's web site.

Background Papers

- Background Paper 1 - Approach to Setting the Draft Housing Target
- Background Paper 2 - Distribution of Growth
- Background Paper 3 - Approach to Employment
- Background Paper 4 - Infrastructure Position Statement
- Background Paper 5 - Green Infrastructure Position Statement
- Background Paper 6 - Development Sites Selection Methodology
- Background Paper 7 - Housing Construction Standards

Evidence Documents

- Strategic Housing Market Assessment 2017
- Housing & Economic Land Availability Assessment 2017
- North Norfolk Settlement Profiles 2018
- North Norfolk Strategic Flood Risk Assessment 2017
- North Norfolk Retail & Main Town Centre Uses Study 2017
- District Wide Viability Assessment
- Gypsy, Traveller & Caravan Needs Assessment
- North Norfolk Landscape Character & Sensitivity Assessments
- Amenity Green Space Topic Paper 2018
- Business Growth & Opportunities Study
- Recreational Visitor Pressure
- Infrastructure Position Statement



FIND OUT MORE...

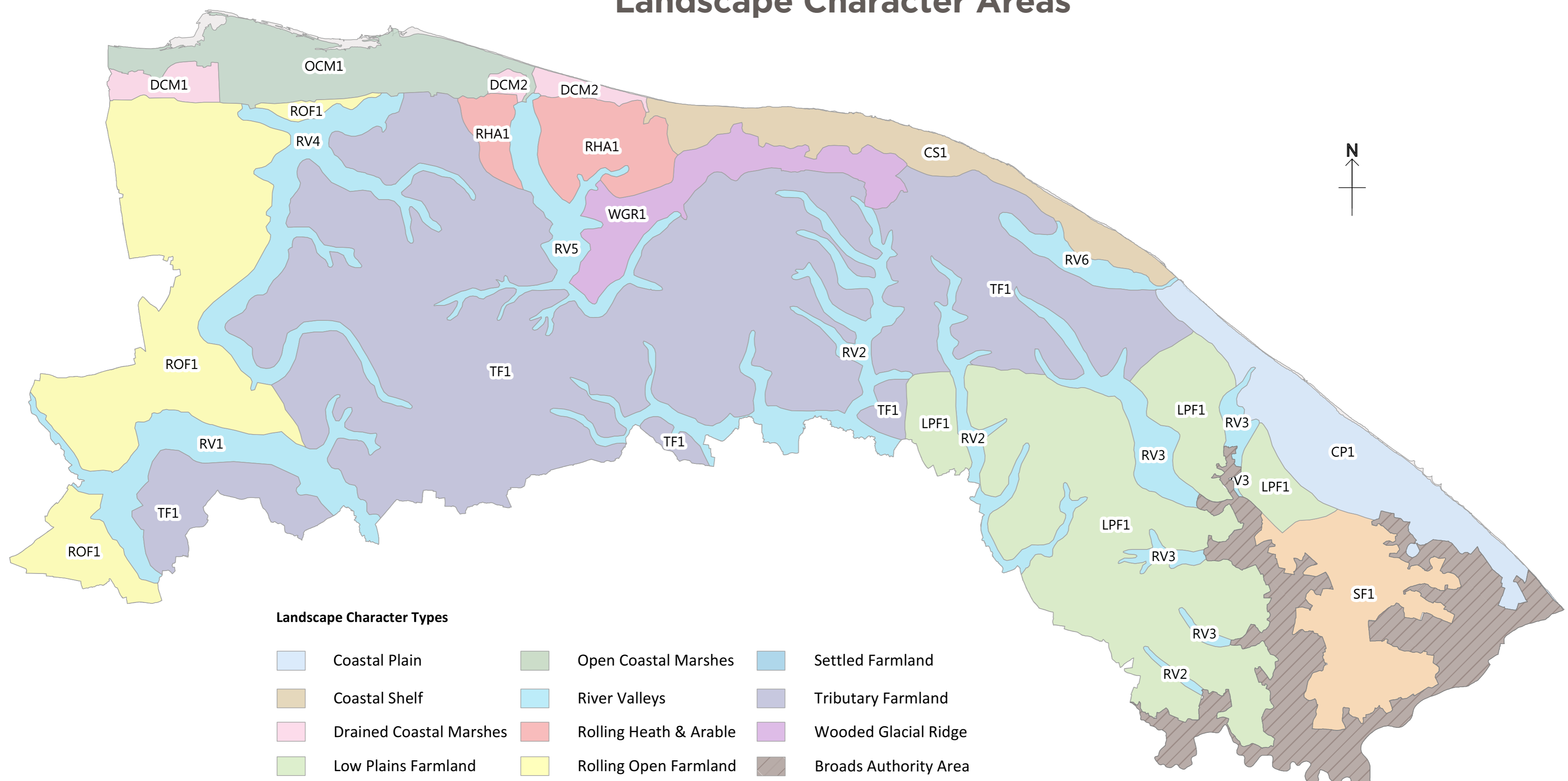
PLEASE SPEAK TO A MEMBER OF STAFF IF YOU WISH TO VIEW ANY OF THE ABOVE DOCUMENTS

NEW LANDSCAPE CHARACTER & DESIGN DOCUMENTS

Landscape Character Assessment

We have produced a new Landscape Character Assessment which provides up to date evidence on landscape to inform the new Local Plan. Landscape character assessment is an established technique used to provide a framework for decision-making and to promote understanding of the different landscape types in North Norfolk.

Landscape Character Areas



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Landscape Sensitivity Assessment

This is an important tool for informing the management of landscape change, by assessing and mapping the relative sensitivity of different landscapes to different types of change. Landscape sensitivity is a judgement based on the susceptibility of the landscape to change arising from a certain type of development, and the value placed on that landscape.

Design Guide

The main purpose of the Design Guide is to offer support to anyone involved or interested in design matters. The Design Guide covers a wide range of subject areas from barn conversions to listed buildings and from supermarkets to signage.

Please see our separate visual display about the Design Guide for further information.

FIND OUT MORE...
YOU CAN SHARE YOUR COMMENTS ON THE DESIGN GUIDE, DURING THE CONSULTATION PERIOD, AT [HTTPS://DESIGNGUIDE.NORTH-NORFOLK.GOV.UK](https://designguide.north-norfolk.gov.uk)



'CALL FOR SITES' IN SMALL GROWTH VILLAGES

The Council is seeking to identify available sites which could be considered for small-scale housing growth in the suggested '**Small Growth Village**' locations outlined in Policy SD3.

We are looking for potential **small sites** (of between 0.25 and 1 hectare in size) in the following village locations:

Aldborough, Badersfield, Bacton, Binham, Catfield, East Runton, Happisburgh, High Kelling, Horning, Langham, Little Snoring, Little Walsingham, Overstrand, Potter Heigham, Roughton, Sculthorpe, Southrepps, Sutton, Trunch, Walcott, West Runton, Weybourne.



The identification of small sites will inform the **Part 2 Plan** which will outline our approach to development in the above village locations.

Sites can be submitted to us during the period **7 May to Wednesday 19 June** using the **Site Registration Form** which is available from www.north-norfolk.gov.uk/localplanconsultation which also provides further guidance on the process and what is required to support a submission.

Following this consultation the Council will consider the comments made and decide if it should proceed with identifying small sites in the named villages. We will consult again on any specific proposals.



HOW TO HAVE YOUR SAY

How to view the documents

The consultation is taking place between **Tuesday 7 May** to **Wednesday 19 June 2019**. During this time the consultation documents and supporting documents are available to view during normal opening hours at:

- NNDC Offices @ Holt Road, Cromer and @ Fakenham Connect, Oak Street, Fakenham;
- Local Libraries in North Norfolk District; and,
- Online at www.north-norfolk.gov.uk/localplan

Meet the planners

In addition to today's event we will be visiting various locations across the District in order to present the draft proposals and discuss with residents, businesses and local organisations. All events take place between 2:30pm to 7:30pm.

Location	Address	Date (May)
Sheringham	Room 5 & 6, Community Centre, Holway Road, NR26 8NP	7
Cromer	Parish Hall, Church Street, NR27 9HH	8
Briston & Melton Constable	Briston Pavilion, Recreation Ground, Stone Beck Lane, NR24 2PS	9
Holt	The Lounge, Community Centre, Kerridge Way, NR25 6DN	15
North Walsham	Community Centre, New Road, NR28 9DE	16
Mundesley	Coronation Hall, Cromer Road, NR11 8BE	17
Ludham	Village Hall, Norwich Rd, NR29 5PB	20
Stalham	Town Hall, High Street, NR12 9AS	21
Hoveton	Broadland Youth & Community Centre, Stalham Road, NR12 8DJ	23
Fakenham	Community Centre, Oak Street, NR21 9DY	24
Blakeney	Village Hall, Langham Road, NR25 7PG	29
Wells-next-the-Sea	The Maltings, Staithe Street, NR23 1AU	31

How to respond

In order to comment on any of the consultation documents, responses must be submitted using the online Consultation Portal, by visiting <https://consult.north-norfolk.gov.uk/portal>. If you would have any difficulty in using the Consultation Portal please speak to us today so that we can arrange an alternative.

Take away our 'How to make comments on the Local Plan' cards for use when responding.

The purpose of this consultation stage is to invite general comments on the emerging policies and site proposals, and supporting documents, before preparing a **Final Draft Local Plan** for further public consultation. We anticipate that this will take place at the end of 2019.

Please note that comments made outside of the advertised consultation period will not be accepted.

For further information regarding the Local Plan or supporting documents please **speak to us today** or you can contact us at a later time by email to planningpolicy@north-norfolk.gov.uk or on 01263 516318.

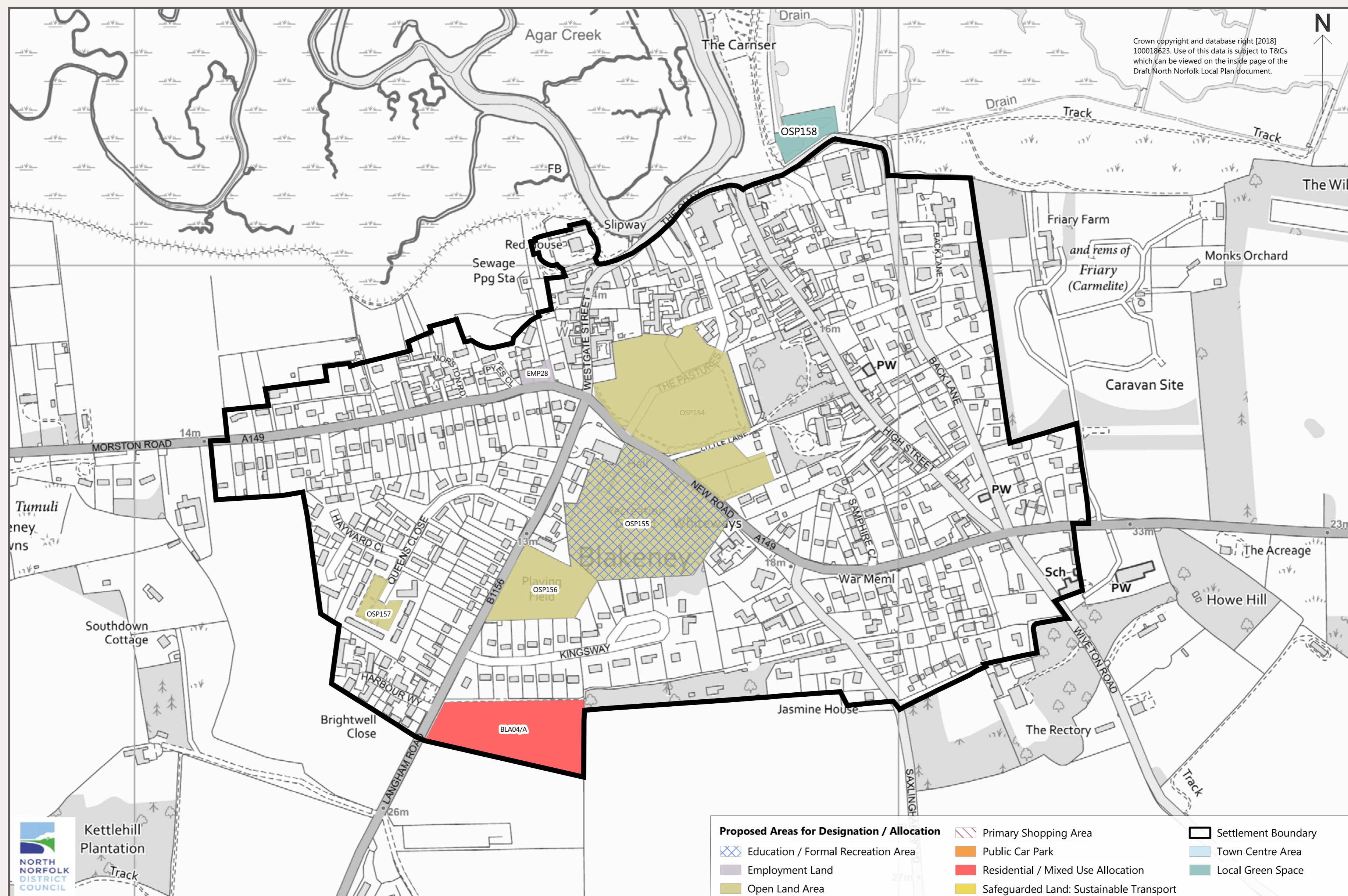
Will my opinion matter?

Yes! The local knowledge of residents and expertise of local businesses and organisations will help to make the Plan better. Whether you object to, or support an element of the Plan, or wish to suggest some modifications, we are keen to have your feedback.



BLAKENEY

Blakeney is an attractive and popular village on the coast with an historic quayside and is situated within the Norfolk Coast Area of Outstanding Natural Beauty. We have taken into account the sensitive environment and the special landscape around Blakeney and are only planning for **low housing growth** up to 2036.



We recognise that **open spaces** make an important contribution to the **character of the village**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

One site BLA04: Land East of Langham Road has been identified which will provide for approximately **30 dwellings** including approximately **10 affordable homes**.

These **Proposed Site Allocations are shown in red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

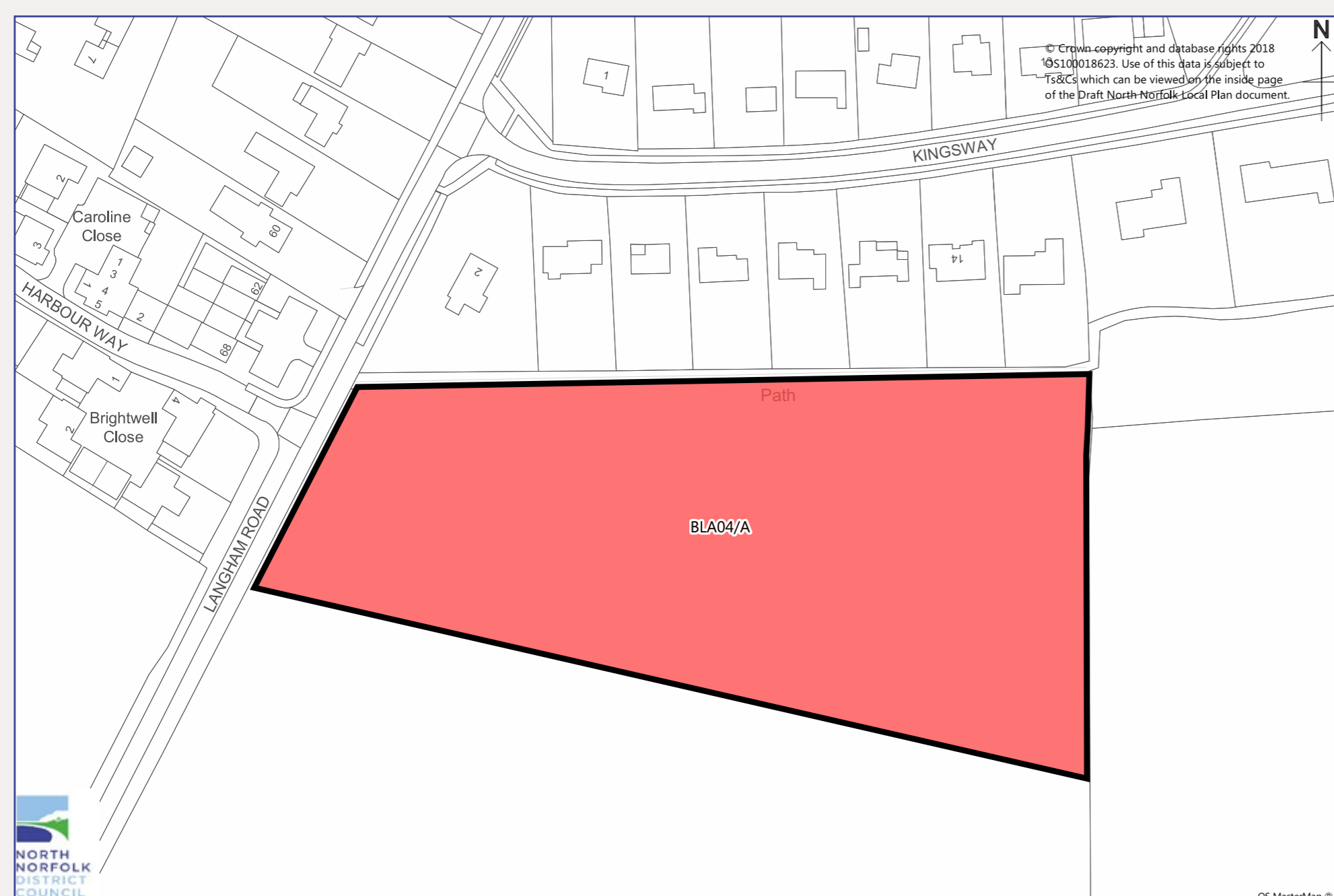
PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS



PROPOSED SITES IN BLAKENEY

Residential: Land East of Langham Road

Site Reference	BLA04/A
Site Address	Land East of Langham Road
Site Area	1.51 hectares (gross)
Proposal	Residential development for approximately 30 dwellings.



Policy DS 24

Land East of Langham Road

Land amounting to 1.5 hectares is proposed to be allocated for residential development of approximately 30 dwellings. This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of the area.

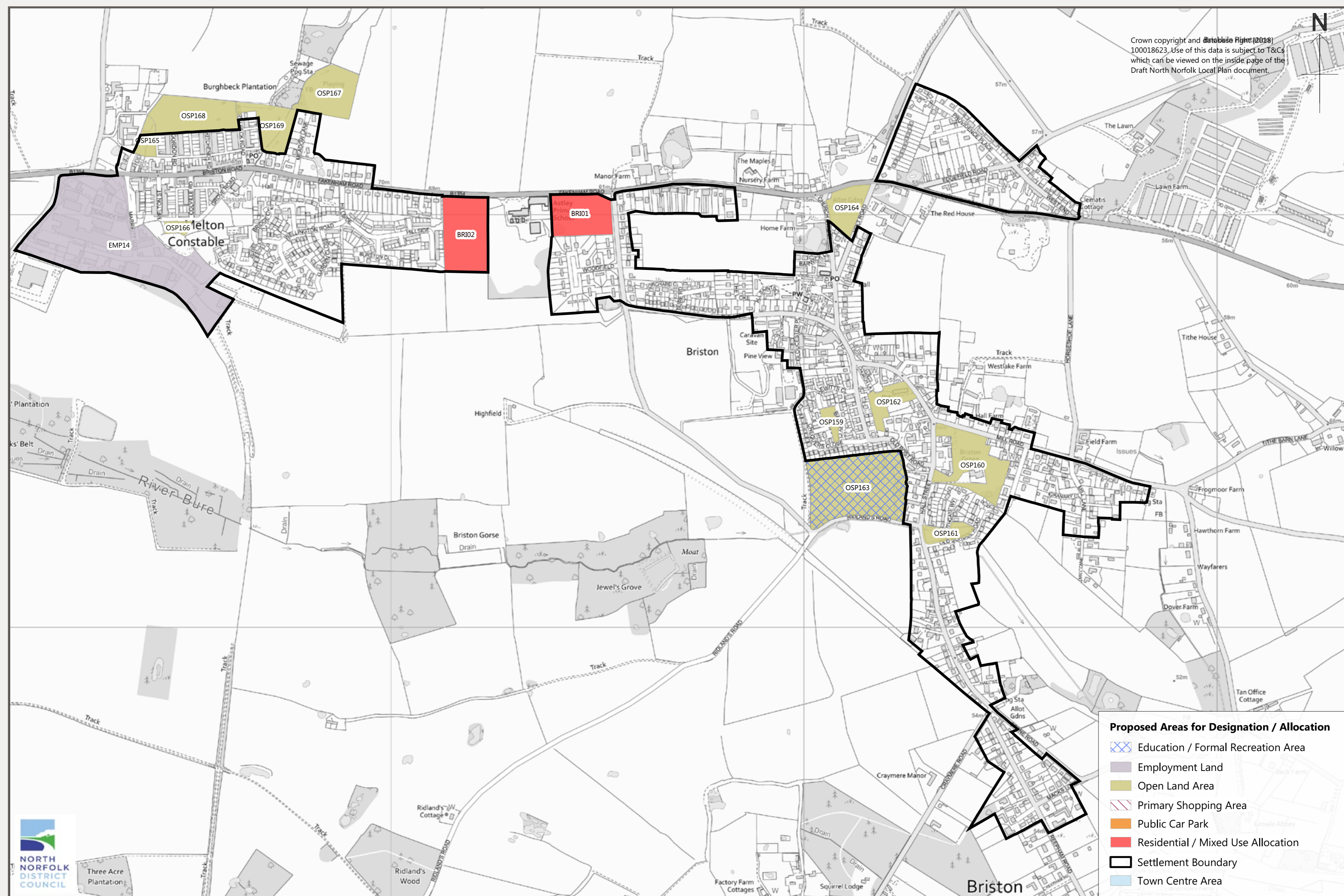
Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

1. Careful attention to site layout, building heights and materials in order to minimise the impact of the development on the AONB, and;
2. prior approval of a scheme of mitigation to minimise potential impacts on the Wiveton Downs SSSI and the North Norfolk Coast SPA/SAC/Ramsar, and;
3. the existing footway on the Langham Road being improved and extended into the site, and;
4. provision of landscaping along the northern boundary including the integration the footpath, in a green corridor, into the development to facilitate access and protect amenity, and;
5. provision of a scheme to deliver improvements to FP6 to provide a safer route to the primary school, and;
6. provision of landscaping along the boundary with agricultural land to the south & east, and;
7. enhancements to the sewage network capacity is required.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

BRISTON & MELTON CONSTABLE

Briston & Melton Constable are two separate villages that are close to each other and residents use the combined facilities and services which are available. We are planning for **low housing growth** in Briston up to 2036 to support the local services and provide new housing opportunities.



We recognise that **open spaces** make an important contribution to the **character of the village**. These areas are shown on the Proposals map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

Two sites have been identified which will provide for approximately **80 dwellings** including approximately **12 affordable homes**.

