

Site Specific Proposals Draft Plan

(incorporating Proposals Map Amendments)

Final Consultation Statement



**North Norfolk District Council
Planning Policy Team**

Telephone: 01263 516318

E-Mail: planningpolicy@north-norfolk.gov.uk

Write to: Planning Policy Manager,

North Norfolk District Council,

Holt Road, Cromer, NR27 9EN

www.northnorfolk.org/ldf

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1 Introduction





1 Introduction

- 1.1** This consultation statement shows how the community and other stakeholders were involved in the preparation of the Site Specific Proposals Development Plan Document (DPD), discusses the main issues raised during the regulation 25 & 26 consultation and explains how they were addressed.
- 1.2** As part of the early preparation of the Local Development Framework (LDF) a Statement of Community Involvement (SCI)⁽¹⁾ was prepared which outlines how the community will be involved in the preparation of LDF documents. This goes beyond the Government Regulations concerning preparation of LDF documents, and all LDF documents must be prepared in accordance with the methods set out in the SCI. This document forms the 'Compliance Statement' which is summarised in Appendix 1 and confirms how the Site Specific Proposals Draft Plan complied with these requirements. Further information on the consultation required by Government Regulations⁽²⁾ is contained in the Statement of Community Involvement.
- 1.3** During preparation of the Site Specific Proposals document the Planning Regulations were amended. The Council had already undertaken the pre-submission consultation (old Regulation 25) and the pre-submission public participation (old Reg 26) before the regulations changed. Guidance⁽³⁾ on how to proceed in this situation states that as long as the previous consultation satisfies the new regulations then plan preparation can continue to the next stage of publication, submission and examination. Previous consultation undertaken complies with the new regulations and therefore the Council moved to Regulation 27 (publication of the development plan document). Three main stages of consultation were therefore carried out before the document was submitted to Government for Examination, as follows:
- Regulation 25 (2004 regs): A process of informal discussion with stakeholders to identify the key issues facing the area, and prepare options for addressing them in terms of site allocations.
 - Regulation 26 (2004 regs): A formal six week public consultation on the preferred options documents to give the wider public the opportunity to comment on the preferred options for site allocations.
 - Regulation 27 (2008 regs): A formal six week public consultation on the proposed allocations and accompanying documents to give the public the opportunity to comment prior to submission of the document to Government for Examination.
- 1.4** Following the Regulation 27 consultation, whilst the Council considered the Draft Plan to be sound, it recognised that some changes could be made to address issues raised during consultation. Most of the changes were limited to factual corrections or additional clarifications which did not dramatically alter the Plan, and these are contained in the 'Schedule of Minor Modifications'. There were however, a limited number of changes covering specific parts of the Plan, which the Council felt were more significant and would benefit from consultation prior to examination. These changes were included in a 'Schedule of Key Changes' and were made available for consultation as directed by the Communities and Local Government Plan Making Manual.

1 Statement of Community Involvement, NNDC, April 2006. Available on the Council website www.northnorfolk.org/ldf

2 PPS12: Local Development Frameworks and The Town and Country Planning (Local Development) (England) Regulations 2004 and 2008 Amendments