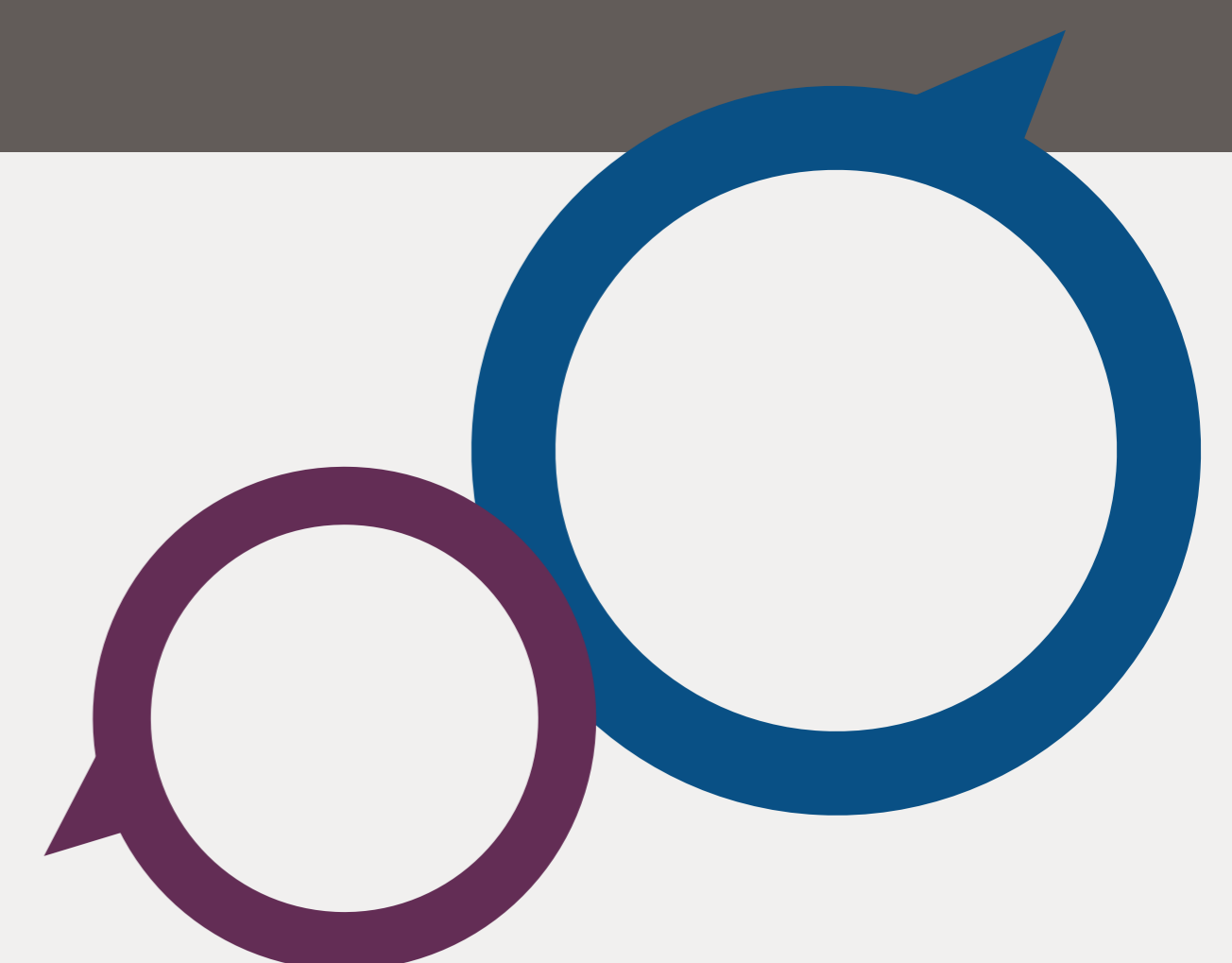
- **BRI01: Land East of Astley Primary School** – is proposed to deliver approximately **40 dwellings**.
- **BRI02: Land West of Astley Primary School** – is proposed to deliver approximately **40 dwellings**

These **Proposed Site Allocations are shown in red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

**PLEASE SEE SECTION 12 OF THE DRAFT
LOCAL PLAN FOR MORE DETAILS**

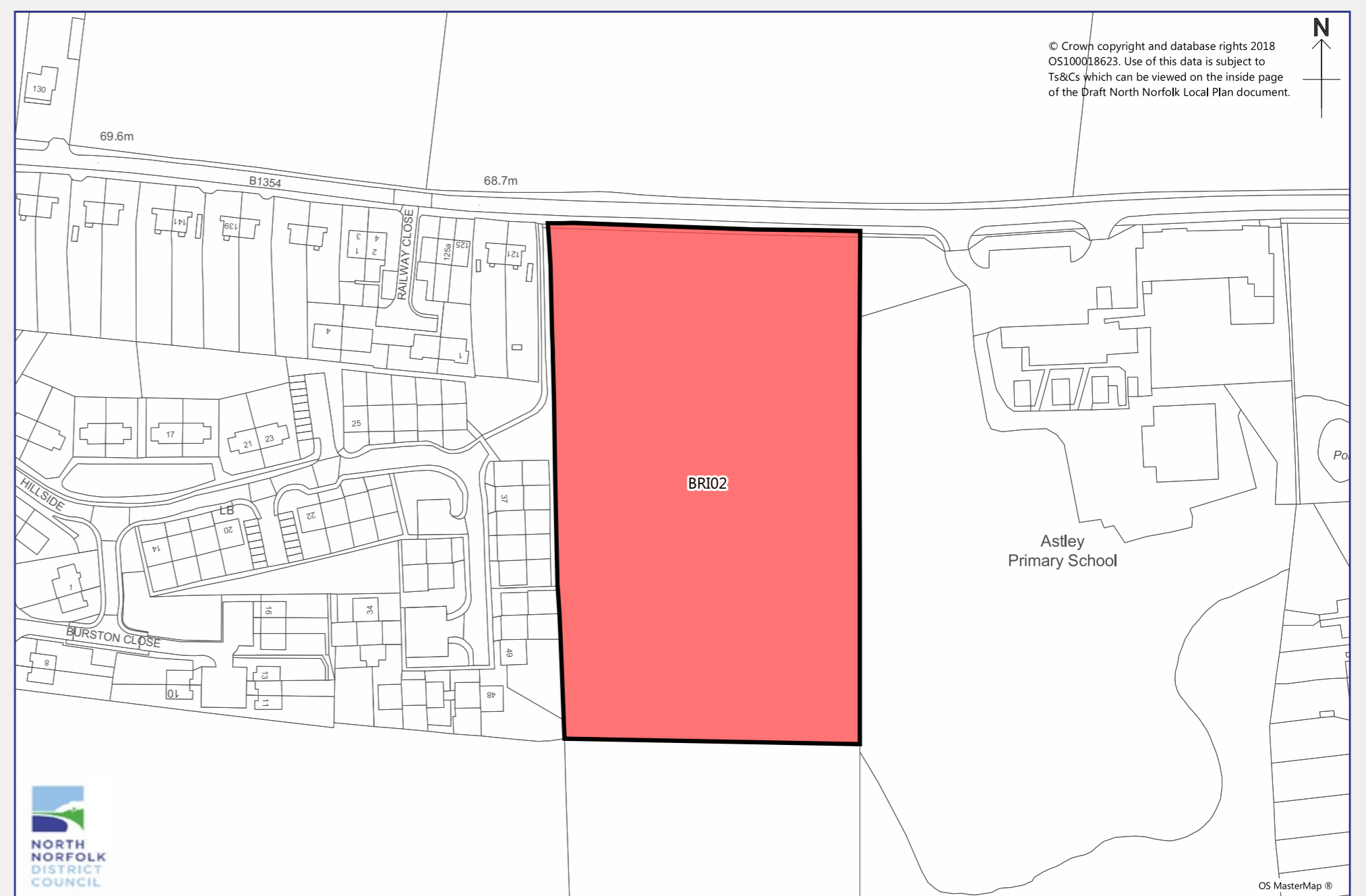


PROPOSED SITES IN BRISTON & MELTON CONSTABLE



Residential: Land West of Astley Primary School

Site Reference	BRI02
Site Address	Land West of Astley Primary School
Site Area	1.95 hectares
Proposal	Residential development of approximately 40 dwellings.



Policy DS 26

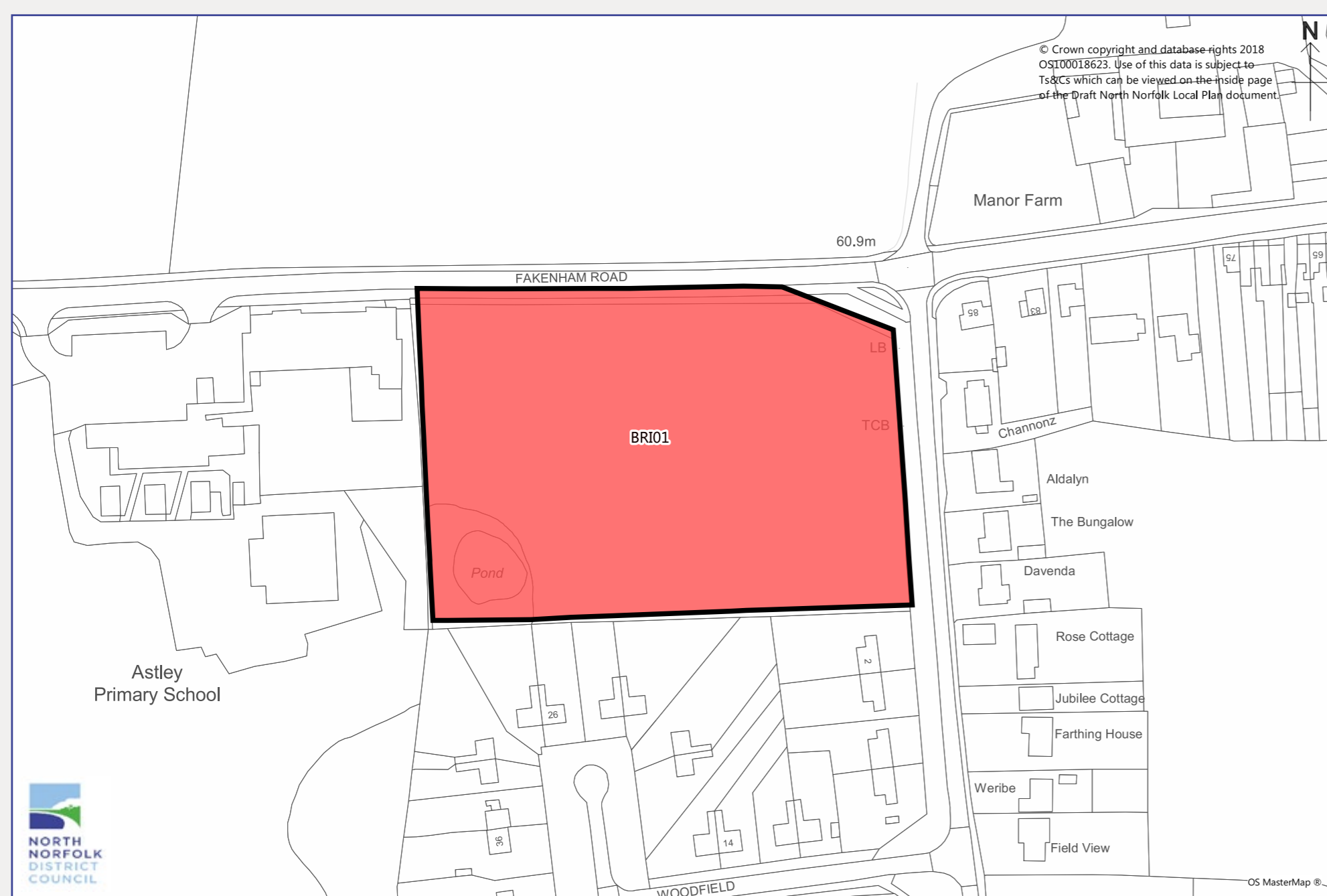
Land West of Astley Primary School

Land amounting to approximately 2 hectares is proposed to be allocated for residential development for approximately 40 dwellings. Development proposals would need to comply with policies including those relating to affordable housing, open space, supporting infrastructure, elsewhere in this plan and the following site specific requirements:

1. consideration of the landscaping and setting on the Fakenham Road;
2. vehicular access to Fakenham Road should be restricted to a single access point and alternative access arrangements via the adjacent estate roads should be explored;
3. provision of a car parking area for the school (pick up and drop off);
4. development layout that does not prejudice the potential development/redevelopment of land to the south and west;
5. provision of landscaping, pedestrian and cycle access, and green wildlife links through the site;
6. enhancement to the foul sewerage network capacity will be required.

Residential: Land East of Astley Primary School

Site Reference	BRI01
Site Address	Land East of Astley Primary School
Site Area	1.43 hectares (gross)
Proposal	Residential development of approximately 40 dwellings.



Policy DS 25

Land East of Astley Primary School

Land amounting to 1.4 hectares is proposed to be allocated for residential development of approximately 40 dwellings.

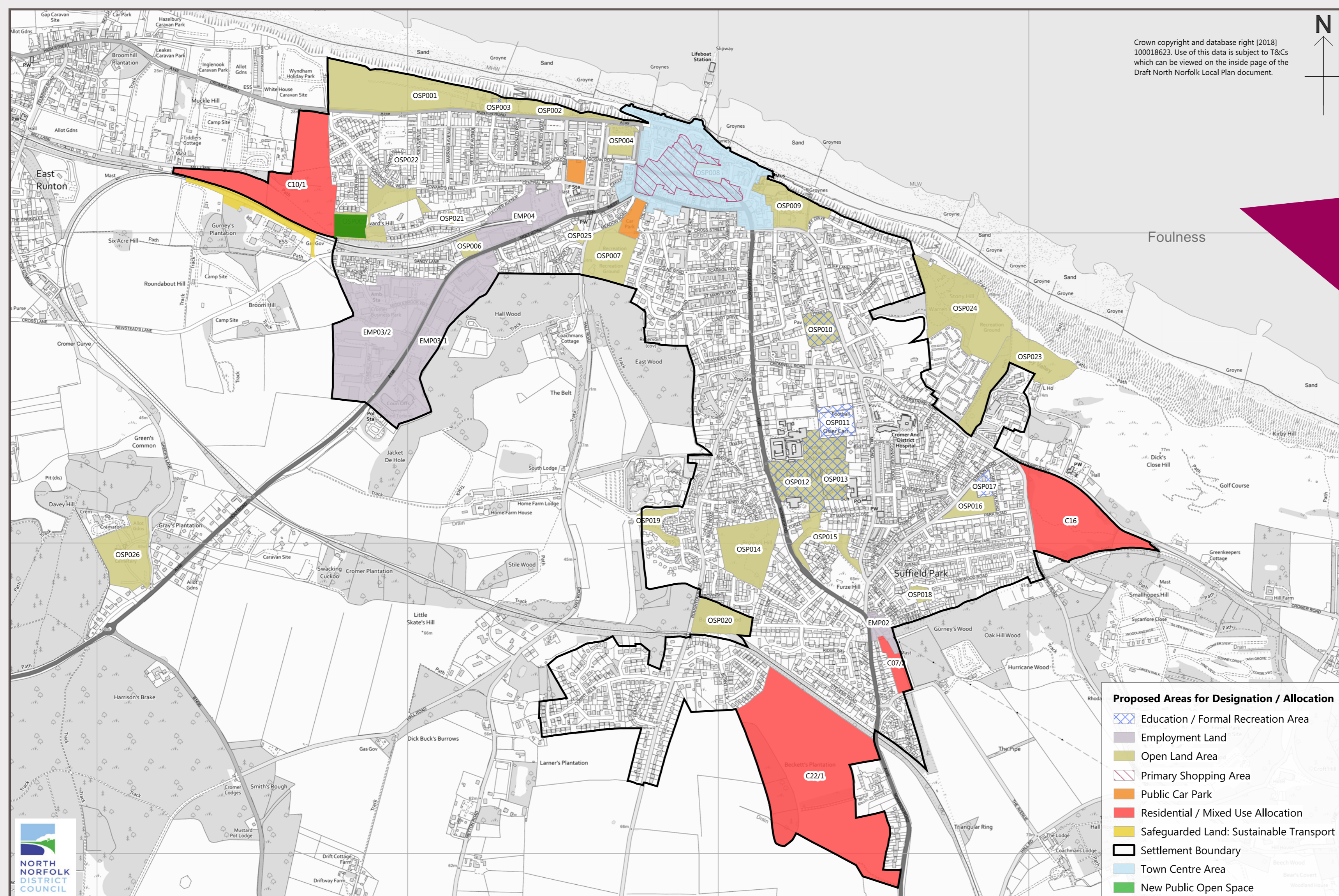
Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

1. consideration of the landscaping and site setting on the Fakenham Road;
2. provision of a car parking area for the school (pick up and drop off);
3. the provision of pedestrian and cycle access through the site;
4. retention and enhancement of the mature hedge and pond;
5. a water main crosses the site and enhancement to the foul sewerage network capacity will be required.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

CROMER

Cromer is a vibrant coastal town to live, work and for tourism. The town has a wide range of services to support the existing and growing population. To meet the future housing needs and support services we are planning **relatively large scale housing growth** up to 2036.



We recognise that **employment areas**, the **town centre** and **open spaces** make an important contribution to the **vitality and character of the town**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

Four new sites are proposed to be allocated for development to collectively **deliver 592 new dwellings** including approximately **200 affordable homes**:

- **C16: Former Golf Practice Ground** - a Proposed Site Allocation for approximately **180 dwellings** including a **care home**.
- **C22/1 Land West of Pine Tree Farm** - would provide the opportunity for approximately **300 dwellings** and **opportunities for new sport pitches** and facilities.
- **C10/1 Land at Runton Road / Clifton Park** - a Proposed Site Allocation of approximately **90 dwellings** and **land for a new primary school**.
- **C07/2: Land at Cromer High Station** - would provide approximately **22 dwellings**.

These **Proposed Site Allocations** are shown in **red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

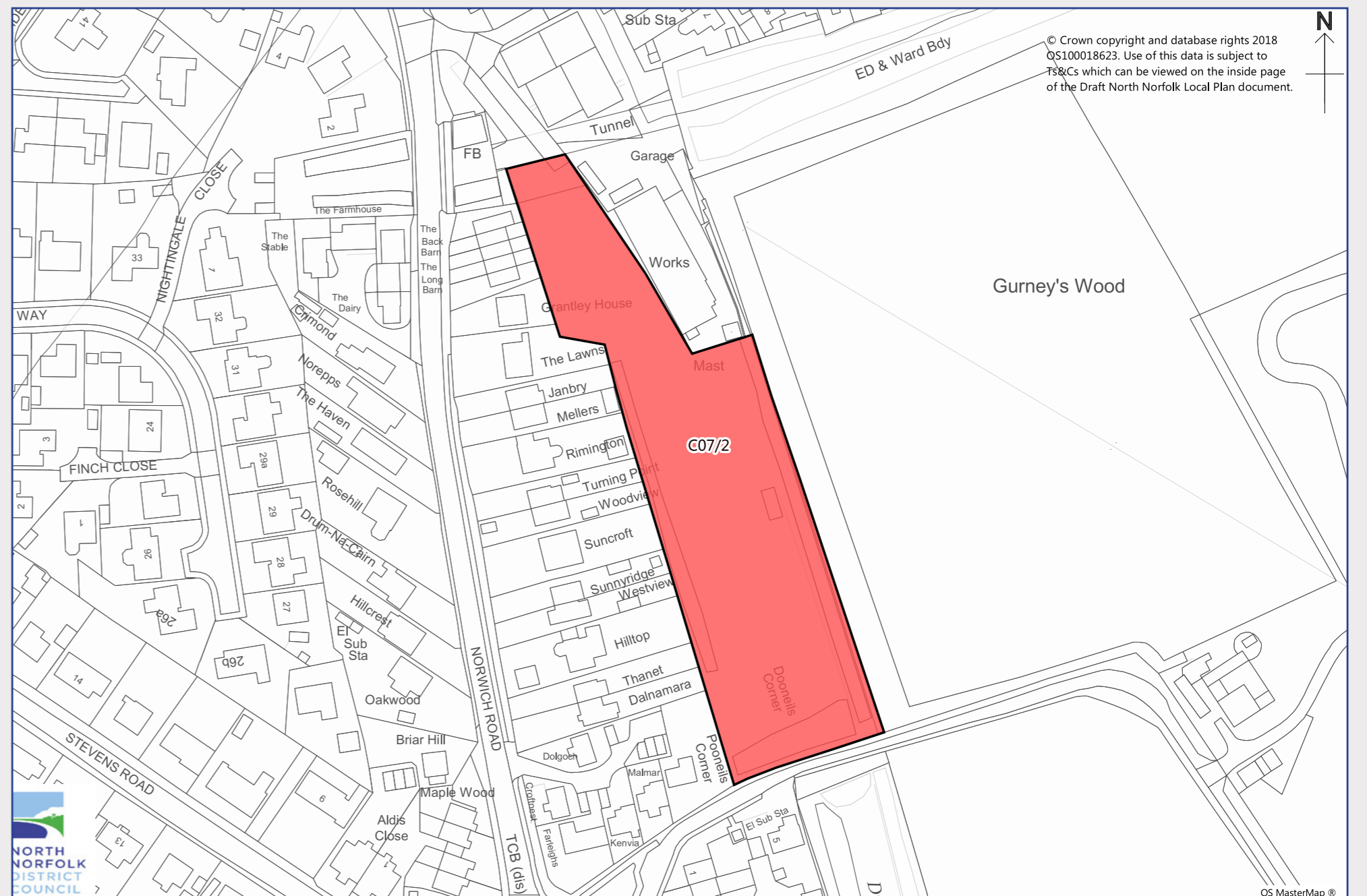
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PROPOSED SITES IN CROMER

Residential: Land at Cromer High Station

Site Reference	C07/2
Site Address	Land at Cromer High Station
Site Area	0.8 hectares
Proposal	Residential development for approximately 22 dwellings.



Policy DS 2

Land at Cromer High Station

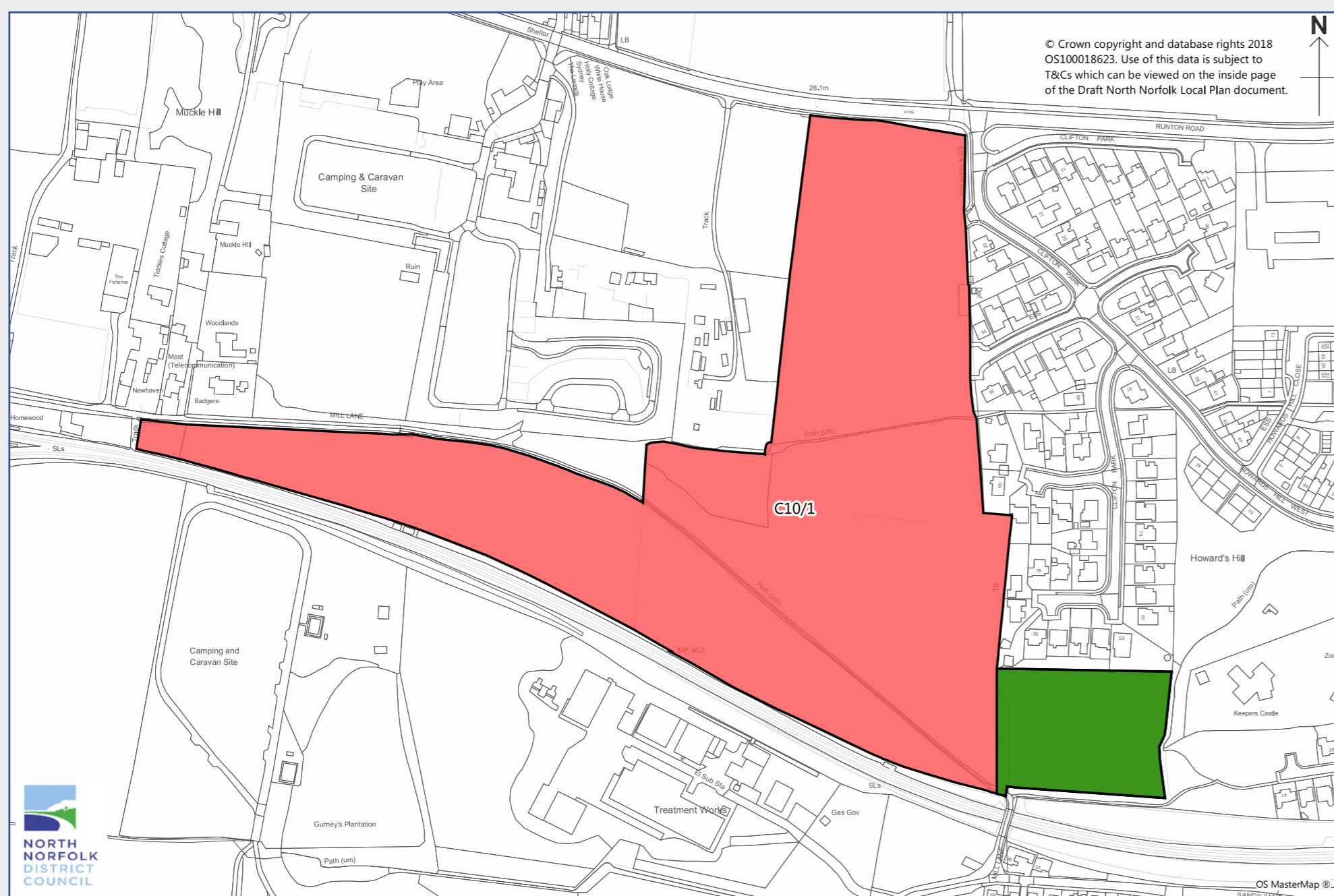
Land amounting to approximately 0.8 hectares is proposed to be allocated for development comprising approximately 22 dwellings inclusive of affordable homes, public open space and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. provision of acceptable vehicle access to Norwich Road;
2. provision of a landscaped buffer between the site and the adjacent business and residential properties to the west of the site;
3. investigation and remediation of any land contamination prior to development; and,
4. enhancements to the foul sewerage network capacity may be required.

Mixed Use: Land at Runton Road / Clifton Park

Site Reference	C10/1
Site Address	Land at Runton Road / Clifton Park
Site Area	8.01 hectares
Proposal	Mixed use development to include approximately 90 dwellings, provision of at least 2 hectares of land for a two-form entry primary school, and substantial areas of public open space.



Policy DS 3

Land at Runton Road / Clifton Park

Land amounting to approximately 8 hectares is proposed to be allocated for mixed use development comprising approximately 90 dwellings inclusive of affordable homes and self-build plots, public open space, the provision of 2 hectares of serviced land for a two-form entry primary school with a potential reserve site for future expansion, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
2. retention of an open frontage to the site
3. a layout of development which minimises the potential for noise and odour nuisance originating from the adjacent railway line and Water Recycling Centre
4. a layout that provides a landscaped buffer between the development and the public footpaths running through the site and a landscaped buffer along the southern boundary; and,
5. enhancements to the foul sewerage network capacity may be required.

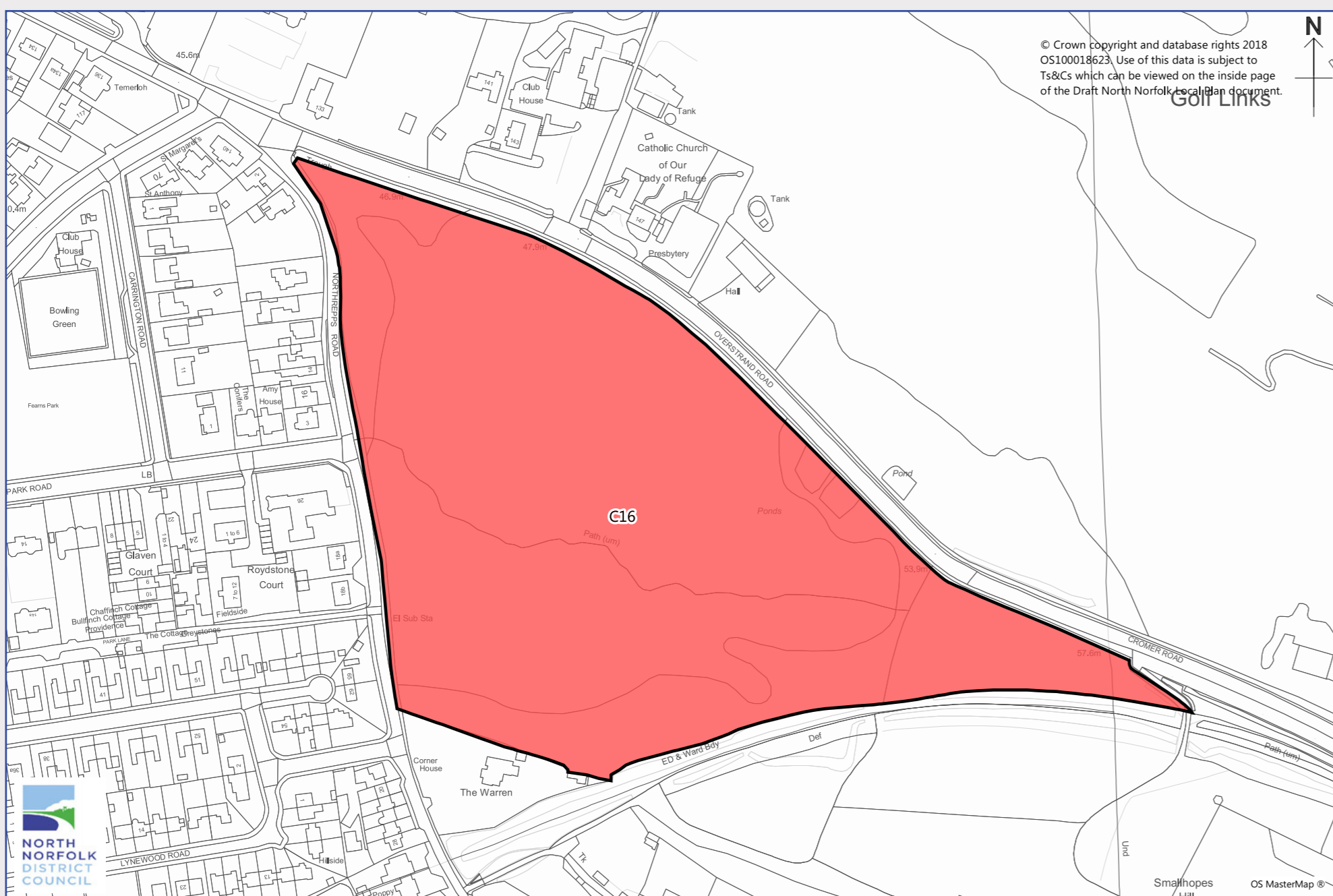
PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS



PROPOSED SITES IN CROMER

Residential: Former Golf Practice Ground, Overstrand Road

Site Reference	C16
Site Address	Former Golf Practice Ground, Overstrand Road
Site Area	6.35 hectares
Proposal	Residential development of approximately 180 dwellings inclusive of specialist Elderly/ Care Provision



Policy DS 4

Former Golf Practice Ground

Land amounting to approximately 6.4 hectares is proposed to be allocated for development comprising approximately 180 dwellings inclusive of elderly person's accommodation, affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

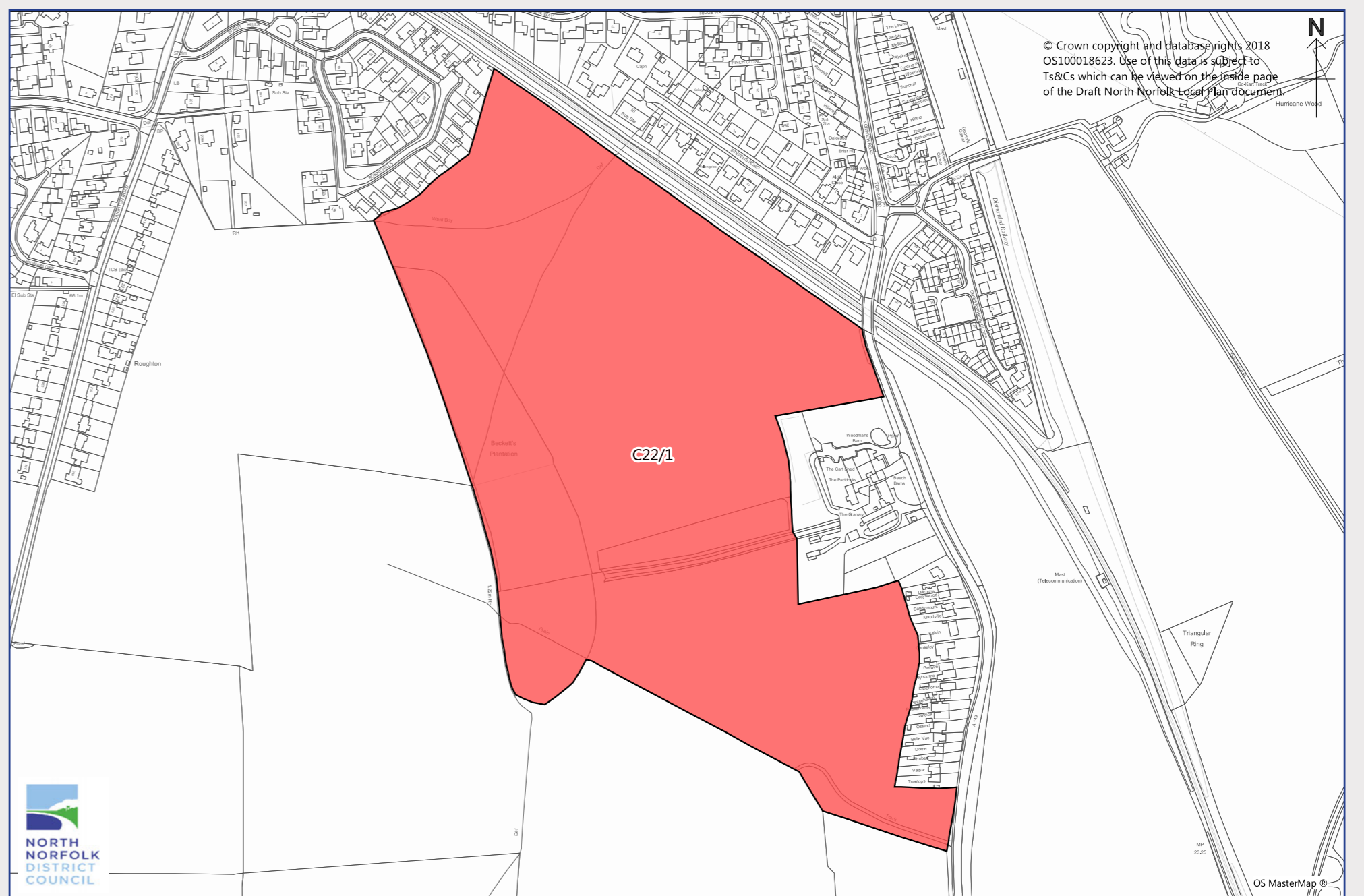
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
2. provision of significant internal open space;
3. retention and enhancement of hedgerows and trees (access permitting) around the site, including the protection of existing woodland within site;
4. provision of a landscaped buffer along the northern and western boundaries; and,
5. enhancements to the foul sewerage network capacity may be required.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area.

Residential: Land West of Pine Tree Farm

Site Reference	C22/1
Site Address	Land West of Pine Tree Farm
Site Area	18.09 hectares
Proposal	Land amounting to approximately 18.1 hectares is proposed to be allocated for development comprising approximately 300 dwellings inclusive of elderly person's accommodation, affordable homes and self-build plots, outdoor sports facilities (replacement Cabell Park), allotments, public open space, and associated on and off site infrastructure.



Policy DS 5

Land West of Pine Tree Farm

Land amounting to approximately 18.1 hectares is proposed to be allocated for development comprising approximately 300 dwellings inclusive of elderly person's accommodation, affordable homes and self-build plots, outdoor sports facilities (replacement Cabell Park), allotments, public open space, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

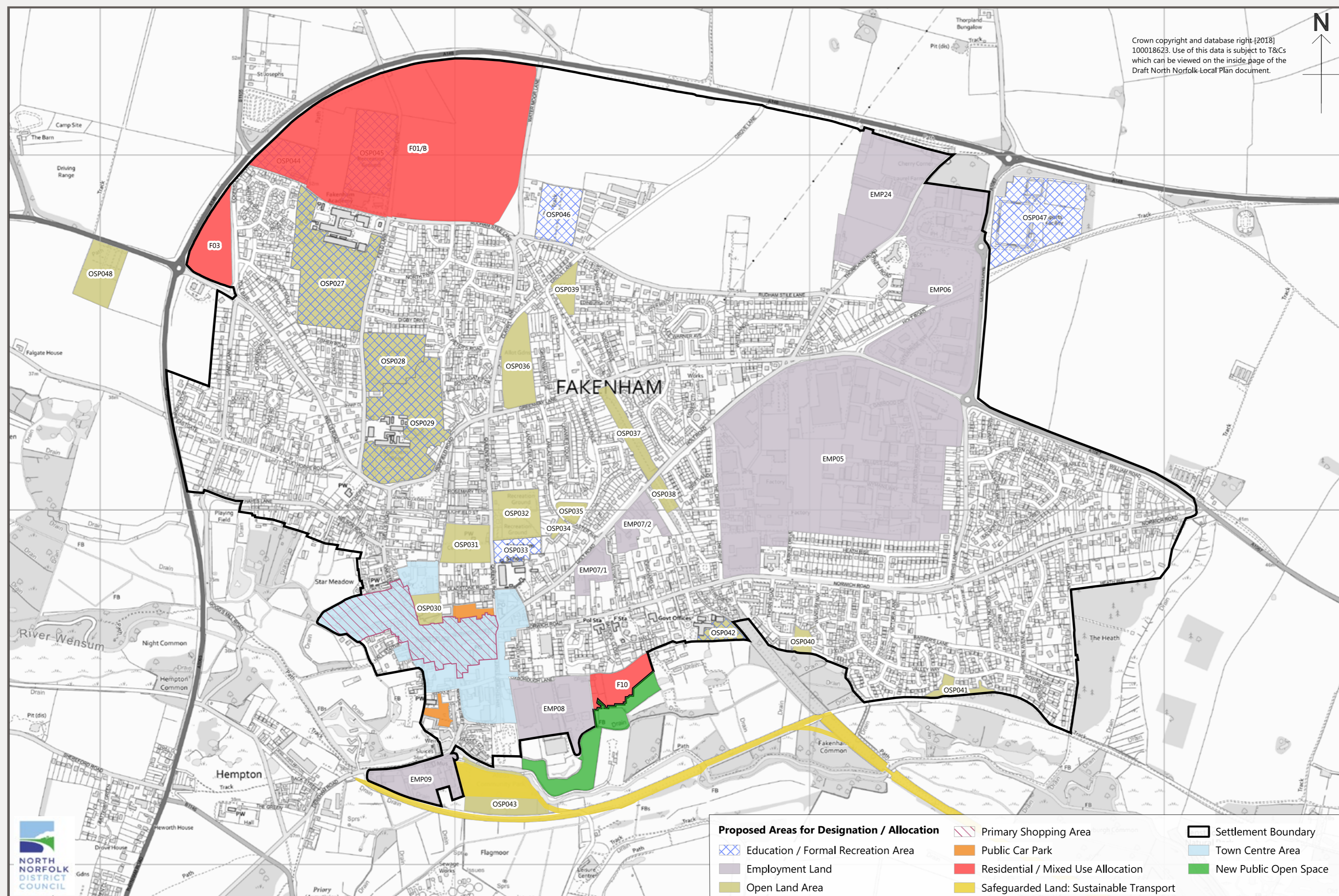
1. Layout, design and landscaping that has regard to the setting of the town, the sites location within the Norfolk Coast AONB and the proximity of the Listed Building;
2. provision of vehicle access to the A149 by means of a roundabout;
3. provision of a footbridge or suitable alternative to provide pedestrian / cycle links to the town centre and surrounding area;
4. tree planting within and adjacent to the site including a landscaped buffer to the southern boundary;
5. retention and enhancement of mature hedgerows and trees around the site;
6. protection of the woodland along the west of the site;
7. enhancements to the foul sewerage network capacity may be required; and,
8. off-site water mains reinforcement.

This site is within the Norfolk Coast AONB and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

FAKENHAM

Fakenham is a historic market town that offers a great location to live and work. The town has a wide range of employment opportunities and services to support the existing and growing population. To meet the future housing needs and support services we are planning **relatively large scale housing growth** up to 2036.



We recognise that **employment areas**, the town centre and **open spaces** make an important contribution to the **vitality and character of the town**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

Three new sites are proposed to be allocated for development. These are intended to collectively **deliver around 680 dwellings** including approximately **100 affordable homes**.

- **F01B: Land to the North of Rudham Stile Lane** - is a Proposed Site Allocation for approximately **560 dwellings** including a **care home**, this site was previously allocated and is an extension of site F01A to the east.
- **F03: Land at Junction of A148 and B1146** - is a site to the west of the town, which would allow for development of approximately **65 dwellings**.
- **F10: Land South of Barons Close** - to the south of town, which could provide 55 dwellings and a **large area of open space** with links provided to the River Wensum.

These **Proposed Site Allocations** are shown in **red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

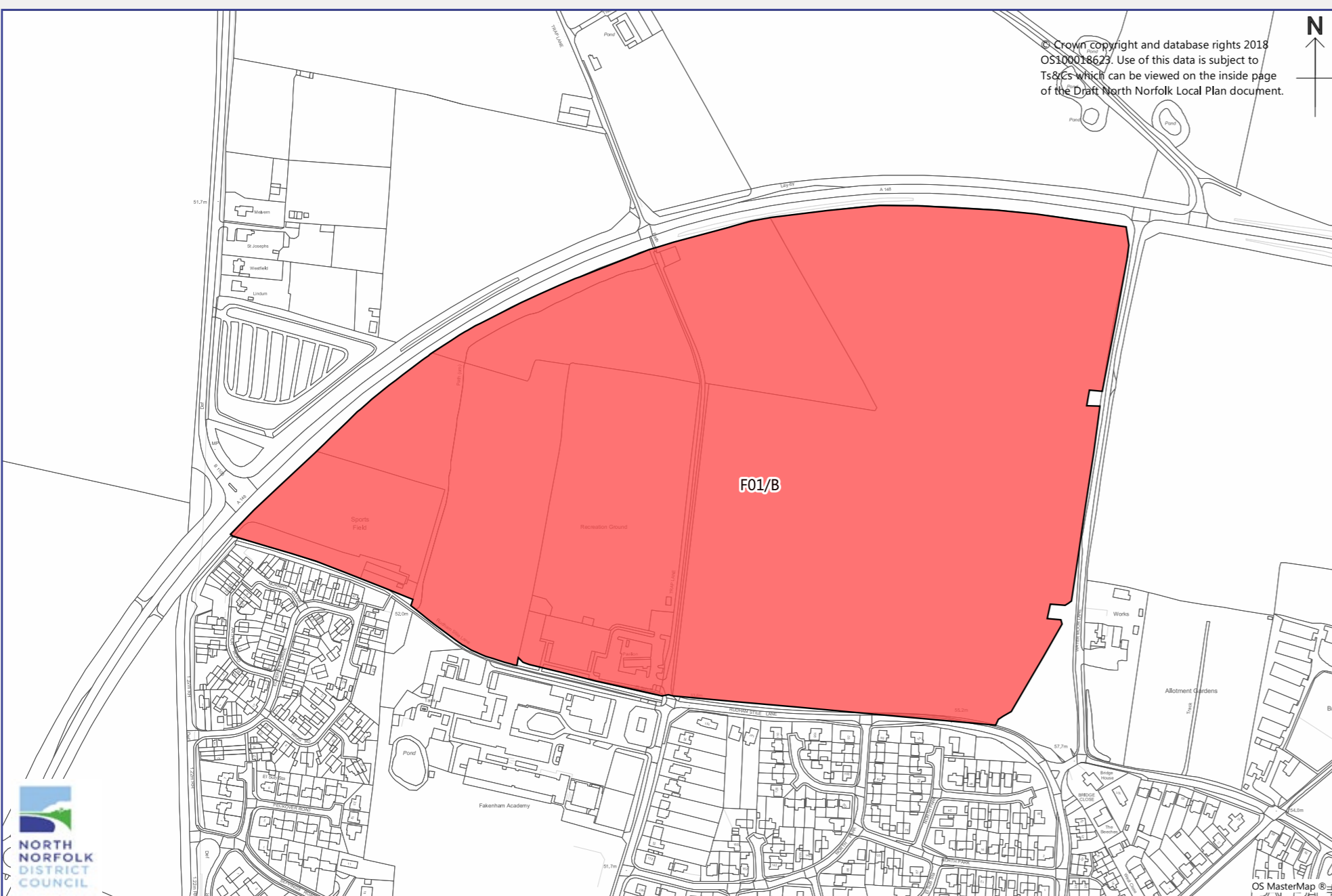
PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS



PROPOSED SITES IN FAKENHAM

Residential: Land North of Rudham Stile Lane

Site Reference	F01/B
Site Address	Land North of Rudham Stile Lane
Site Area	26.54 hectares
Proposal	Residential development for approximately 560 dwellings and specialist Elderly / Care Provision.



Policy DS 6

Land North of Rudham Stile Lane

Land amounting to approximately 26.5 hectares is proposed to be allocated for development comprising approximately 560 dwellings inclusive of elderly person's accommodation, affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. The prior approval of a Development Brief to address access and sustainable transport, layout, landscaping, phasing and conceptual appearance;
2. improvements will be required at Wells Road between the new roundabout and B1105 Barsham Rd;
3. the B1105 road between the A148 and Fakenham Road to be closed to traffic;
4. assist with the improvements required to the Shell (A148/A1065) roundabout;
5. provision of open space and tree planting within the site and a landscaped buffer along the northern boundary with the A148;
6. off-site mains water reinforcement required and demonstration that there is adequate capacity in the water recycling centre;
7. enhancements to the foul sewerage network capacity may be required;
8. investigation and remediation of any land contamination;
9. archaeological investigation if required; and,
10. retention or replacement of existing sporting uses including the rugby club and sports centre.

Residential: Land at Junction of A148 & B1146

Site Reference	F03
Site Address	Land at Junction of A148 and B1146
Site Area	2.16 hectares
Proposal	Residential development for approximately 65 dwellings.



Policy DS 7

Land at Junction of A148 & B1146

Land amounting to approximately 2.2 hectares is proposed to be allocated for development comprising approximately 65 dwellings inclusive of affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Landscaping buffers should be provided to soften the boundaries between the development and the A148;
2. provision of highway access on to Toll Bar;
3. improved Public Rights Of Way on Rudham Stile Lane;
4. assist with improvements of the A148/ A1065 roundabout; and,
5. enhancements to the foul sewerage network capacity may be required.