3 The plan-making manual, DCLG, 2008

- 1.5** This document meets the requirements of Regulation 30 of the 2008 Regulations and is structured to outline each area of consultation and: i) who was consulted; ii) how they were invited to make representations; and iii) for the Regulation 25 and 26 stage, a summary of the main issues raised and how they were taken into account. The content is as follows:
- Chapter one outlines general / on-going consultation, publicity and commissioned studies which took place during the preparation of the Core Strategy and Site Specific Proposals documents.
 - Chapter two outlines the consultation that took place as part of the Regulation 25 stage.
 - Chapter three outlines the consultation that took place at Regulation 26, what issues were raised and how they were addressed.
 - Chapter four outlines the consultation that took place during Regulation 27 stage.
 - Chapter five outlines the key changes consultation.
- 1.6** The main issues from the Regulation 27 and Key Changes consultations are included in a separate document 'Summary of Main Issues' as required by Regulation 30 (e) Town and Country Planning Regulations 2008.
- 1.7** Further details of the consultation exercises, including minutes and feedback reports can be provided on request.
- 1.8** It is important to note that until mid 2006 the Council was preparing the Core Strategy and the Site Specific Proposals DPDs in tandem, and that many bodies were consulted on Issues & Options for both documents at the same time. The Preferred Options reports were published for 6 weeks of public consultation at the same time for both documents, from 26 Sept 2006 - 6 November 2006. This provided far more detail than would normally be available at this stage and the joint preparation ensured that the Core Strategy was realistic and achievable, based on detailed investigation for the Site Specific Proposals.
- 1.9** Following the Preferred Options consultation, the Government Office and The Planning Inspectorate (PINS) advised that the Site Specific Proposals would not be examined until the Core Strategy had been examined and the Inspectors report published, therefore giving certainty in relation to the broad distribution of development. Further work on the Site Specific Proposals was therefore delayed until after the Core Strategy was adopted.
- 1.10** The consultation on Preferred Options in Coastal Service Villages was completed separately from the main consultation, as originally the Council was intending to produce a separate Coastal Area Action Plan to plan for a longer timescale than that allowed through the Core Strategy / SSP and look at the social, economic and environmental implications of coastal change in greater detail. During 2007, the decision was made to instead bring the coastal settlements into the main Site Specific Proposals document and therefore a separate process of early consultation and workshops was held in Coastal Service Villages, followed by the formal 6 weeks public consultation on Preferred Options from 9 June to 21 July 2008. This process is described in more detail in Section 2 'How they were consulted' and Section 3, paragraphs 3.1, 3.15 and 3.30.
- 1.11** The Core Strategy was adopted in September 2008 and provides the framework for the Site Specific Proposals DPD. The Core Strategy sets the number and broad locations of the allocations to be made, and individual Town Strategies outline the character, roles, needs and the capacity of the different places to accommodate future development. The Site Specific Proposals DPD must be in conformity with the Core Strategy, which limits the options available for consultation.



General consultation throughout Site Specific Proposals preparation

1.12 Various methods of consultation have been used at different stages of the preparation of the Site Specific Proposals Draft Plan. In addition to the statutory methods there has been communication on a regular basis through the following;

- LDF Newsletter (quarterly newsletter sent to all consultees held on the database (approx 1400 individuals and bodies))
- Outlook Magazine (quarterly magazine distributed to all households in the District)
- LDF website (www.northnorfolk.org/ldf)
- Members Bulletin (weekly newsletter for all Members)
- Staff Briefing (4 - 6 weekly newsletter for all NNDC staff)

1.13 Further contact and consultation has also been maintained with the following bodies:

LDF Working Party

1.14 The LDF Working Party is a Council Committee which was set up in October 2004 specifically to provide guidance on LDF preparation, and consists of 11 Members representing a mix of political parties. The meetings are open to the public with agendas and minutes being made available through the NNDC website. Recommendations on site allocations were taken to the Working Party for approval prior to consultation. Decisions and Working Party papers are subsequently approved by the Council's Cabinet and Full Council. Public speaking was allowed at meetings that considered site allocations.

North Norfolk's Sustainable Community Strategy

1.15 The Sustainable Community Strategy was adopted by North Norfolk Local Strategic Partnership in May 2006 and refreshed during 2008. The original document was the result of market research to identify the key issues for the people of North Norfolk which was undertaken at the same time as the Core Strategy / SSP consultation on issues and options undertaken in Spring / Summer 2005 . The two fed into each other which ensured that the Core Strategy and the Sustainable Community Strategy are well aligned. The Community Strategy was refreshed in 2008 and concentrates on the priorities identified during consultation which are grouped together into three outcomes:

- Improved housing;
- better jobs and prospects; and
- sustaining a high quality of life - a nice place to live and work.

1.16 The Site Specific Proposals is one of the delivery vehicles for these outcomes and seeks to address them by allocating land for a variety of development. Further details are provided in the SSP document.

Parish & Town Councils / Area Forums

1.17 The Council works closely with the other tiers of Local Government (Parish & Town Councils and County Council) on a regular basis through meetings and correspondence, and has also used three Area Forums. The aim of the forums is to improve communication and to give Parish & Town Councils an opportunity to discuss issues and air concerns with other decision making bodies. Planning has featured regularly throughout the forums and the Planning Policy Team attends meetings when requested to give progress updates and answer questions. Officers also maintain regular contact with Parish & Town Councils outside of these forums and attend meetings when requested.