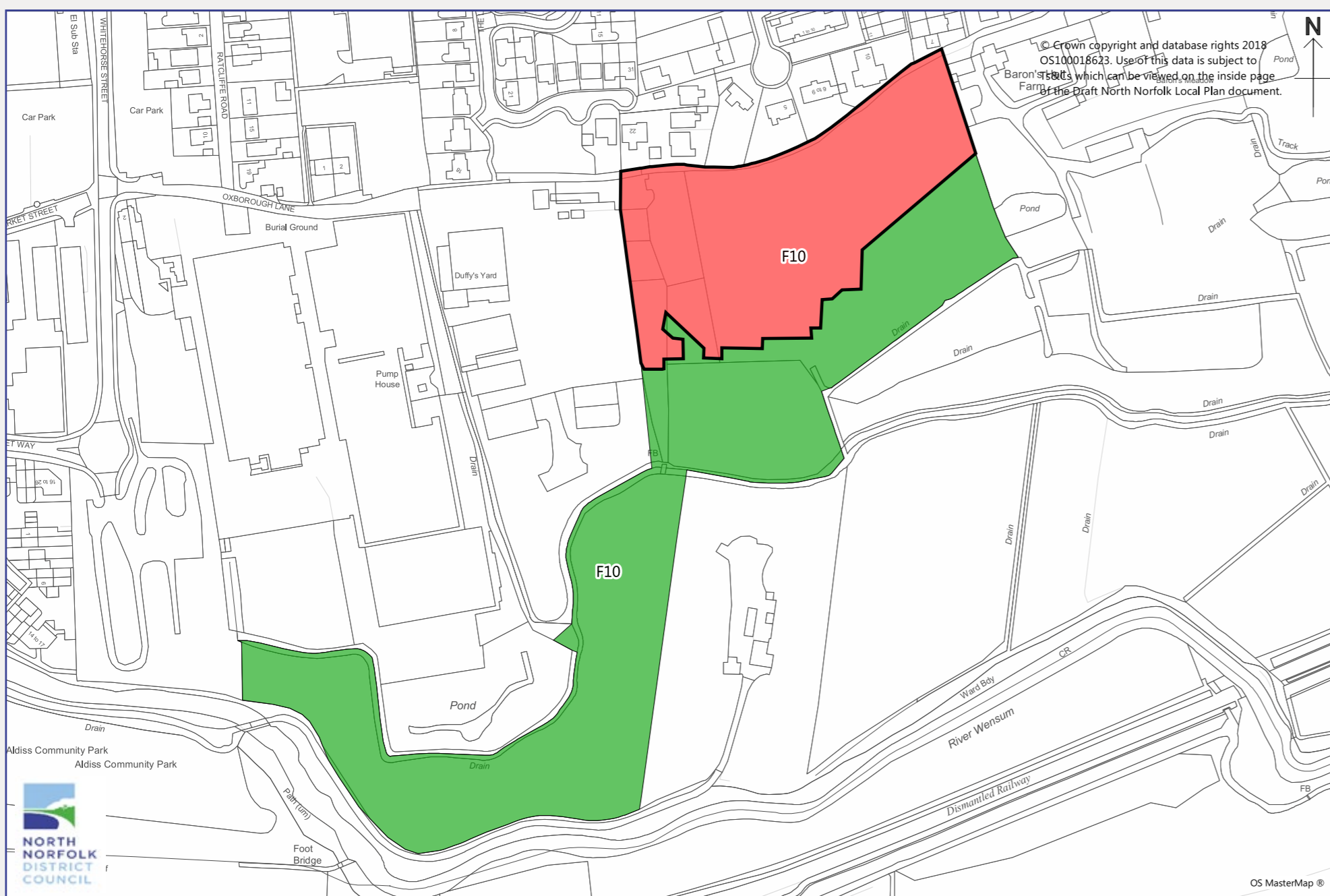
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PROPOSED SITES IN FAKENHAM

Mixed Use: Land South of Barons Close

Site Reference	F10	
Site Address	Land South of Barons Close	
Site Area	4.11 hectares	
Proposal		
Residential development for approximately 35-55 dwellings and 2.6 hectares of public open space		



Policy DS 8

Land South of Barons Close

Land amounting to approximately 4.1 hectares is proposed to be allocated for development comprising approximately 1.5 hectares for 35-55 dwellings inclusive of affordable homes and self-build plots, 2.6 hectares of public open space, and associated on and off site infrastructure.

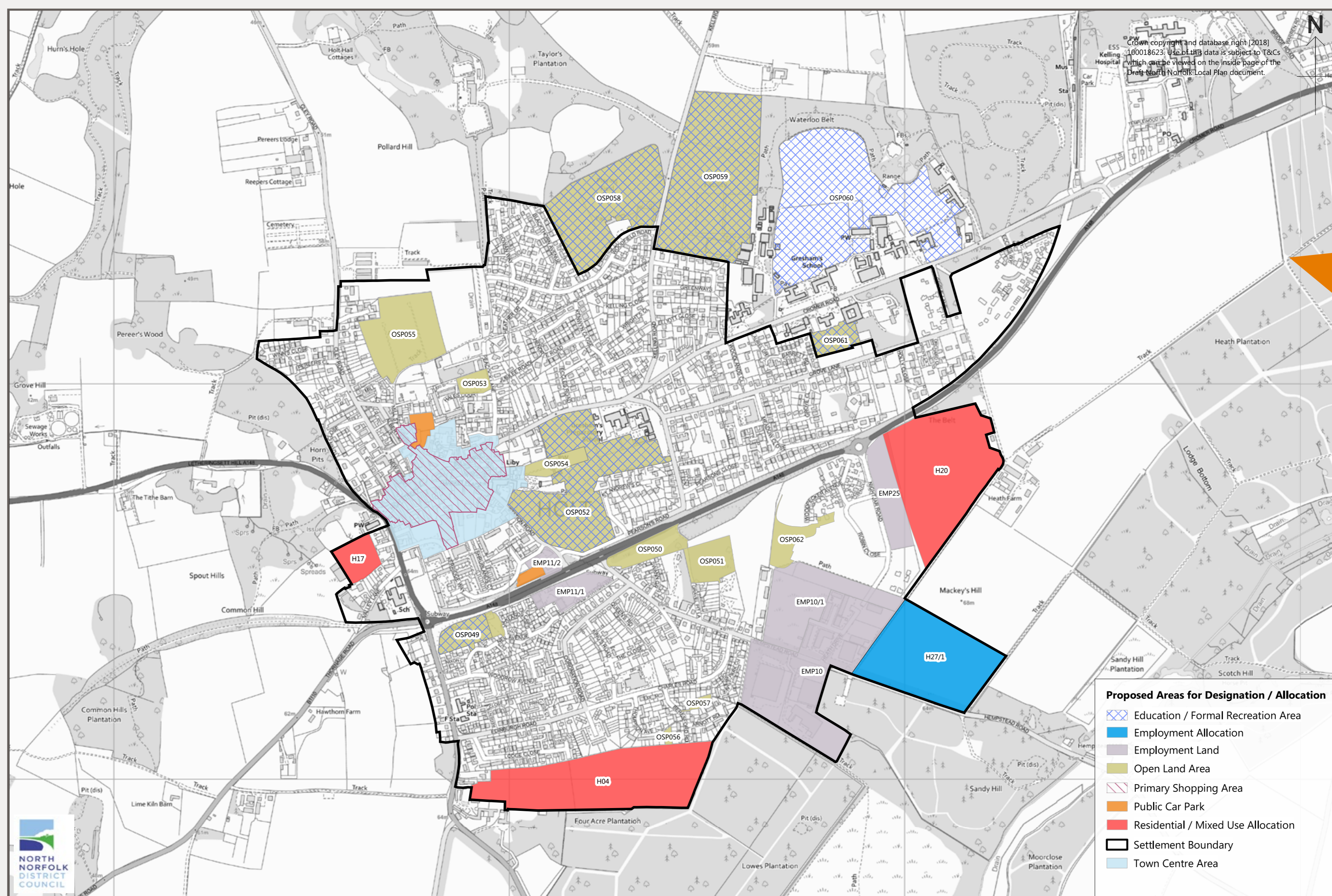
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Retention and enhancement of mature hedgerows and trees around the site;
2. landscaped buffer required to the south of the site;
3. development will need to consider the relationship and impact on the environmental designations particularly the SSSI;
4. provision of a safe vehicle and pedestrian access from Baron's Hall Lane;
5. no development shall be located in areas of flood risk, as demonstrated by a site-specific Flood Risk Assessment;
6. investigation and remediation of any land contamination;
7. enhancements to the foul sewerage network capacity may be required; and,
8. footpath should be retained to connect to town centre and allow for public access through open space to Riverside Walk.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

HOLT

Holt is an attractive Georgian market town with a vibrant shopping area in the historic town centre. The town has a wide range of services to support the existing and growing population. We are planning **relatively small scale housing growth** in Holt up to 2036.



We recognise that **employment areas**, the **town centre** and **open spaces** make an important contribution to the **vitality and character of the town**. These areas are shown on the Proposals map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

Three residential sites and one employment site are proposed to be allocated in Holt which aim to deliver around **330 new homes** including approximately **115 affordable homes**:

- **H04: Land South of Beresford Road** - provides the opportunity for approximately **70 dwellings** and a **new location for the primary school** with improved pedestrian linkages into Holt Country Park.
- **H17: Land North of Valley Lane** - is a small site to the west of the town, which would allow for limited development of approximately **27 dwellings**.
- **H20: Land at Heath Farm** - is a proposed for approximately **200 dwellings** and is an extension of the previously allocated site H09 (currently under construction by Lovell Homes).
- **H27/1: Land at Heath Farm** - is proposed to be allocated for **6 hectares of employment land** to extend the choice of employment land available on the Hempstead Road Industrial Estate.

These **Proposed Site Allocations are shown in red/blue** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

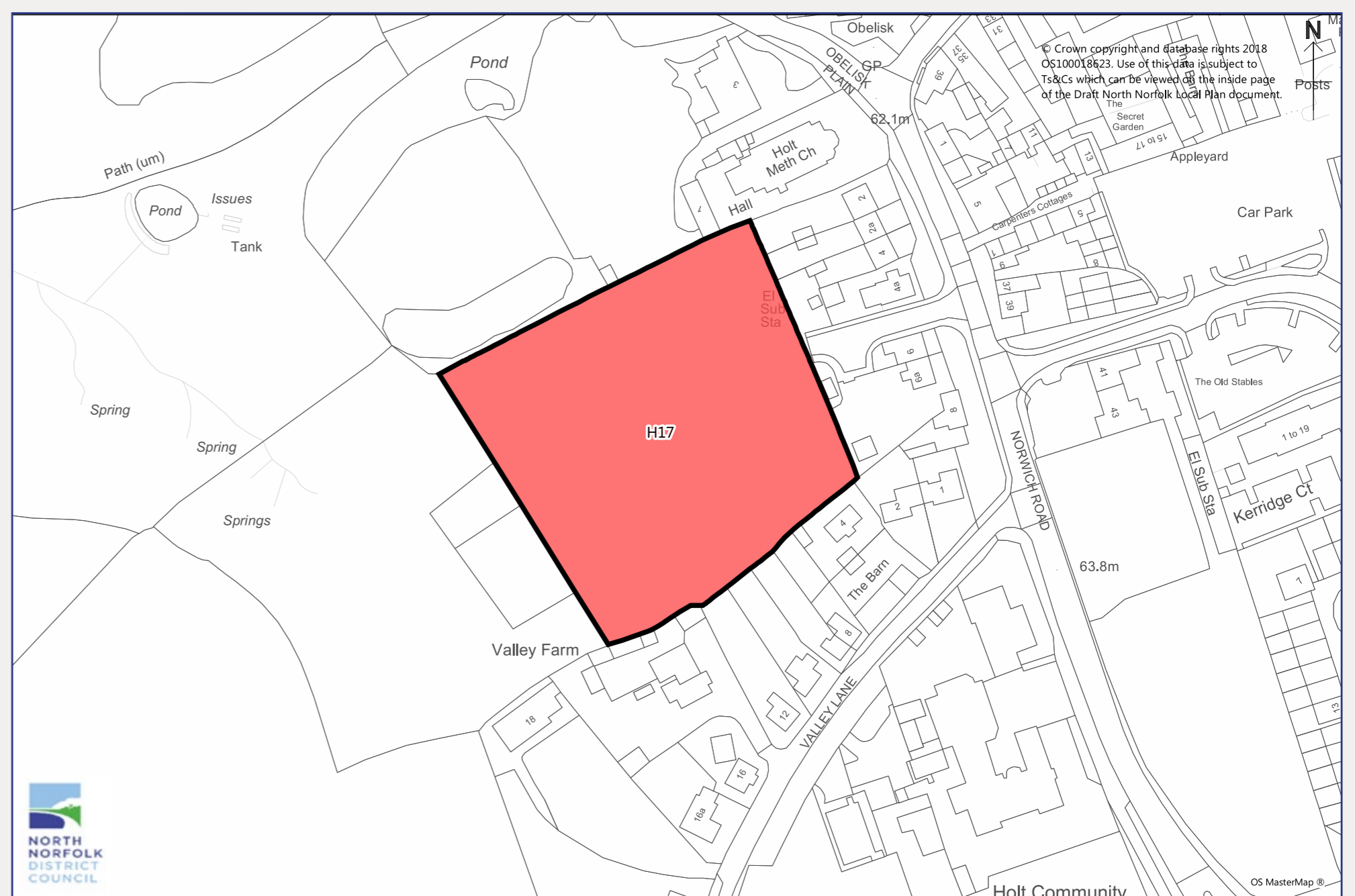
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PROPOSED SITES IN HOLT

Residential: Land North of Valley Lane

Site Reference	H17
Site Address	Land North of Valley Lane
Site Area	0.93 hectares (gross)
Proposal	Residential development for approximately 27 dwellings.



Policy DS 10

Land North of Valley Lane

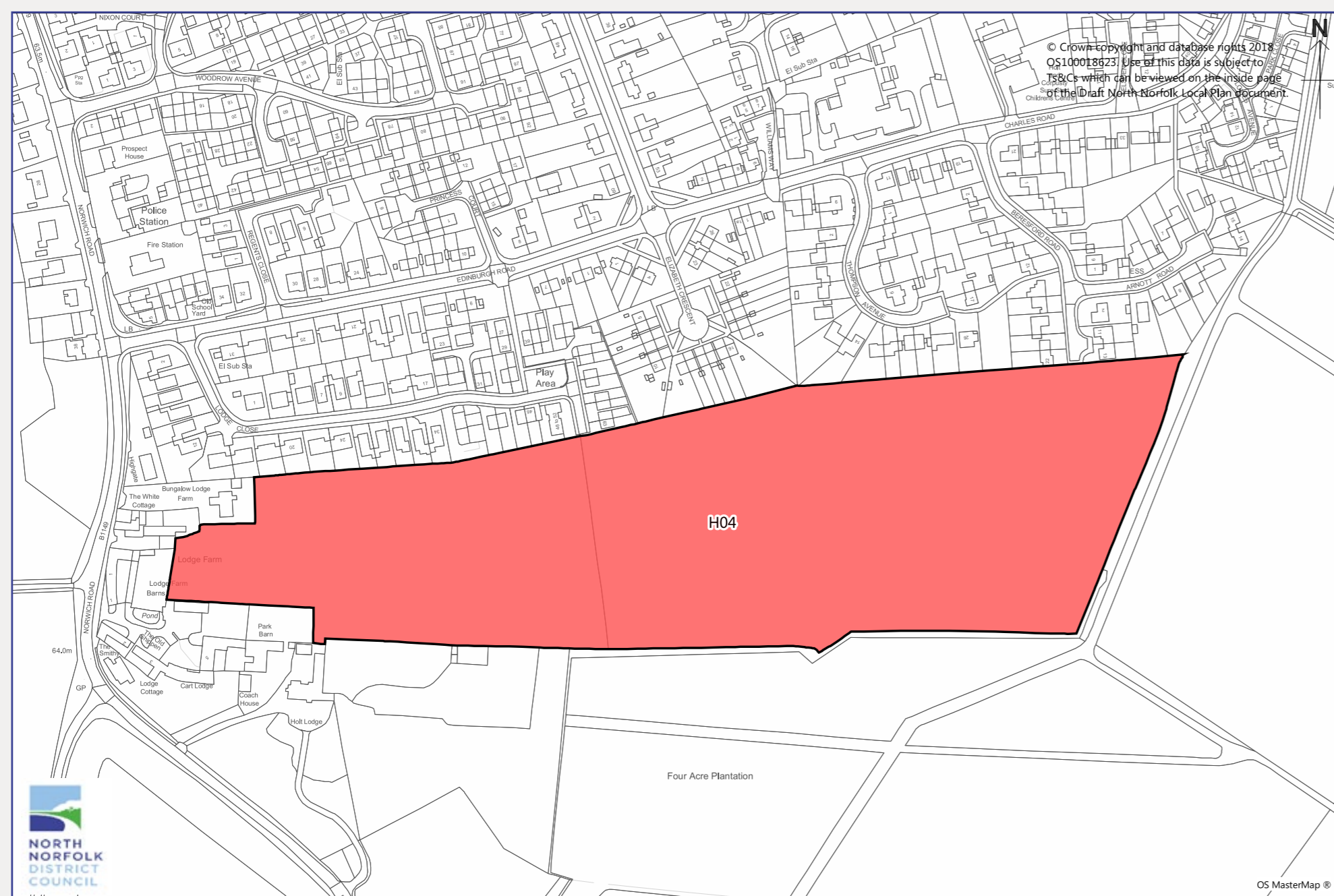
Land amounting to approximately 0.9 hectare is proposed to be allocated for residential development of approximately 27 dwellings.

Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, providing supporting infrastructure) elsewhere in this plan and the following site specific requirements:

1. Suitable highway access from Pounds Close;
2. a landscape led design approach taking into consideration the two Conservation Areas and the wider landscape impacts;
3. retention and enhancement of mature hedgerows and trees around the site;
4. green infrastructure enhancements to take into account potential impact on Spout Hills County Wildlife Site;
5. enhancements to the sewage network capacity and water supply network as required.

Mixed Use: Land South of Beresford Road

Site Reference	H04
Site Address	Land South of Beresford Road
Site Area	7.36 hectares (gross)
Proposal	Mixed use development for approximately 70 - 100 dwellings, provision of 2 hectares of land for a two-form entry primary school site.



Policy DS 9

Land South of Beresford Road

Land amounting to approximately 7.4 hectares is proposed to be allocated for mixed use development of approximately 70-100 dwellings and provision of 2 hectares of serviced land suitable for a two-form entry primary school site.

Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, providing supporting infrastructure) elsewhere in this Plan and the following site specific requirements:

1. a layout of development which minimises the potential impacts of parking and traffic circulation associated with the school.
2. suitable access from Lodge Close or Beresford Road;
3. provision of 1.4 hectares of public open space to include a landscape buffer to Holt Country Park;
4. improved pedestrian and cycle access across the site into the Country Park from the residential areas to the north;
5. the production of a 'Health Impact Assessment' of the healthcare impacts arising from the proposed development;
6. retention and enhancement of mature hedgerows and trees around the site;
7. off-site mains water reinforcement;
8. enhancements to the sewage network capacity;
9. a Materials Management Plan will be required to be submitted to the County Council as Minerals Authority.

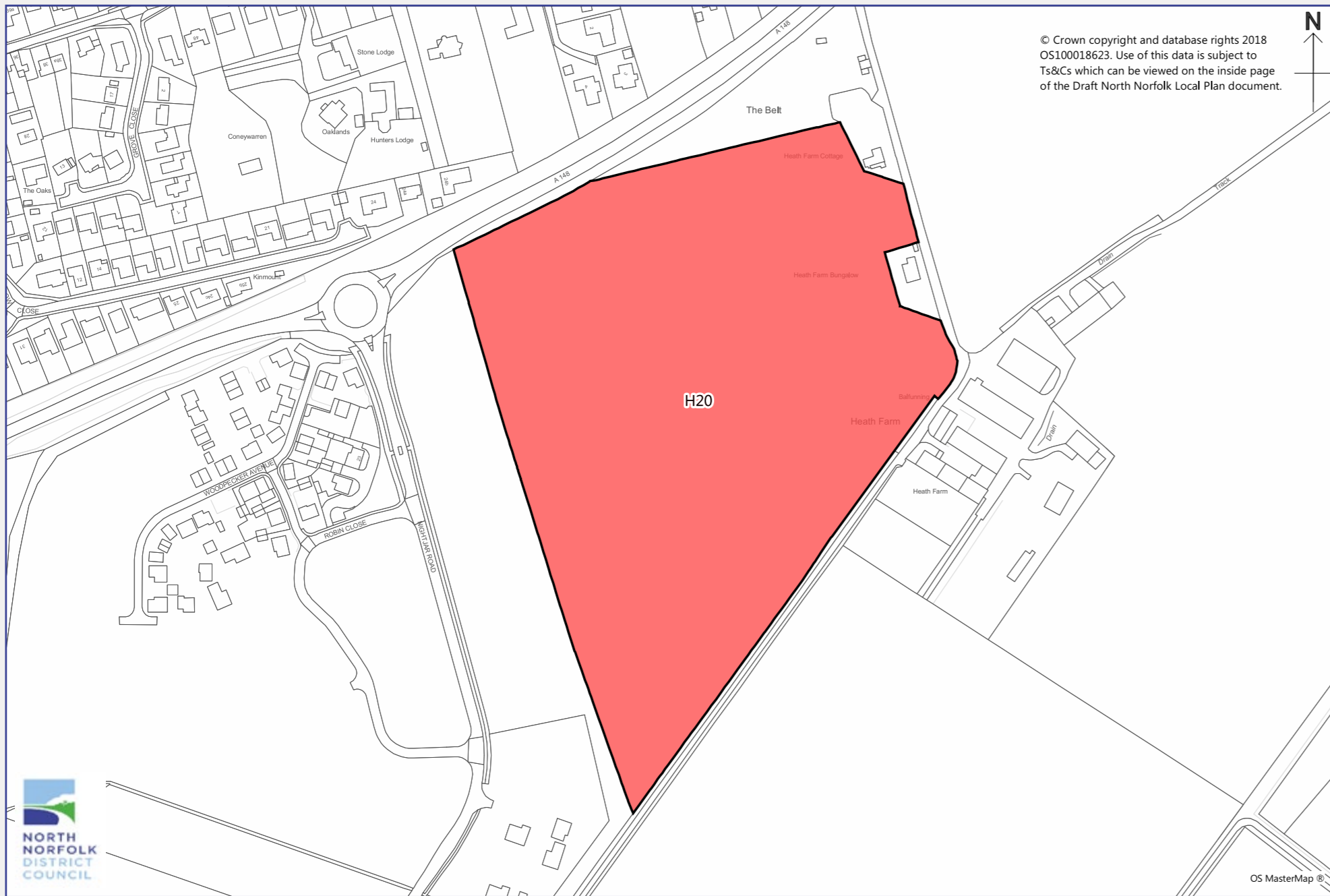
PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS



PROPOSED SITES IN HOLT

Residential: Land at Heath Farm

Site Reference	H20
Site Address	Land at Heath Farm
Site Area	7.11 hectares (gross)
Proposal	Residential development for approximately 200 dwellings.



Policy DS 11

Land at Heath Farm

Land amounting to approximately 7.1 hectares is proposed to be allocated for development comprising approximately 200 dwellings inclusive of elderly person's accommodation, affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Access being delivered off the existing estate road and new A148 roundabout;
2. a site layout and landscaping scheme which considers the proximity of Listed Buildings to the north east of the site;
3. enhanced pedestrian access improvements across and along the A148 to facilitate pedestrian access to the medical centre and bus stops on Cromer Road;
4. the production of a 'Health Impact Assessment' of the healthcare impacts arising from the proposed development and incorporation of its conclusions;
5. retention and enhancement of mature hedgerows and trees around the site;
6. provision of connections and enhancements to the public footpath FP9a;
7. enhancements to the sewerage network capacity and water supply networks;
8. a layout of development which protects the alignment of the medium pressure gas main which crosses the site.

Employment: Land at Heath Farm

Site Reference	H27/1
Site Address	Land at Heath Farm
Site Area	6 hectares (gross)
Proposal	Allocated for employment development.



Policy DS 12

Land at Heath Farm

Land amounting to approximately 6 hectares is proposed to be allocated for employment development.