Local Area Partnerships

1.18 Each town in North Norfolk has its own Area Partnership which are groups of community representatives working together to promote regeneration and benefit for the community. The Council works with the Area Partnerships to publicise consultations and seek community views on proposals. Area Partnerships are also members of the North Norfolk Community Partnership, which ensure coordination with the Community Strategy.

Liaison with Neighbouring Authorities

1.19 The following meetings / working groups are established which allow continuous discussion and feedback amongst the authorities in Norfolk regarding cross-boundary issues and general planning policy. They comprise the following members:

- **Norfolk Planning Officer's Group** - Go East, all District Councils and the County Council in Norfolk.
- **Norfolk Coast AONB Partnership** - Norfolk County Council, those District Councils within the AONB, Norfolk Coast Partnership officers and other agencies with an interest such as The Countryside Agency and Natural England.
- **Broads Authority LDF Steering Group** - District Councils and other interest groups with a remit for the Broads area.
- **Local Transport Plan Forum / Project Board** - all District Councils and Norfolk County Council. Provides liaison on planning or transport issues. Sub groups of the LTP work includes;
 - **Norfolk Coast Transport Strategy** - working group of authorities and other bodies with an interest in the Norfolk Coast AONB; and
 - **Broads Area Transport strategy** - working group of authorities and other bodies with an interest in the Norfolk Coast AONB.

The LDF Consultation Database

1.20 A database was established very early in the LDF preparation process which contains contact details of approximately 1400 local and national voluntary and interest groups, individuals who have expressed an interest in the planning process, the specific consultees, bodies representing many different interests (such as farming, tourism, health, renewable energy, transport, education, developers agents and landowners, etc) and bodies representing different groups such as the disabled, elderly, businesses, race and religious groups. The 'other consultees' that PPS12 suggests could be involved in the preparation of LDF documents are also included in the database. The database was used to ensure that the specific and general consultees were given the opportunity to participate in the Regulation 25 consultation, and a note of which events people were invited to and/or attended is recorded.

1.21 Everyone on the database is contacted at, and informed of, statutory participation periods - through a quarterly newsletter or targeted invitation to events, or to comment on documents. The quarterly newsletter also gives an update of general progress with the LDF and any upcoming consultations. The database is continually updated as new individuals and organisations get involved.



Evidence gathering and pre-LDF consultation

Previous Consultation

- 1.22** To inform the review of the North Norfolk Local Plan, workshops and exhibitions were held in 2001 to look at the roles of the towns and specific issues for each settlement. A series of Whole Settlement Strategies⁽⁴⁾ were produced in 2001 / 02 setting out the findings. Rural planning workshops were held in June 2004 looking at issues facing the wider Countryside. These gave a base level of understanding from which LDF work could commence, however subsequent LDF workshops allowed issues to be reviewed and / or confirmed.
- 1.23** Also, over recent years several individuals and organisations have written to NNDC providing details of various sites they wish to see included in the review of the Local Plan / preparation of the LDF. These were all recorded and filed and fed into a database of available sites that was updated and maintained throughout preparation of the SSP.
- 1.24** Significant consultation was undertaken during preparation of the Core Strategy - see the Core Strategy Consultation Statement (June 2007) for further details - which informed the overall strategies and policies contained in the adopted Core Strategy. The Core Strategy specifies the numbers of dwellings for each settlement alongside other requirements such as car parks, schools and employment land, and contains strategic policies for each major settlement. The Site Specific Proposals DPD must be in conformity with the Core Strategy, which therefore provides a framework for its consultation and preparation.