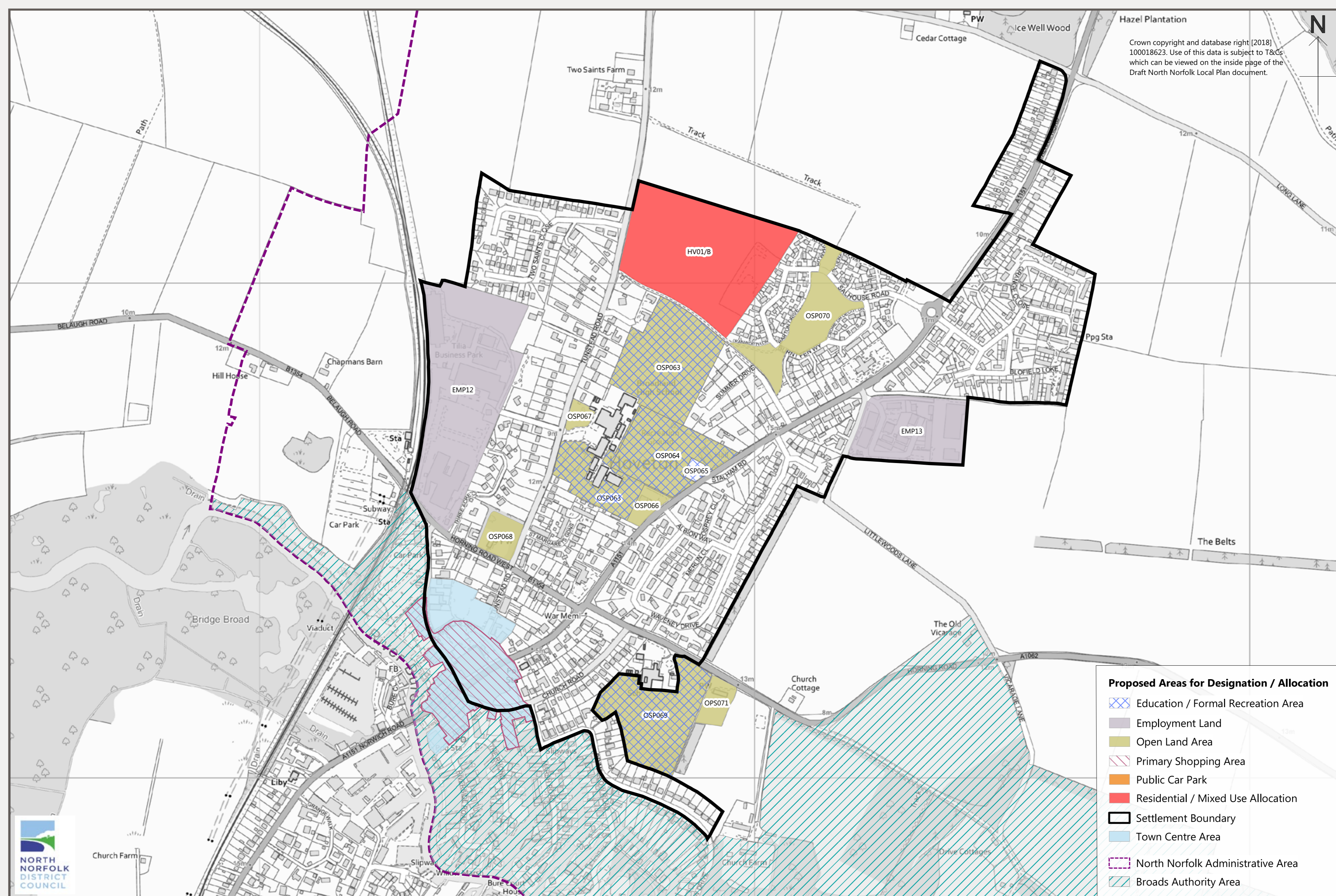
Development will be subject to:

1. Access being delivered off Nightjar Road and new A148 roundabout;
2. no access from Hempstead Road and contributions towards the HGV traffic reduction scheme on Hempstead Road;
3. contributions towards a new pedestrian/cycle crossing of the A148;
4. provide enhancements to the public footpath - FP9a;
5. a marketing strategy will be produced to demonstrate how the site will be brought to the commercial market;
6. a landscaping strategy including the retention and enhancement of mature hedgerows and trees around the site.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

HOVETON

Hoveton is an attractive location for residents and visitors, it thrives as a local service centre for and as a centre for holidays on the Broads. It has a wide range of leisure, retail and service businesses to support the existing and growing population and to meet future needs. We are planning **relatively small scale housing growth** of 150 homes including 22 affordable homes up to 2036.



We recognise that **employment areas**, the **town centre** and **open spaces** make an important contribution to the **vitality and character of the town**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

These **Proposed Site Allocations are shown in red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

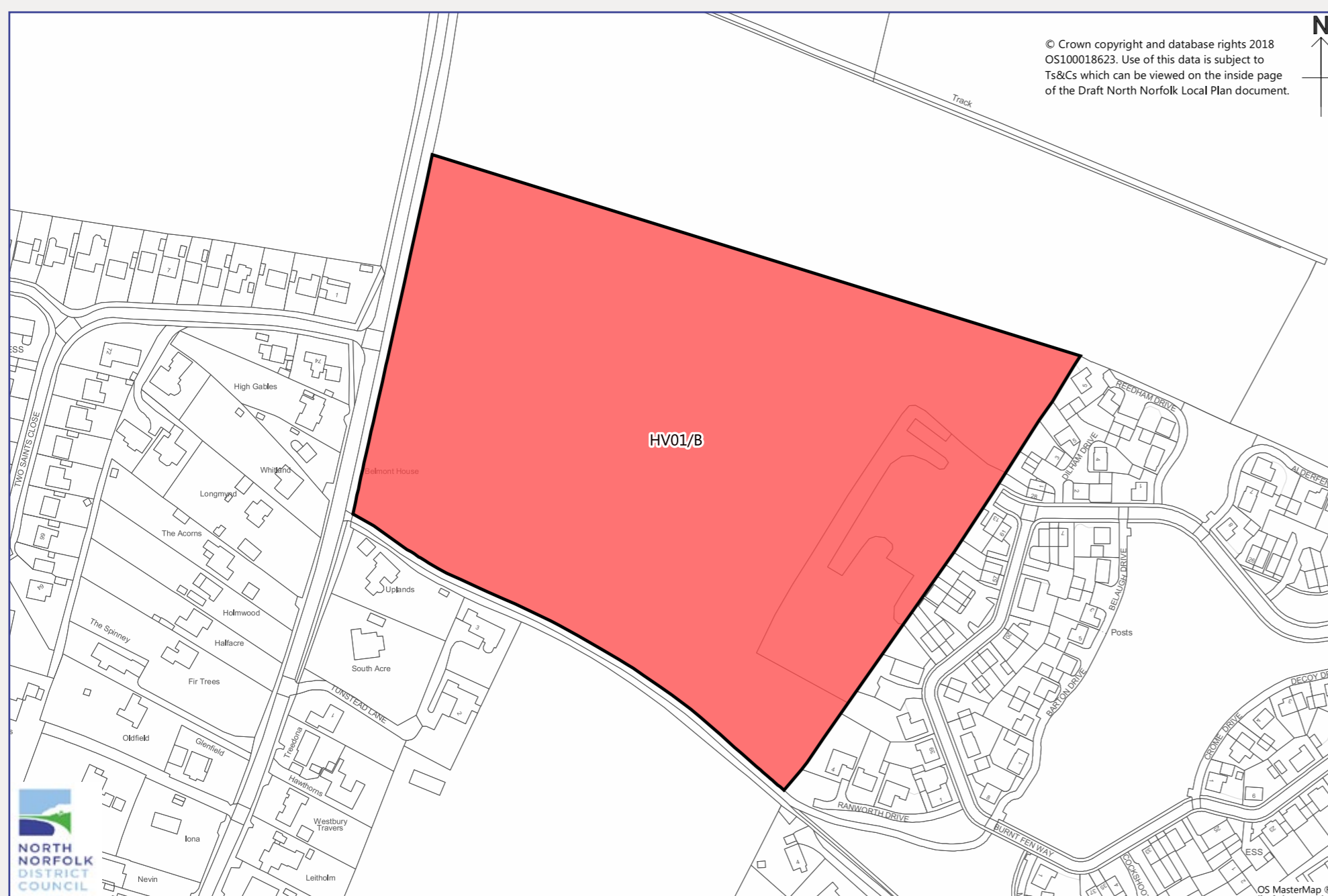
PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS



PROPOSED SITES IN HOVETON

Residential: Land East of Tunstead Road

Site Reference	HV01/B
Site Address	Land East of Tunstead Road
Site Area	6.41 hectares (gross)
Proposal	Residential development for approximately 150 dwellings and at least 1ha of land for elderly care accommodation.



Policy DS 13

Land East of Tunstead Road

Land amounting to 6.4 hectares is proposed to be allocated for residential development of approximately 150 dwellings and at least 1 hectare of land for elderly care accommodation.

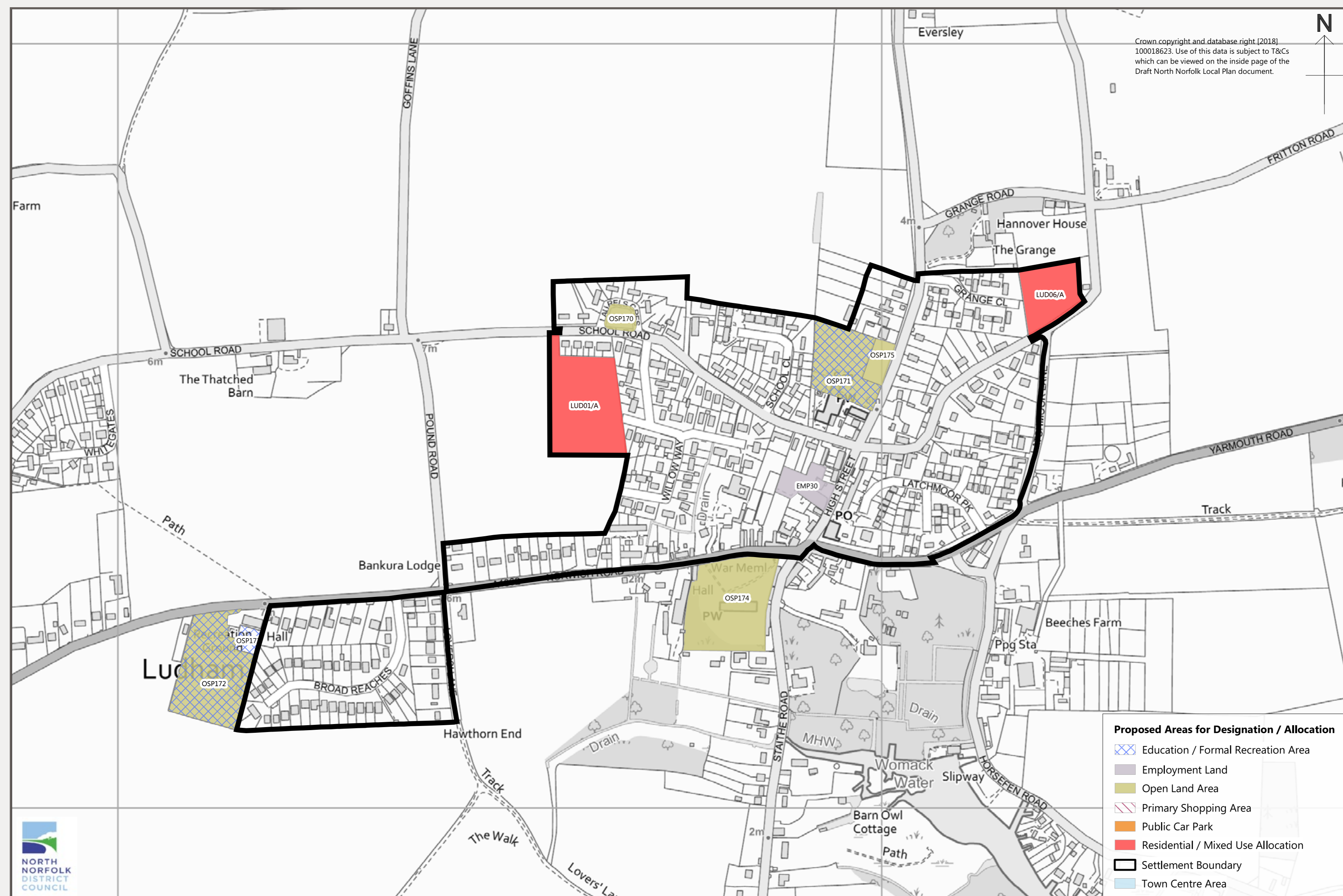
Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

1. Provision of highway access on Tunstead Road to provide a through connection for all vehicles to the new Stalham Road roundabout;
2. Provision of extra pedestrian and cycle connections from the development to the existing footpath and cycle path which runs through the south west of the site;
3. A landscaping buffer should be provided to the north of the site to soften the boundary between the development and the agricultural land to the north;
4. Retention of existing trees and hedgerows around the site;
5. Water Catchment Strategy and Foul Water Drainage Strategy are required.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

LUDHAM

Ludham has a good range of day to day services and a range of community facilities. Womack Water provides access to the Broads waterways and is a popular visitor destination. The village plays an important role in meeting the needs of residents, those of adjacent villages, and a seasonal influx of tourists. We are planning for **low housing growth** up to 2036.



We recognise that **employment areas and open spaces** make an important contribution to the **character of the village**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

Two sites have been identified which will provide for **up to 40 dwellings** including **6 affordable homes**.

- **LUD01/A: Land South of School Road** – is proposed to deliver approximately **10 to 20 dwellings**.
- **LUD06/A: Land at Eastern End of Grange Road** – is proposed to deliver approximately **10 to 20 dwellings**

These **Proposed Site Allocations are shown in red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

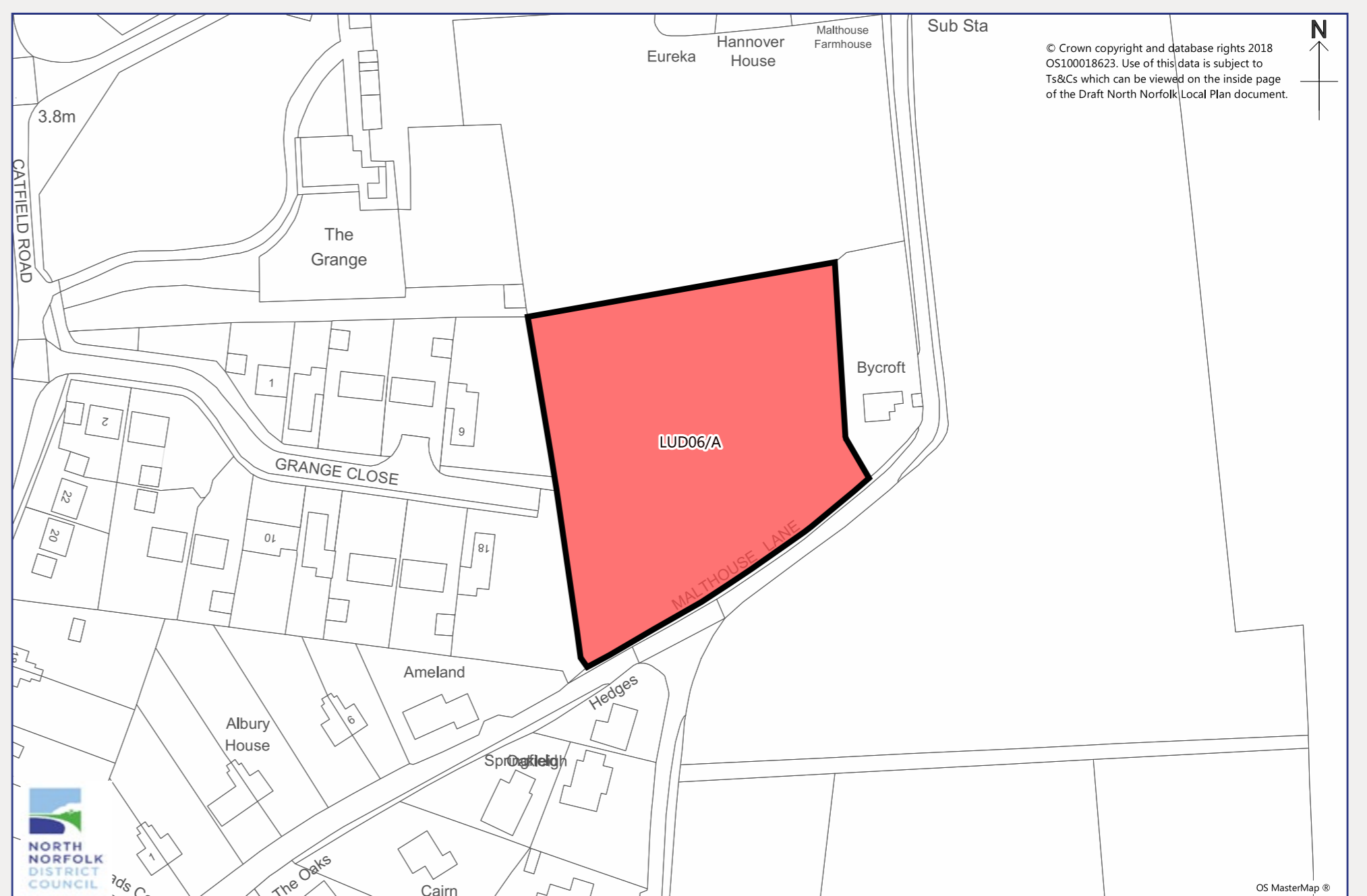
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PROPOSED SITES IN LUDHAM

Residential: Land at Eastern End of Grange Road

Site Reference	LUD06/A
Site Address	Land at Eastern End of Grange Road
Site Area	0.57 hectares
Proposal	Residential development for approximately 10 to 20 dwellings.



Policy DS 28

Land at Eastern End of Grange Road

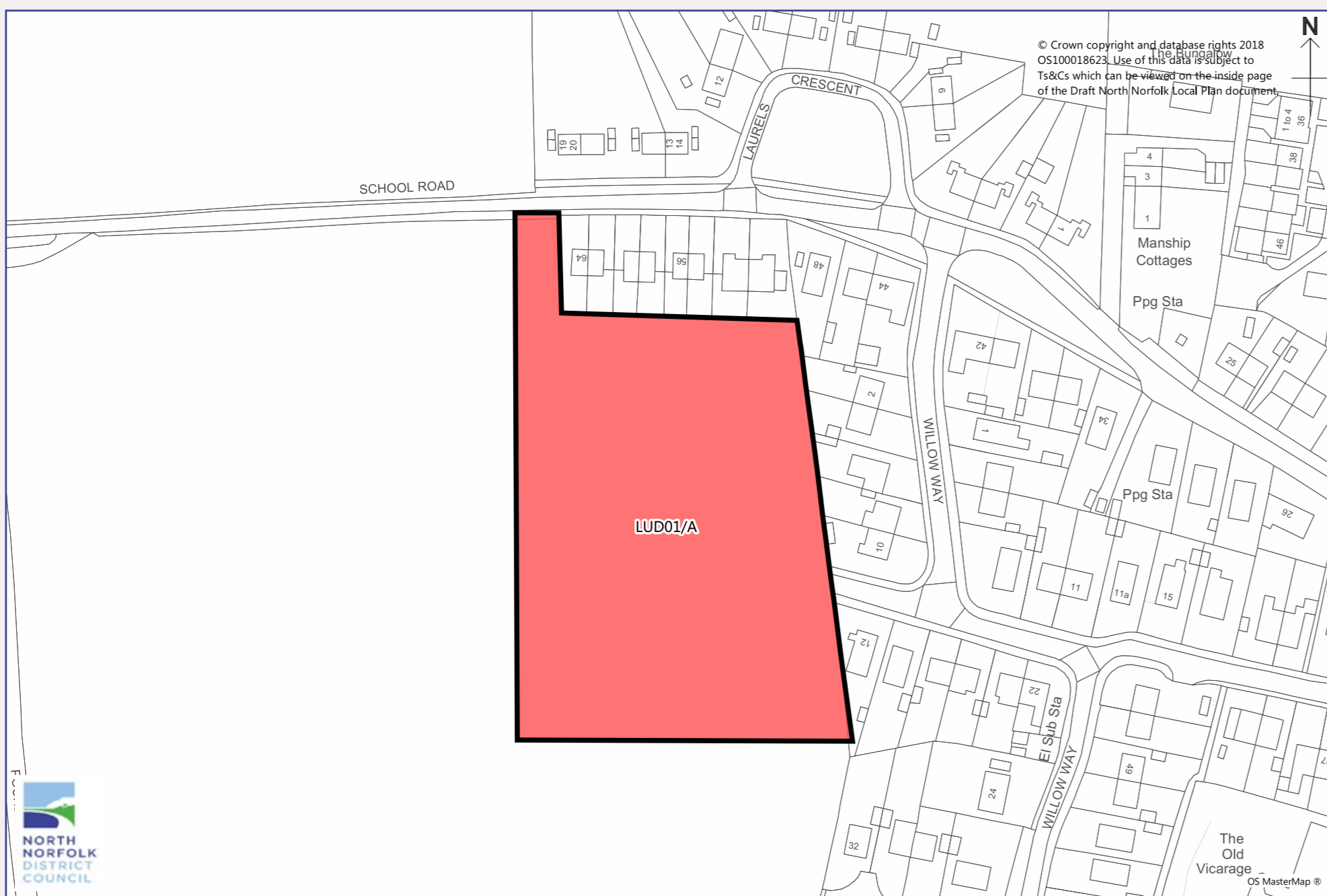
Land amounting to approximately 0.6 hectares is proposed to be allocated for development comprising approximately 10 to 20 dwellings, inclusive of affordable homes, public open space, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this plan and the following site specific requirements:

1. Provision of highway access from Grange Close;
2. regard to the need to retain and safeguard trees along western boundary that are covered by group Tree Preservation Order;
3. demonstration that there is adequate capacity in sewage treatment works;
4. enhancements to the foul sewerage network capacity may be required; and,
5. submission of a satisfactory flood risk assessment / or Flood Warning and Evacuation Plan and, if appropriate, suitable mitigation measures.

Residential: Land South of School Road

Site Reference	LUD01/A
Site Address	Land South of School Road
Site Area	1.25 hectares
Proposal	Residential development for approximately 10 to 20 dwellings.



Policy DS 27

Land South of School Road

Land amounting to approximately 1.3 hectares is proposed to be allocated for development comprising approximately 10 to 20 dwellings inclusive of affordable homes, public open space, and associated on and off site infrastructure.

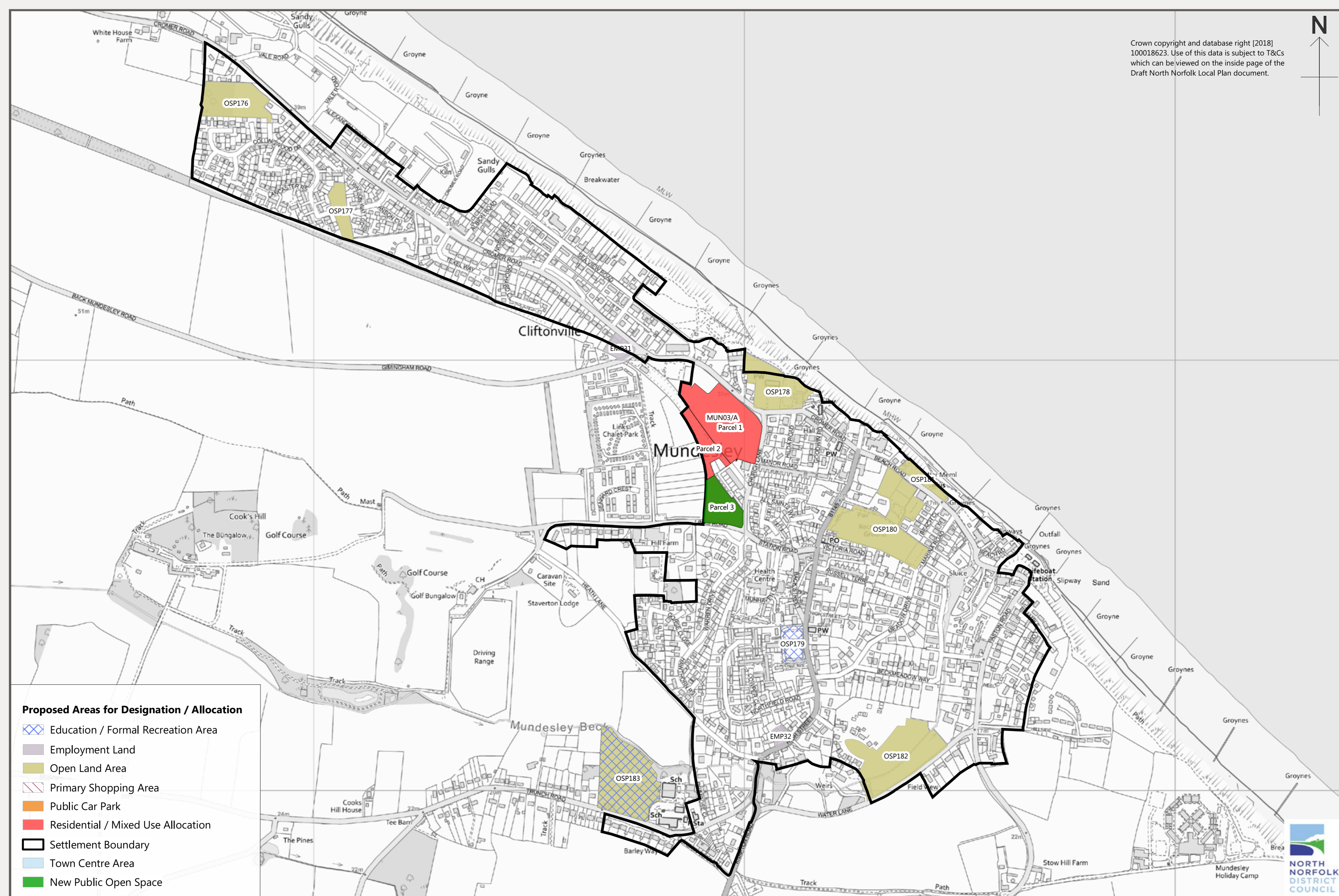
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Incorporation of a high quality landscaping scheme particularly along the western boundary;
2. careful attention to form and site layout in order to allow for views from School Road to the Grade 1 Listed church;
3. demonstration that there is adequate capacity in the water recycling centre;
4. off-site water mains reinforcement required;
5. enhancements to the foul sewerage network capacity may be required; and,
6. submission of a satisfactory flood risk assessment/ or Flood Warning and Evacuation Plan and, if appropriate, suitable mitigation measures.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

MUNDESLEY

Mundesley is a large and popular village on the coast and has a thriving tourism industry. Situated on high cliffs over a wide sandy beach and the beach and seafront are major assets for the economy and local environment. We are planning for low housing growth in Mundesley up to 2036.



We recognise that **employment areas and open spaces** make an important contribution to the **character of the village**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

One site MUN03/A: Land off Cromer Road & Church Lane has been identified which will provide for approximately **50 dwellings** including approximately **8 affordable homes**.

These **Proposed Site Allocations are shown in red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

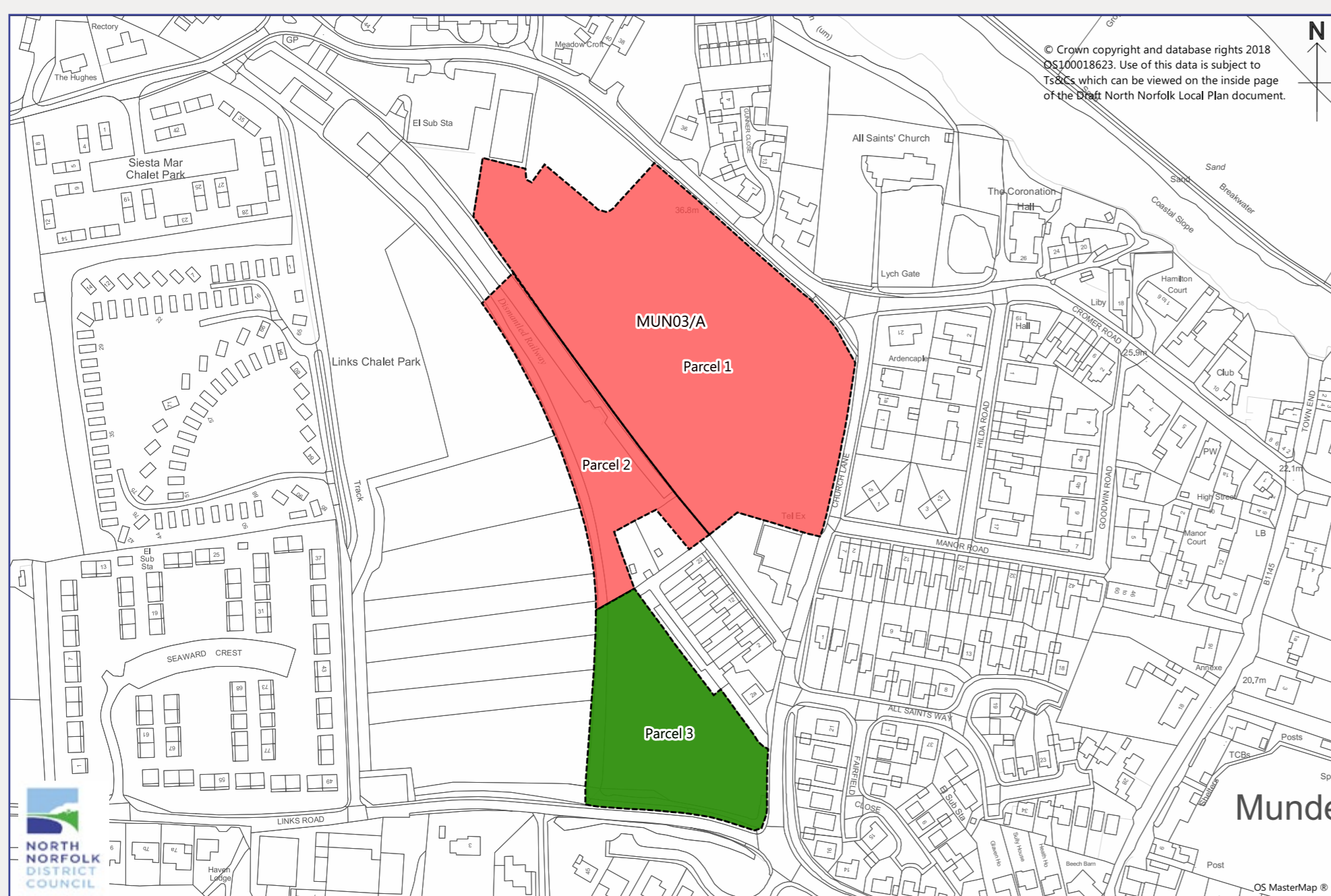
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PROPOSED SITES IN MUNDESLEY

Mixed Use: Land off Cromer Road & Church Lane

Site Reference	MUN03/A	
Site Address	Land off Cromer Road & Church Lane	
Site Area	3.3 hectares (gross)	
Proposal	Residential development for approximately 50 dwellings.	



Policy DS 29

Land off Cromer Road & Church Lane

Land amounting to approximately 3.3 hectares is proposed to be allocated for residential development of approximately 50 dwellings.

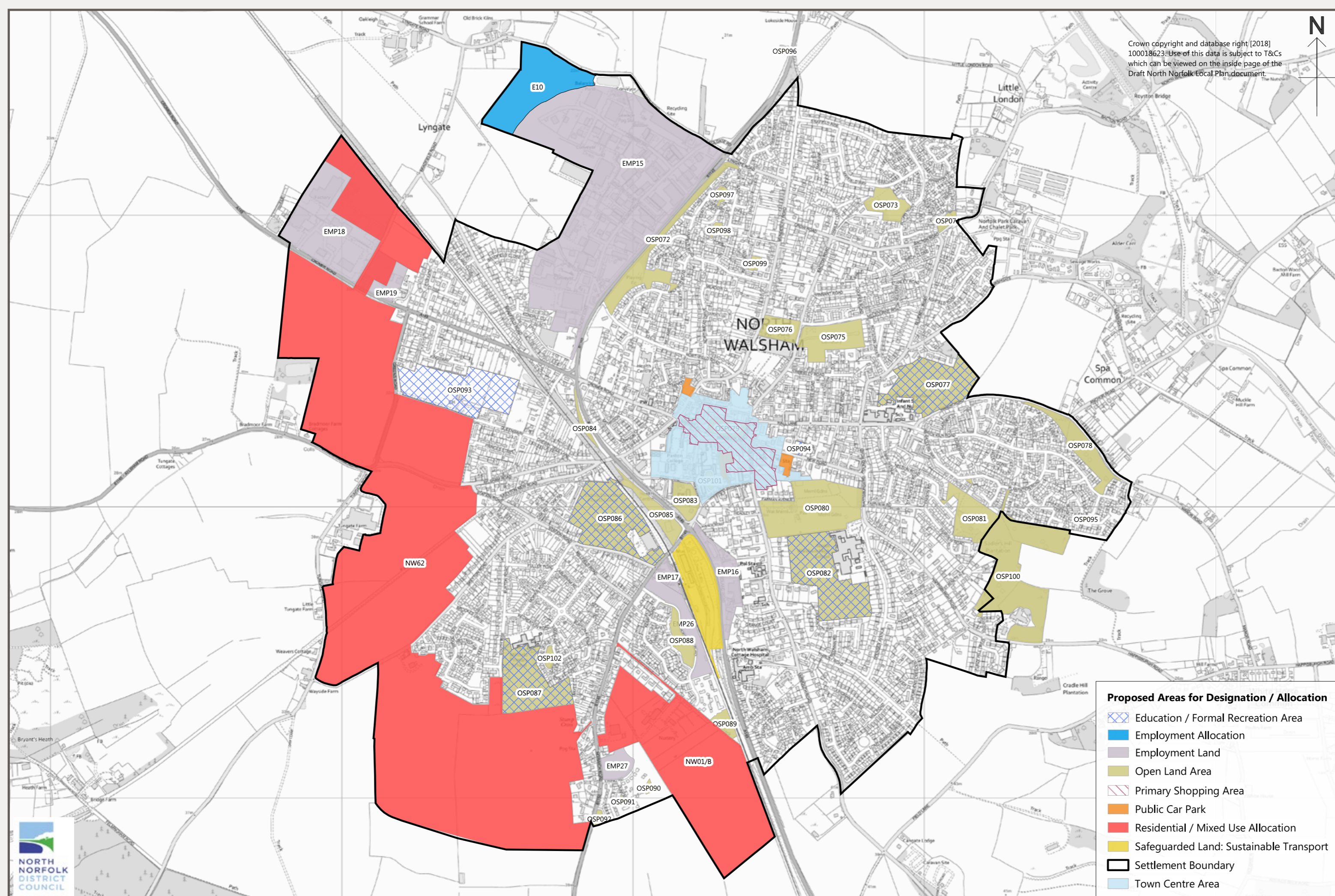
Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

1. **parcel 1**) amounting to 2.1 hectares is allocated for residential development of approximately 50 dwellings. Development is to be of an appropriate density and scale with landscaping & public open space to maintain key views and compliment the setting of the village;
2. **parcel 2**) the railway embankment will be retained and its biodiversity protected and enhanced with improved public access;
3. **parcel 3**) will be provided as high quality public open space including biodiversity improvements and facilities for play & informal recreation;
4. the development will provide a highway access from Cromer Road and/or Church Lane to serve the residential parcel including improvements to the Cromer Road/Church Lane Junction;
5. a new pedestrian and cycle route will be provided which links the existing footway on Church Lane/All Saints Way to Links Road with appropriate crossing points and access into the site;
6. enhancements to the sewage network capacity is required.

PLEASE SEE SECTION 12 OF THE DRAFT
LOCAL PLAN FOR MORE DETAILS

NORTH WALSHAM

North Walsham is a well-connected town that offers a great location to live and work. It is North Norfolk's largest town and has a wide range of employment opportunities, transport options and services to support the existing and growing population. To meet the future housing needs and support services we are planning **high levels of housing growth** up to 2036 including a comprehensive development to the western side of the town featuring a new school site and a Norwich Road / Cromer Road link road with the aim of improving traffic flow throughout the town.



We recognise that **employment areas**, the **town centre** and **open spaces** make an important contribution to the **vitality and character of the town**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

Two sites for mixed use development and one employment site have been identified with the potential to deliver **approximately 2150 new dwellings** including approximately **300 affordable homes**.

- **NW62: The 'Western Extension'** - is a sustainable urban extension to the west of the town and will provide up to **1800 new houses**, **7 hectares of employment land**, the western **link road** and a site for a new primary school. The Western Extension will deliver a **significant amount of public open space**.
- **NW01/B: Land at Norwich Road & Nursery Drive** - will have an allocation of up to **350 dwellings**, **2 hectares of employment land** and **3 hectares of public open space**.
- **E10: Land off Cornish Way** - will provide approximately 5.1 hectares of **land for employment uses**.

These **Proposed Site Allocations** are shown in **red/blue** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS



PROPOSED SITES IN NORTH WALSHAM

Policy DS 15

North Walsham Western Extension

Land amounting to approximately 95 hectares is proposed to be allocated for a mixed use development to include approximately 1,800 dwellings. Development proposals would need to comply with a number of policies (including those relating to affordable housing and other supporting infrastructure) elsewhere in this Plan and the following site specific requirements:

Development Brief

The allocation will be subject to the production of a **comprehensive site wide Development Brief**. The Development Brief will provide the over-arching guidance on the broad distribution of land use and the guiding principles against which future planning applications will be considered.

The development brief is to include:

1. Overall aims and vision for the western extension in line with the Local Plan policies;
2. A strategy for the early delivery of the western link road;
3. A phasing strategy for the delivery of all land uses; including residential, employment and small scale retail;
4. An overall design framework building on the principles of the District's most up to date Design Guide;
5. A strategy for the delivery of essential infrastructure and mitigation measures, including (but not exclusive):
 - Primary school;
 - highways mitigation to include a package of measures to mitigate the impact of the development on the highway network;
 - appropriate levels of affordable housing and housing & care provision for older people.
 - the production of a 'Health Impact Assessment' of the healthcare impacts arising from the proposed development;
6. A Green Infrastructure Delivery Strategy in line with the proposals and actions contained in the North Walsham Green Infrastructure Strategy, to include:
 - Significant levels of public open space;
 - enhancements to the Weavers Way and provision of a network of new pedestrian and cycle routes;
 - enhancement to all public rights of way to and through the site;
 - mitigation and enhancement proposals for Bryant's Heath SSSI;
 - water, flooding & drainage management;
 - to consider options for the enhancement to North Walsham Football Club.

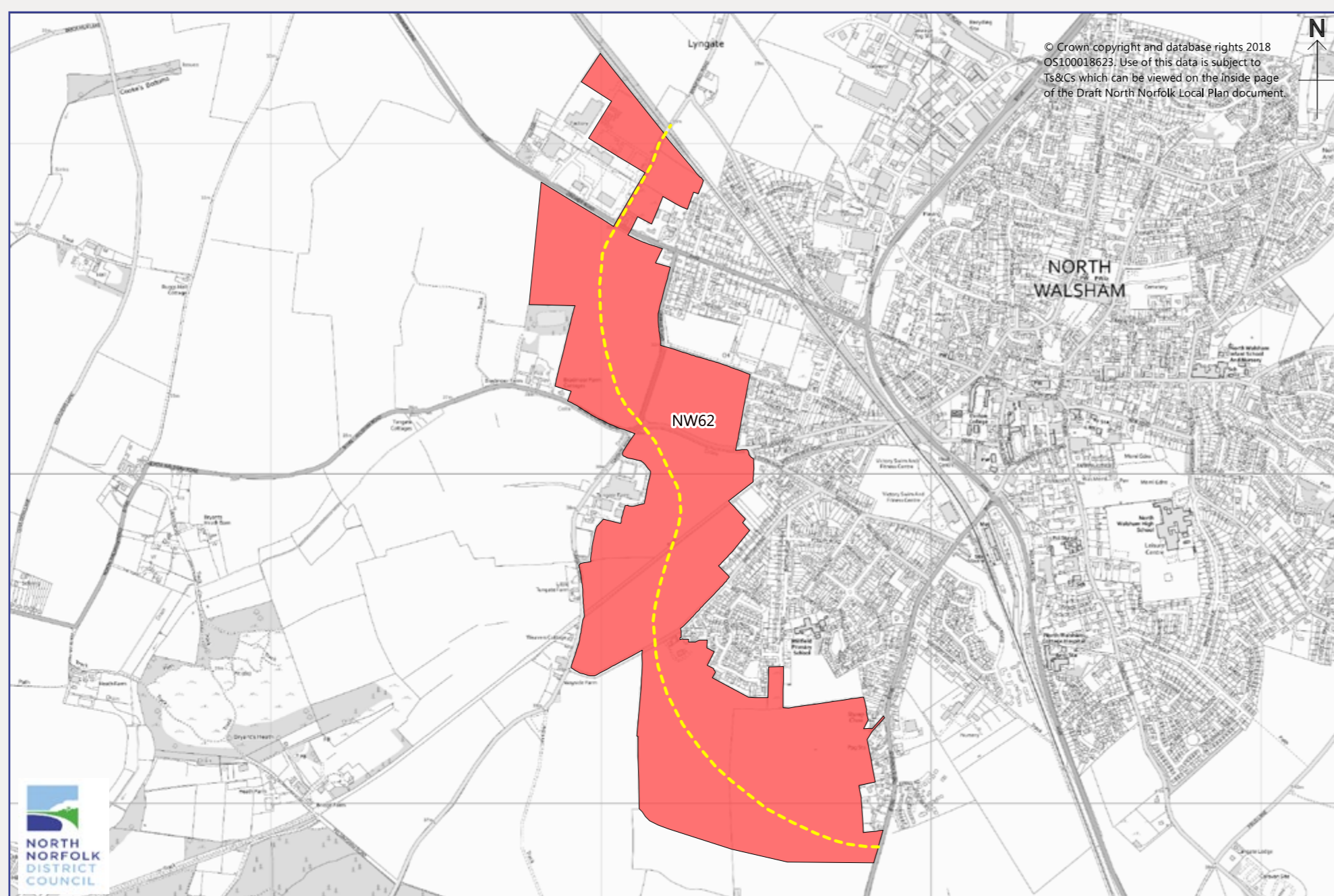
The Development Brief will be developed in partnership between the landowners/promoters and the Council and will be subject to public consultation.

Not all land parcels will deliver housing and other uses such as employment, local retail, landscaping or open space may be most suitable for some sites (in part or whole).

It is expected that the landowners may need to work together on an equalisation agreement to ensure the all the assembled land is recognised as forming an integral part of the over-arching western extension.

Mixed Use: North Walsham Western Extension

Site Reference	NW62
Site Address	North Walsham Western Extension
Site Area	95 hectares
Proposal	Mixed-use development of approximately 1,800 dwellings, including the delivery of a link road between Norwich and Cromer Road, associated supporting infrastructure including a new primary school, significant areas of public open space and green infrastructure and approximately 7 hectares of employment provision. The final mix, quantity and distribution of land uses to be subject to the production and approval of a comprehensive Development Brief.



PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

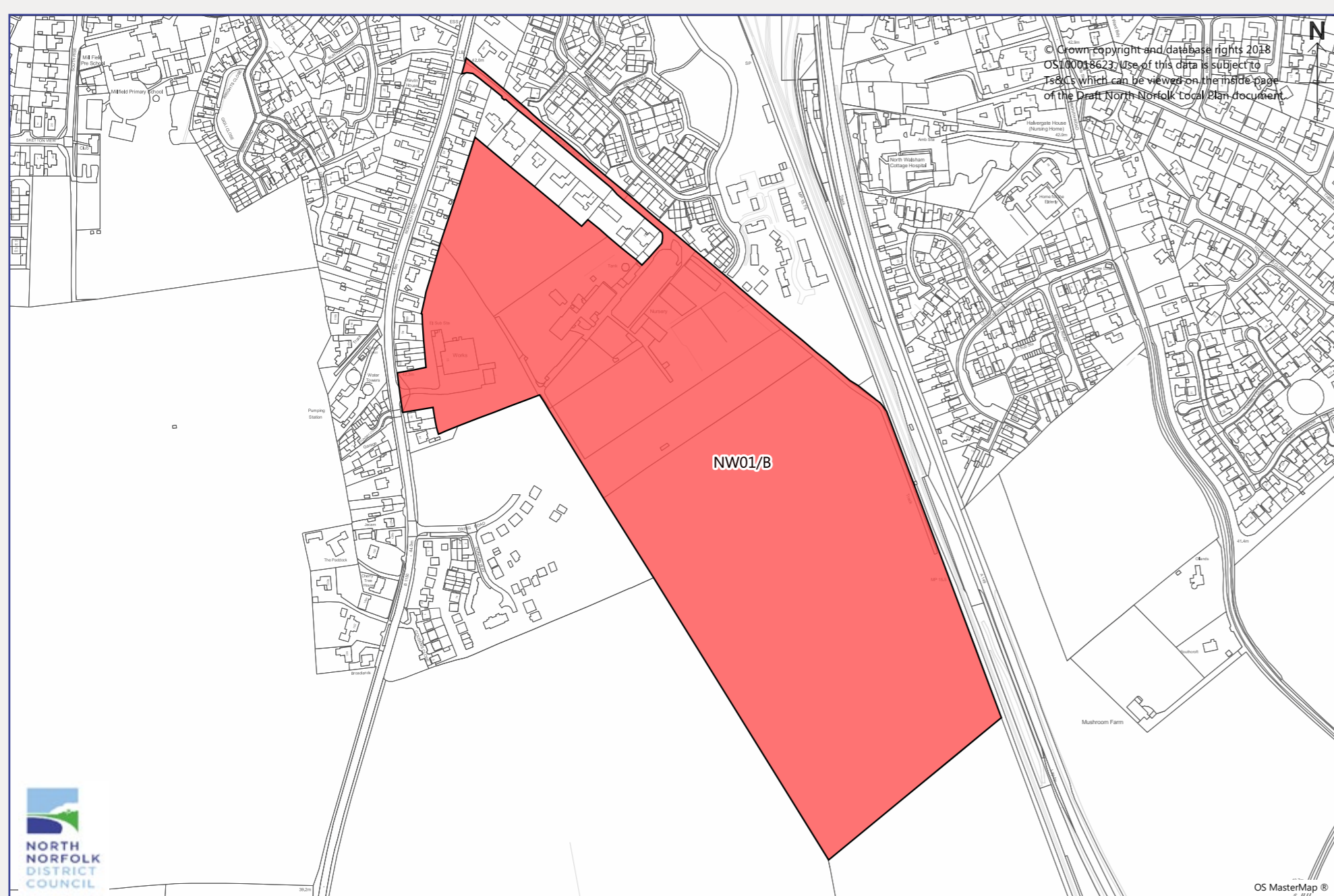


PROPOSED SITES IN NORTH WALSHAM



Mixed Use: Land at Norwich Road & Nursery Drive

Site Reference	NW01/B (including NW05, NW06/1 (part), NW07, NW30)
Site Address	Land at Norwich Road & Nursery Drive
Site Area	18.62 hectares (gross)
Proposal	Mixed-use allocation including residential development of approximately 350 dwellings, the retention and enhancement of 2 hectares of existing employment land and provision of 3 hectares of public open space.



Policy DS 14

Land at Norwich Road & Nursery Drive

Land amounting to approximately 18.6 hectares is proposed to be allocated for a mixed-use allocation including residential development of approximately 350 dwellings, the retention and enhancement of 2 hectares of existing employment land and provision of 3 hectares of public open space.

Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

Development Brief

Prior approval of a development brief is required to provide the over-arching guidance on the broad distribution of land use and the guiding principles against which future planning applications will need to address, including:

1. The location and delivery of the linking estate road to provide appropriate points of vehicle access to Norwich Road through the adjoining previously developed parcels of allocation NW01, together with details of how all land parcels are to be serviced;
2. the 1st phase of development is limited to approximately 150 dwellings which must also deliver the estate link road and access to service all parcels;
3. the location of the 3 hectares of public open space;
4. a strategy for the retention of the two existing business on employment land of no less than 2 hectares. There will need to evidence that the existing employment uses have been adequately retained within the site or have relocated to suitable alternative premises;
5. access, movement, mix of uses, layout, built form, density of development, landscaping and conceptual appearance;
6. provision of improved pedestrian links to the railway station, town centre and local schools;
7. investigation and remediation of any land contamination and measures to prevent the input of hazardous substances to groundwater;
8. details addressing the off-site mains water reinforcement and enhancement to the foul sewerage network capacity.