Evidence Gathering

- 1.25** In order to ensure a thorough understanding of the issues facing the District, the Council commissioned, or carried out itself, several studies to inform LDF preparation. Other background information such as census figures were also used. Many of these involved significant consultation with the public and relevant interest groups. Presentations on the completed studies were given to the LDF Working Party (which were open to the public). Primarily these were to inform Core Strategy preparation, but many have relevance for the Site Specific Proposals as outlined below:

Table 1: Background Studies

Study (Date Published)	Consultation involved in preparation	Relevance for SSP Draft Plan
Urban Housing Capacity Study November 2005 North Norfolk District Council	Consultation with Go East, House Builders Federation, Norfolk County Council, adjacent District Councils, Environment Agency, interest groups and key local development companies.	Provided estimates of how much housing is likely to take place in urban areas. Identified brownfield development sites.
Retail & Commercial Leisure Study 2005 DTZ Pieda Consulting	670 face to face interviews of a random sample of visitors / shoppers across 8 town centres to identify catchment areas & perceptions of centres. 1,017 telephone interviews with the main household shopper – random selection across 6 zones including neighbouring districts.	Concluded that any major new retail and commercial development should be concentrated in Fakenham, North Walsham and Cromer. This will need to comprise larger and more flexible shop units to accommodate the modern retailers. Identified 'Town Centre opportunity sites', many of which are included in the SSP.

4 available from NNDC

Study (Date Published)	Consultation involved in preparation	Relevance for SSP Draft Plan
<p>Strategic Employment Site Study March 2005 GVA Grimley for NCC</p>	<p>Literature review of existing studies and discussions with Norfolk authorities.</p>	<p>Identified strategic employment sites across Norfolk and the constraints facing them.</p>
<p>Landscape Character Assessment June 2009 North Norfolk District Council</p>	<p>Relevant landscape / environment bodies were sent the draft LCA and asked for comments.</p> <p>Over 250 specific and general consultees were sent a LCA summary leaflet and invited to comment on the draft report.</p> <p>Following further work on the LCA a steering group was established to provide feedback prior to formal 6 week public consultation on the Draft SPD prior to adoption.</p>	<p>Provides a typography of landscape character which can influence site requirements / landscaping requirements and inform individual development proposals.</p>
<p>North Norfolk Open Space & Recreation Study July 2006 Atkins Global</p>	<p>Open Space Strategy - Telephone survey – 500 residents. Two focus group meetings – participants from local town councils, sports clubs and youth groups. Recreation Strategy – Surveys of pitch sports clubs, league secretaries, schools & other facilities providers (undertaken 2004). Club survey – 70 teams playing in District postal survey.</p>	<p>Identified areas deficient in public open space across the District, which informed requirements for public open space within allocations. Also identifies areas where improvements to existing open space are required, which can inform application of Core Strategy open space standards on individual proposals.</p>
<p>Strategic Flood Risk Assessment Stage 1, Jba consultants, October 2006 Stage 2, Millards, March 2008</p>	<p>Consultation with the Environment Agency, drainage authorities, coastal planners and other relevant agencies.</p> <p>Prepared for North Norfolk District Council / Broadland District Council / The Broads Authority / Norwich City Council / South Norfolk District Council.</p>	<p>Stage 1 assembled the information available for the SFRA and provided the brief for the full SFRA.</p> <p>Stage 2 defines flood risk zones 2, 3a and 3b and takes account of other sources of flooding and future climate change implications.</p> <p>Ensures that development is safe from flood risk.</p>
<p>Strategic Housing Land Availability Assessment (SHLAA) April 2009 North Norfolk District Council</p>	<p>Provides information on the potential availability of land for housing. Consultation with developers/landowners/agents.</p>	<p>Sites identified through the SHLAA were included in the sites database and considered through the sustainability appraisal process.</p>
<p>Shoreline Management Plan Sub cells 3a & 3b Amended August 2007 Environment Agency</p>	<p>Reviewed in partnership with Great Yarmouth Borough Council, Waveney District Council, the Environment Agency and the Anglian Coastal Authorities Group (ACAG). A revised Plan has been prepared by NNDC, that sets out conditions for the acceptance of the SMP.</p>	<p>Highlights areas of possible coastal erosion which provided the Coastal Erosion Constraint Area - sites wholly within this area are precluded from further consideration.</p>



Sustainability Appraisal

- 1.26** All sites suggested for development were subject to sustainability appraisal. The first stage of the appraisal process is the production of a Scoping Report. The Council published its Scoping Report in 2005 which describes