**PLEASE SEE SECTION 12 OF THE DRAFT
LOCAL PLAN FOR MORE DETAILS**



PROPOSED SITES IN NORTH WALSHAM

Employment: Land off Cornish Way

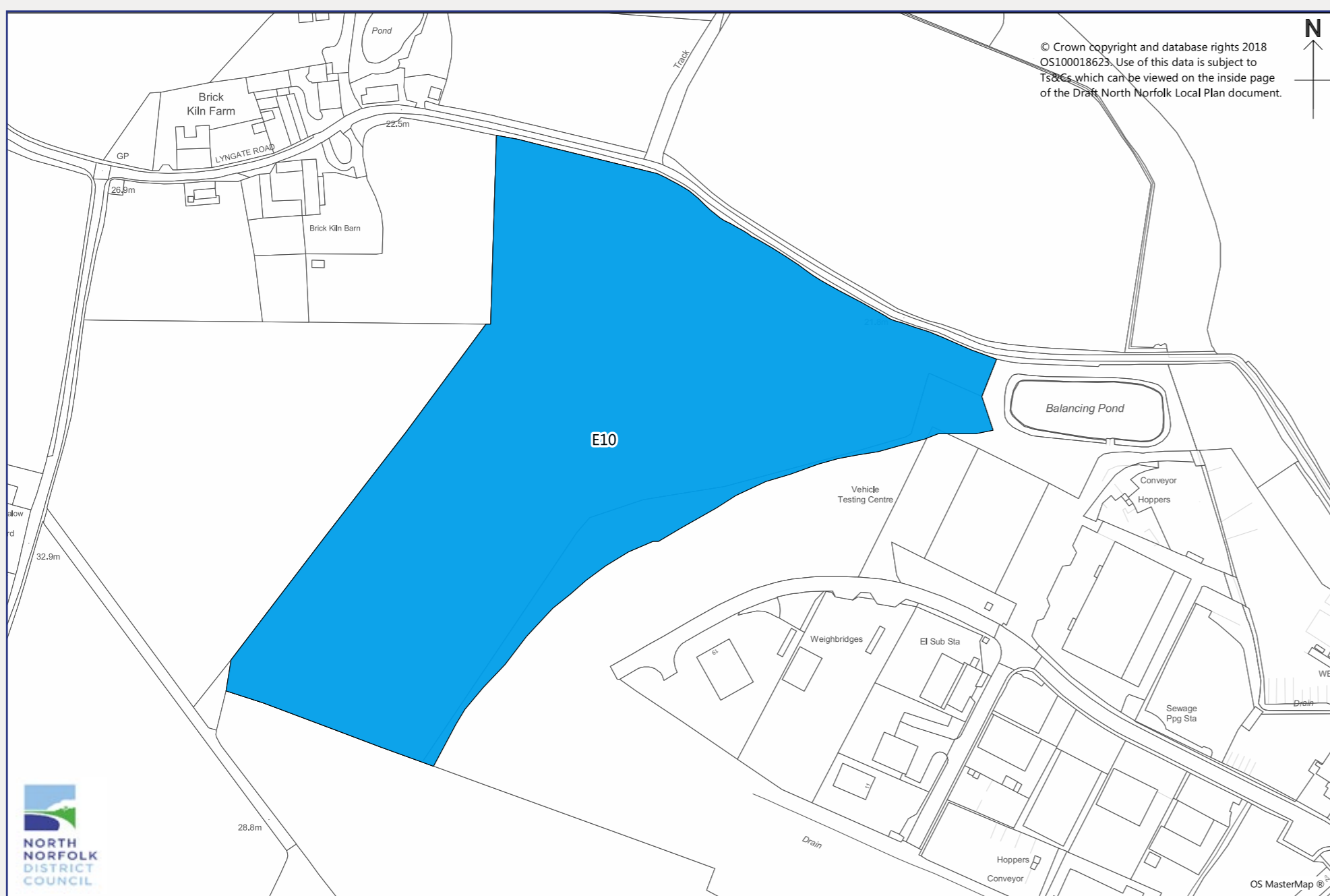
Site Reference	E10	
Site Address	Land off Cornish Way	
Site Area	5.11 hectares	
Proposal		
Employment development		

Policy DS 16

Land off Cornish Way

Land amounting to approximately 5.1 hectares is proposed to be allocated for employment development, subject to:

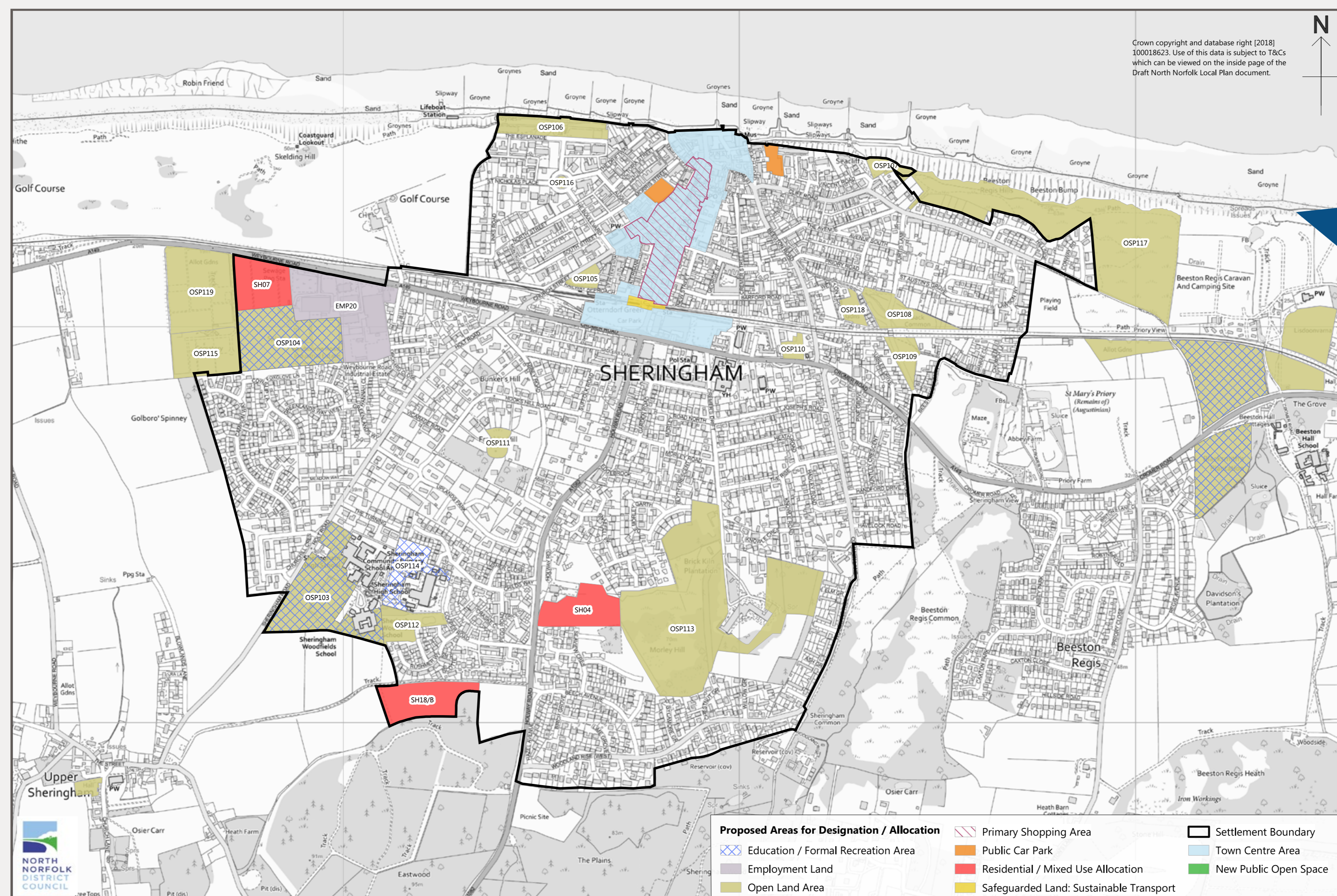
1. Provision of acceptable highway access, including passive provision for a connection to a future access road from the south west (Bradfield Road);
2. provision of extra landscaping around the site;
3. demonstration that there is acceptable capacity in utilities provision;
4. consultation with the Minerals and Waste Authority regarding the waste site allocation.



PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

SHERINGHAM

Sheringham is an attractive coastal resort and is accessible by a variety of means of transport. A range of retail, leisure and other services make it a very desirable place to live. This range of services will support the existing and future needs of residents for which we are planning **relatively small scale housing growth** up to 2036.



We recognise that **employment areas**, the **town centre** and **open spaces** make an important contribution to the **vitality and character of the town**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

Three sites are proposed to be allocated for housing development which will deliver around **135 new dwellings** including approximately **48 affordable homes**.

- **SH04: Land adjoining Seaview Crescent** - was allocated previously and is a Proposed Site Allocation for approximately **45 dwellings**.
- **SH18/1 Land South of Butts Land** - is a Proposed Site Allocation for approximately **50 dwellings** and is an extension of the previously allocated site SH14 which is currently under construction.
- **SH07: Former Allotments, Weybourne Road, Adjacent to Splash** - to the west of the town, which will allow for development of approximately 50 dwellings.

These **Proposed Site Allocations are shown in red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

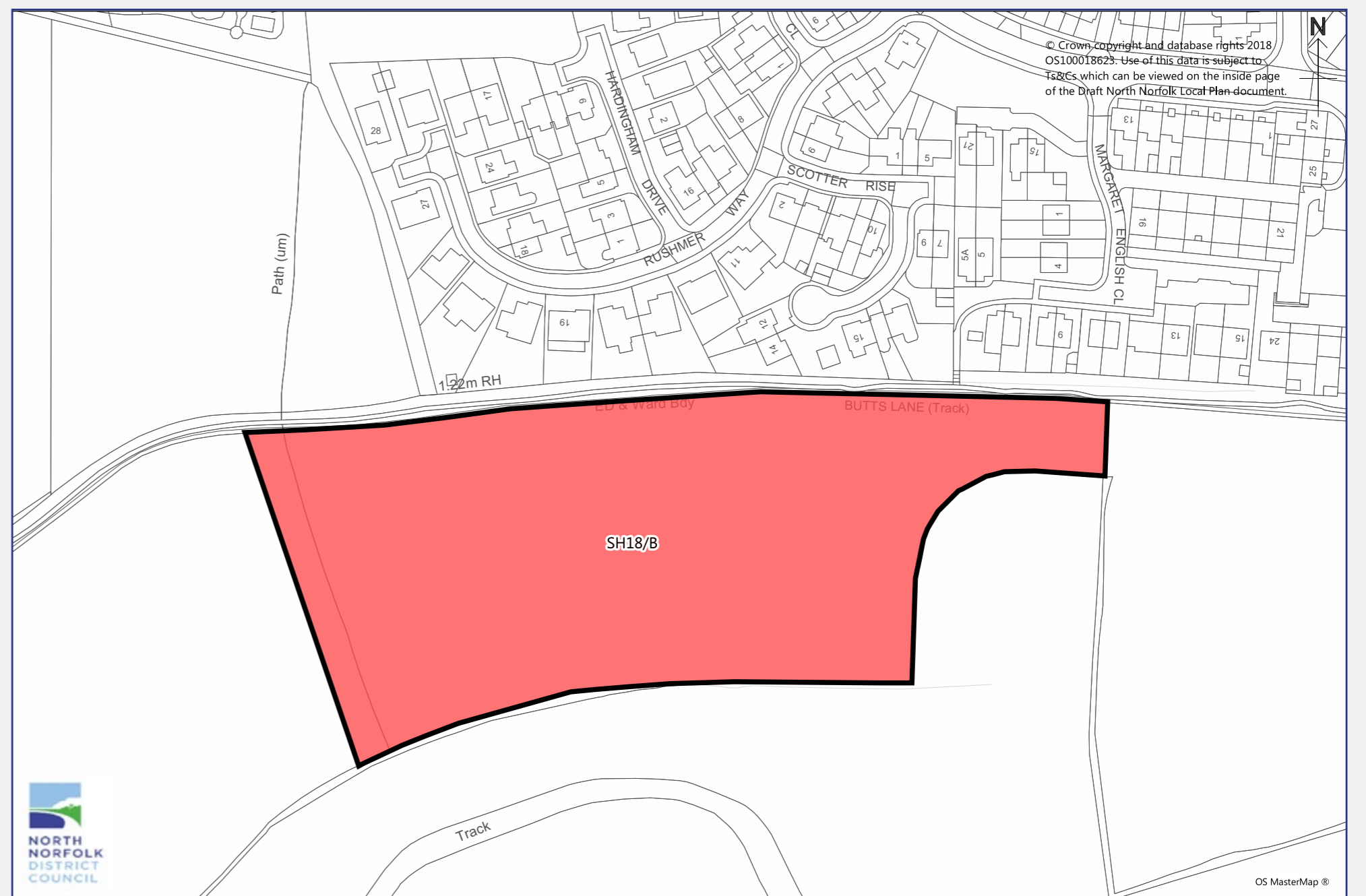
PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS



PROPOSED SITES IN SHERINGHAM

Residential: Land South of Butts Lane

Site Reference	SH18/1B
Site Address	Land South of Butts Lane
Site Area	1.84 hectares
Proposal	Residential development for approximately 50 dwellings.



Policy DS 19

Land South of Butts Lane

Land amounting to approximately 1.8 hectares is proposed to be allocated for development comprising approximately 50 dwellings, inclusive of affordable homes and self-build plots, public open space, and associated on and off infrastructure.

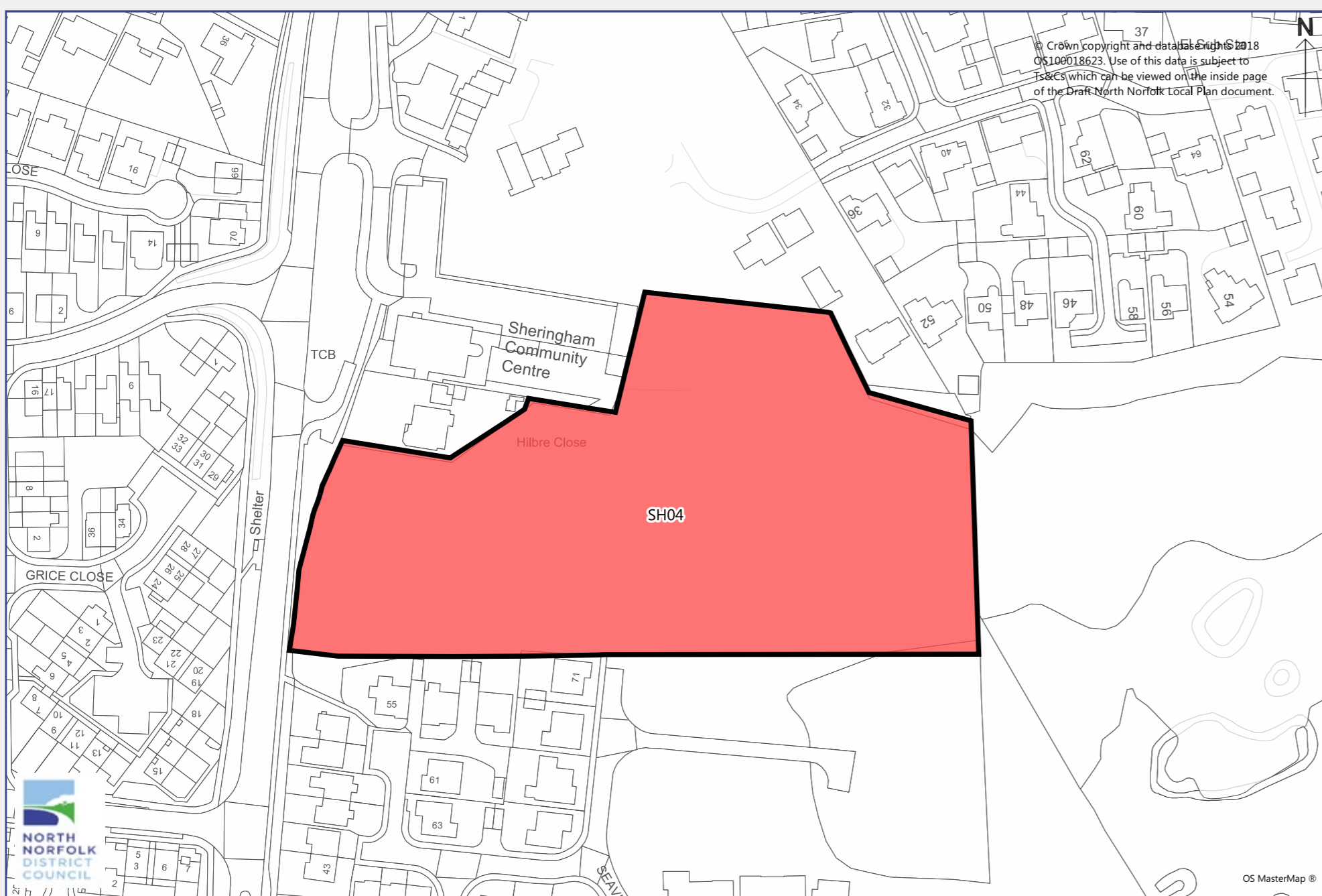
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Layout, design and landscaping that has regard to sites location within the Norfolk Coast AONB and the Conservation Area;
2. retention and enhancement of perimeter trees and hedgerows;
3. provision of a landscaped buffer between the woodland and development and other wildlife improvement and mitigation measures as required;
4. landscaped buffer along the western boundary to minimise visual impact from Upper Sheringham;
5. off-site mains reinforcement are required;
6. enhancements to the foul sewerage network capacity may be required; and,
7. a layout and design which minimises the loss of amenity to residents of dwellings to the north.

The site is within the Norfolk Coast AONB, and development proposals should be informed by and be sympathetic to, the special landscape character of this protected area.

Residential: Land Adjoining Seaview Crescent

Site Reference	SH04
Site Address	Land Adjoining Seaview Crescent
Site Area	1.68 hectares
Proposal	Residential development for approximately 45 dwellings.



Policy DS 17

Land Adjoining Seaview Crescent

Land amounting to approximately 1.7 hectares is proposed to be allocated for development comprising approximately 45 dwellings inclusive of affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Provision of a pedestrian and cycleway route across the site from Holway Road to Morley Hill;
2. site layout that incorporates suitable landscaping and retains a vista across the site towards Morley Hill;
3. enhancements to the foul sewerage network capacity may be required; and,
4. provision of a landscaped buffer around the perimeter of the site, retention of scrub and grassland within the site and other wildlife mitigation and improvement measures.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area.

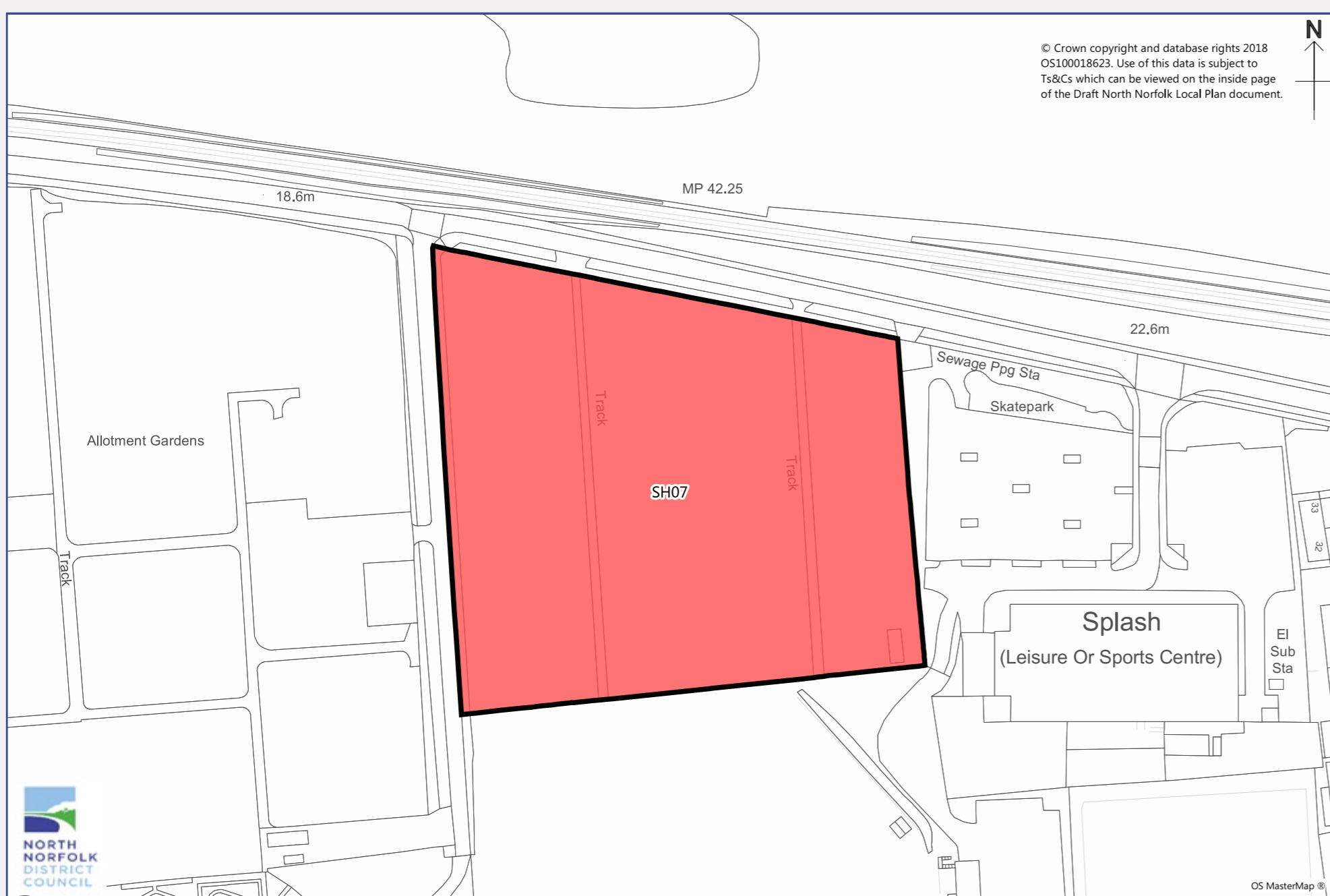
**PLEASE SEE SECTION 12 OF THE DRAFT
LOCAL PLAN FOR MORE DETAILS**



PROPOSED SITES IN SHERINGHAM

Residential: Former Allotments, Weybourne Road

Site Reference	SH07	
Site Address	Former Allotments, Weybourne Road, Adjacent to Splash	
Site Area	1.70 hectares	
Proposal	Residential development for approximately 40 dwellings.	



Policy DS 18

Former Allotments, Weybourne Road, Adjacent to Splash

Land amounting to approximately 1.7 hectares is proposed to be allocated for development comprising approximately 45 dwellings inclusive of affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

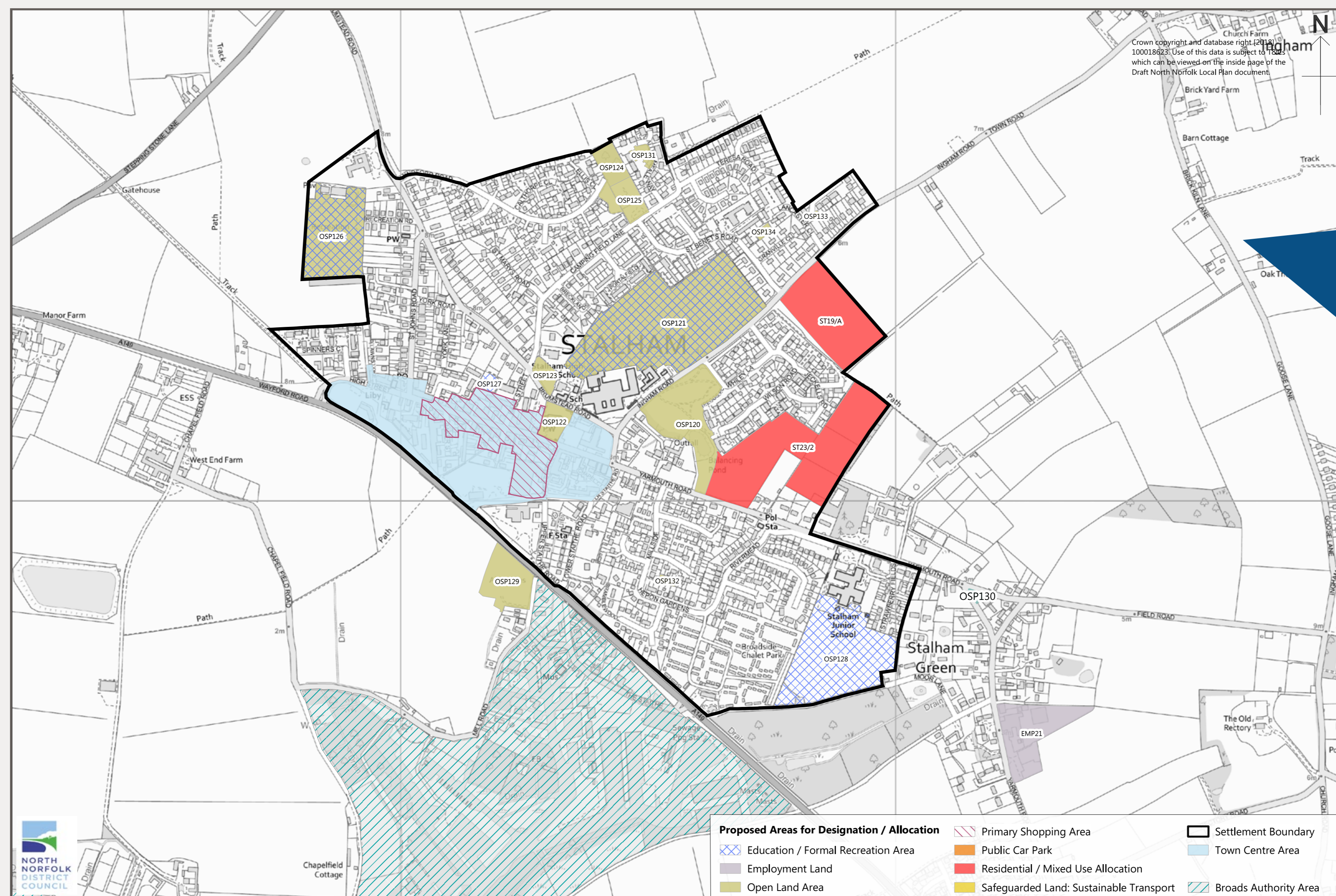
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
2. provision of landscaping along the Weybourne Road site frontage;
3. enhancements to the foul sewerage network capacity may be required;
4. off-site mains reinforcement are required;
5. appropriate measures for dealing with surface water runoff; and,
6. development should be set back from the north eastern boundary to avoid encroachment to the pumping station.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

STALHAM

Stalham is North Norfolk's gateway to the Broads. It is a local centre for shopping and other services for the area. We are looking to support Stalham's services and provide new housing opportunities with a **limited amount of additional housing growth** up to 2036.



We recognise that **employment areas**, the **town centre** and **open spaces** make an important contribution to the **vitality and character of the town**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

Two new sites are proposed to be allocated for development. These are intended to collectively **deliver around 150 dwellings** up to 2036 including approximately **23 affordable homes**.

- **ST19A: Land Adjacent Ingham Road** - is a Proposed Site Allocation for approximately **70 dwellings**
- **ST23/2: Land North of Yarmouth Road, East of Broadbeach Garden** - is proposed for **80 dwellings** and **2 hectares of employment/community land**.

These **Proposed Site Allocations are shown in red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS



PROPOSED SITES IN STALHAM

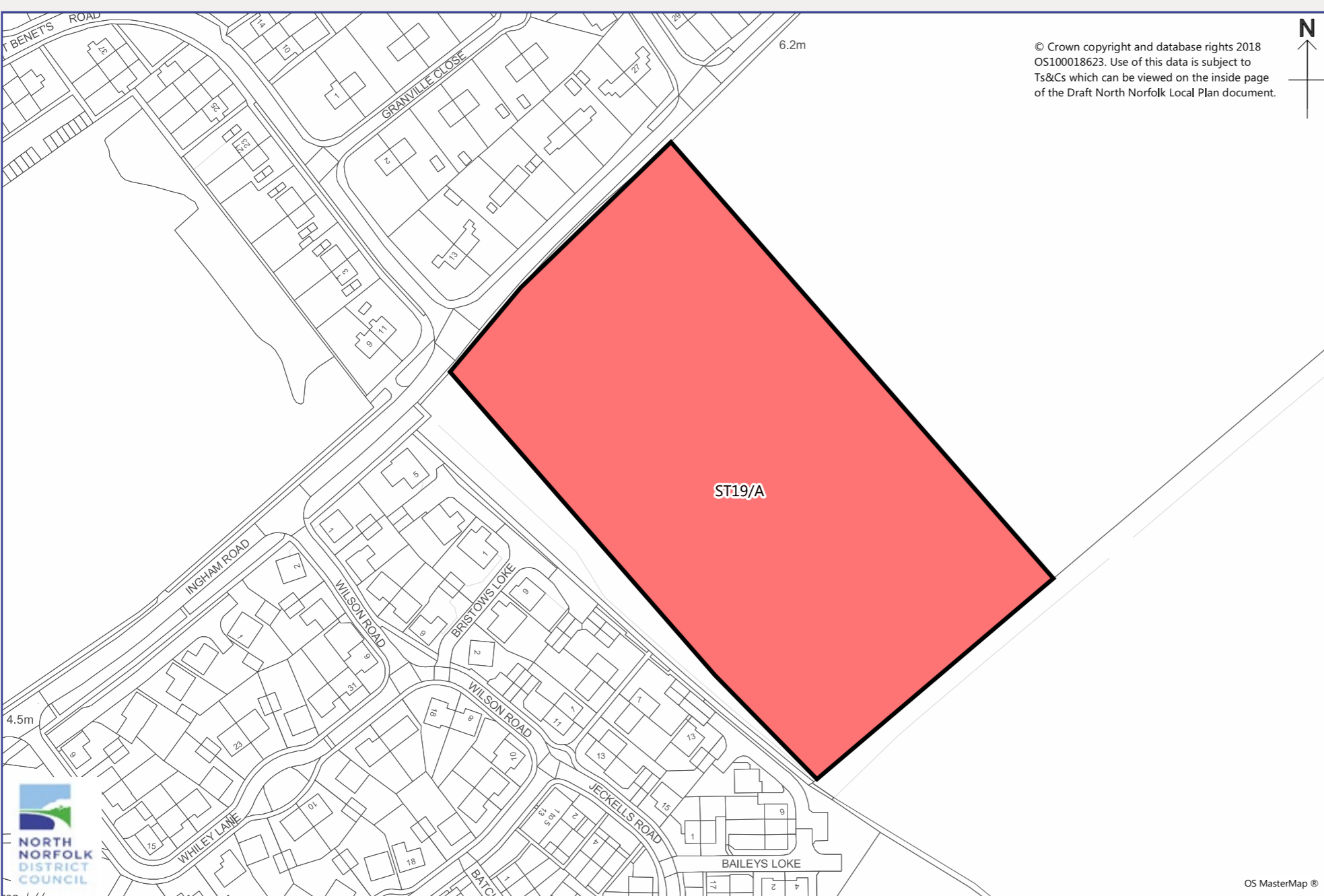
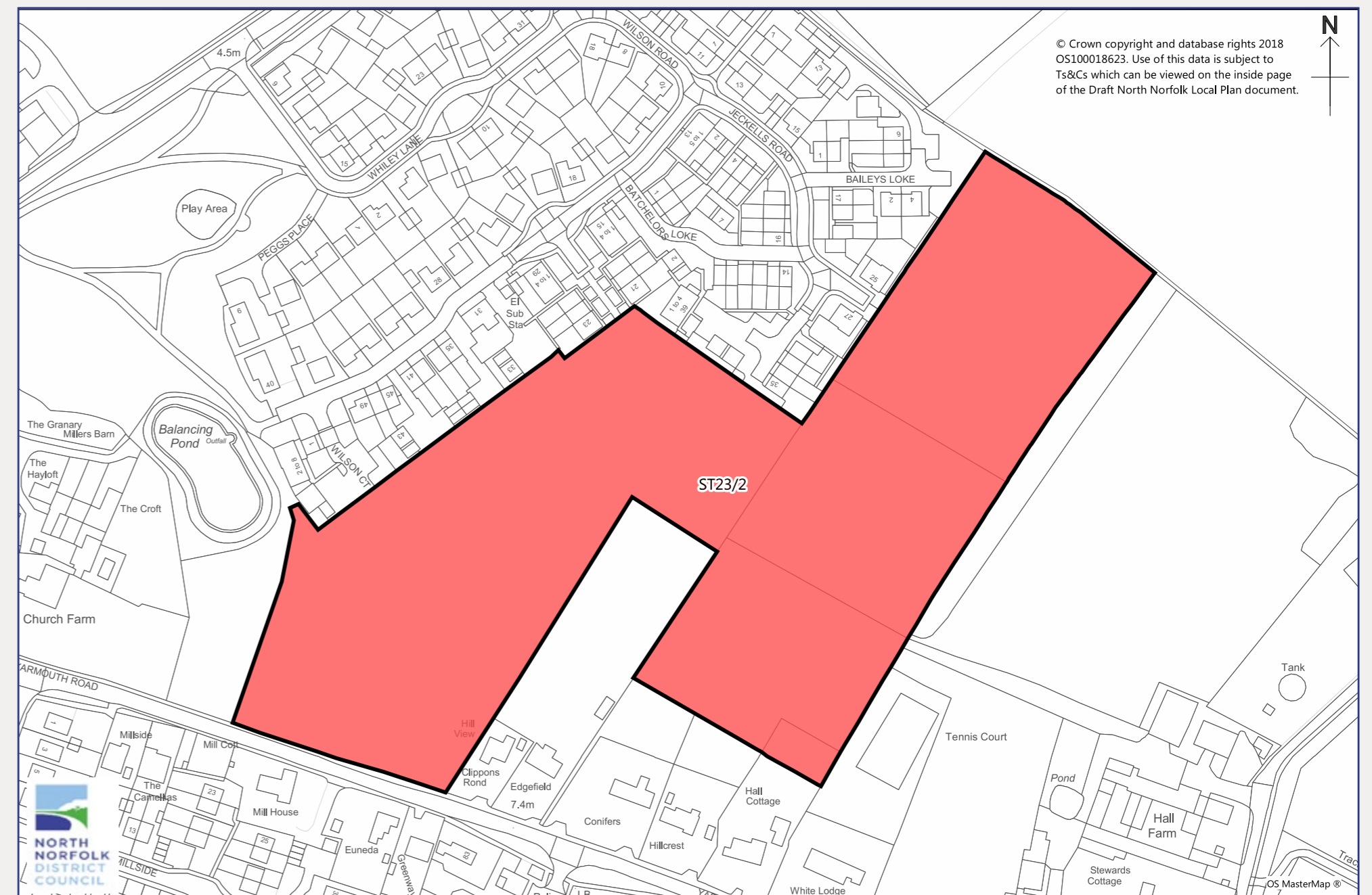
Residential: Land North of Yarmouth Road, East of Broadbeach Gardens

Site Reference	ST23/2
Site Address	Land North of Yarmouth Road, East of Broadbeach Gardens
Site Area	4.12 hectares
Proposal	Residential development for approximately 80 dwellings, employment land and community/ commercial land.



Residential: Land Adjacent Ingham Road

Site Reference	ST19/A
Site Address	Land Adjacent to Ingham Road
Site Area	2.27 hectares
Proposal	Residential development for approximately 70 dwellings.



Policy DS 21

Land North of Yarmouth Road, East of Broadbeach Gardens

Land amounting to approximately 4.1 hectares is proposed to be allocated for mixed use development comprising approximately 80 dwellings inclusive of affordable homes and self-build plots, employment land and community facilities, public open space, and associated on and off site infrastructure.

Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

1. The prior approval of a development brief to address access, mix of uses including the provision of serviced employment land, layout, density of development, landscaping and conceptual appearance;
2. retention and enhancement of mature trees and hedgerows around the site;
3. provision of safe highway access from Yarmouth Road, and a link to the development to the north to improve permeability;
4. enhancements to the foul sewerage network capacity may be required; and,
5. the layout, design and landscaping of the site, should respect the setting of the edge of the town and the adjacent Listed Buildings and Conservation Area.

Policy DS 20

Land Adjacent Ingham Road

Land amounting to approximately 2.3 hectares is proposed to be allocated for development comprising approximately 70 dwellings inclusive of affordable homes and self-build plots, public open space, and associated on and off site infrastructure.

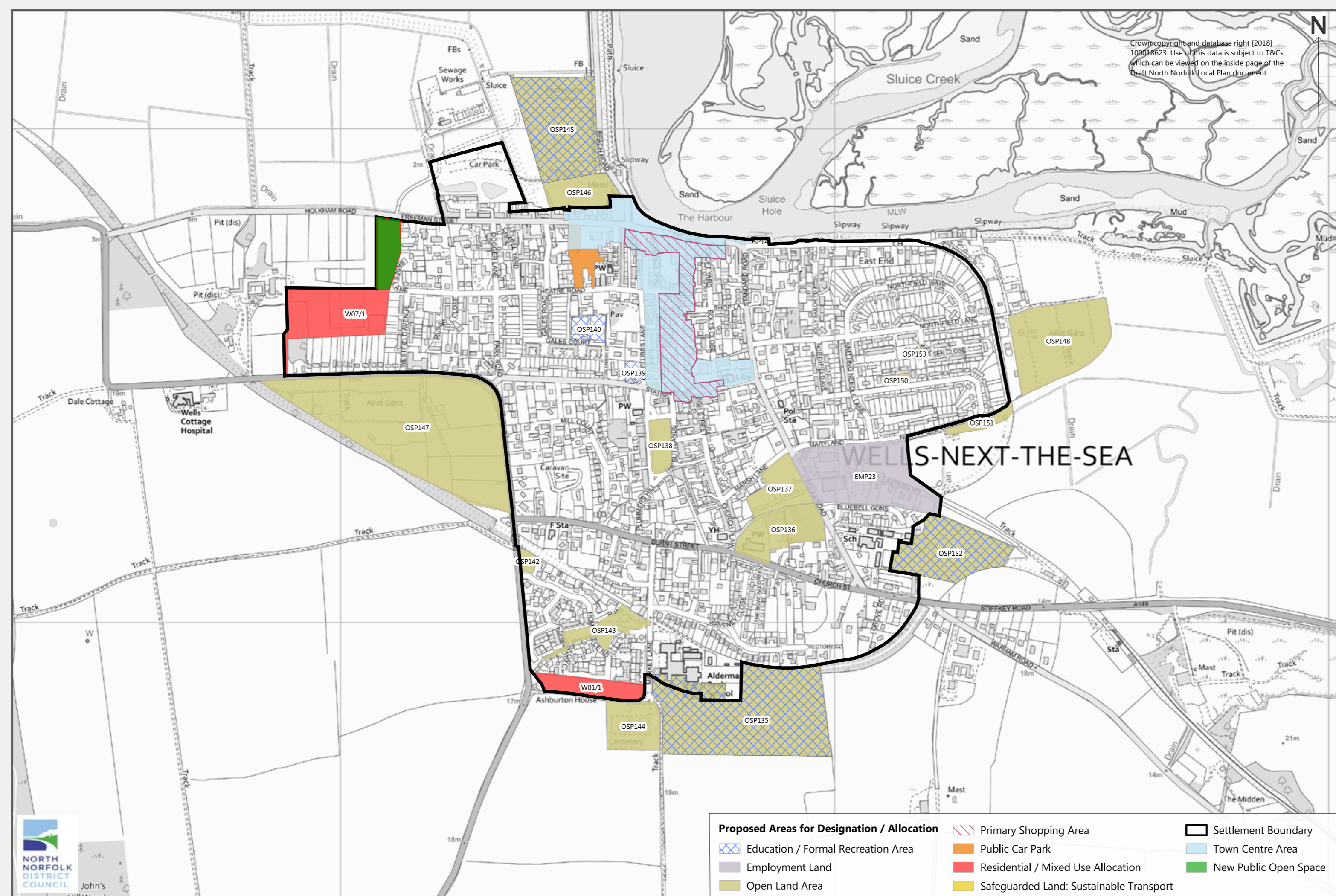
Development proposals would need to comply with policies elsewhere in this Plan and the following site specific requirements:

1. Provision of safe vehicle access to Ingham Road;
2. the layout, design and landscaping of the site, respecting the setting of the edge of the town;
3. a suitable landscaping scheme including retention of mature trees and planting of new trees within the site;
4. provision of appropriate landscaping to soften views from the North;
5. off-sites mains reinforcement required; and,
6. enhancements to the foul sewerage network capacity may be required.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS

WELLS-NEXT-THE-SEA

Wells is an attractive coastal town, with a rich maritime heritage, located within the Norfolk Coast Area of Outstanding Natural Beauty. Wells has a thriving tourism industry that supports the economic vitality of the town. To conserve the important environmental and landscape qualities we are only planning for a **limited amount of additional housing growth** up to 2036.



We recognise that **employment areas**, the **town centre** and **open spaces** make an important contribution to the **vitality and character of the town**. These areas are shown on the Proposals Map and further details can be found in the Plan and Background Papers.

Proposed Development Sites

Two sites have been identified which will provide for approximately **80 dwellings** including approximately **28 affordable homes**.

- **W01/1: Land at Market Lane** – is proposed to deliver approximately **20 dwellings**.
- **W07: Land Adjacent Holkham Road** – is proposed to be allocated for approximately **60 new dwellings** and a **new area of public open space**.

These **Proposed Site Allocations** are shown in **red** on the plan above and in more detail in the individual site proposals. A summary of the alternative sites considered can be found in the **Alternatives Considered** consultation document.

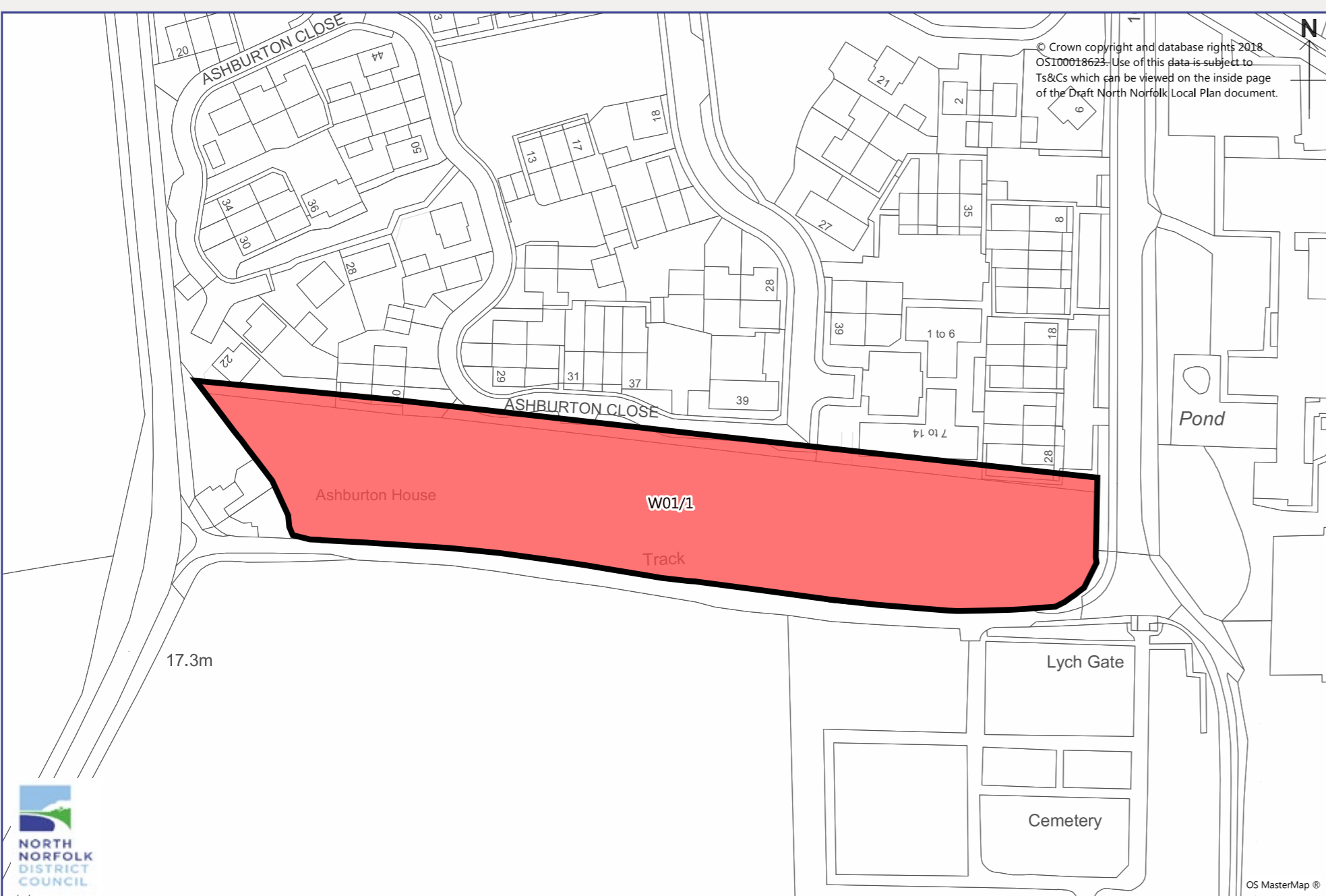
PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS



PROPOSED SITES IN WELLS-NEXT-THE-SEA

Residential: Land at Market Lane

Site Reference	W01/1
Site Address	Land at Market Lane
Site Area	0.78 hectares (gross)
Proposal	Residential development for approximately 20 dwellings.



Policy DS 22

Land at Market Lane

Land amounting to approximately 0.8 hectares is proposed to be allocated for residential development of approximately 20 dwellings. This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of the area.

Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, providing supporting infrastructure) elsewhere in this plan and the following site specific requirements:

1. access from existing estate road to the north, and;
2. retention and enhancement of mature hedgerows and trees around the site, and;
3. enhancement to foul sewage network will be required, and;
4. connection and enhancement to the public bridleway.

Mixed Use: Land Adjacent Holkham Road

Site Reference	W07/1
Site Address	Land Adjacent Holkham Road
Site Area	2.69 hectares (gross)
Proposal	Residential development of approximately 60 dwellings and area of public open space of approximately 0.6 hectares.



Policy DS 23

Land Adjacent Holkham Road

Land amounting to approximately 2 hectares is proposed to be allocated for residential development of approximately 60 dwellings and land amounting to 0.6 hectares is to be provided as public open space. This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of the area.

Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, providing supporting infrastructure) elsewhere in this plan and the following site specific requirements:

1. careful attention to site layout, building heights and materials in order to minimise the visual impact of the development, and;
2. provision of 0.6 ha of high quality public open space including facilities for play & informal recreation, and;
3. satisfactory vehicular access to the site, and;
4. delivery of pedestrian access through the open space to Holkham Road, and ;
5. retention and enhancement of mature hedgerows and trees around the site including provision of landscaping along the northern boundary of the housing, and;
6. off-site mains water reinforcement and enhancement to the foul sewerage network capacity will be required.

PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS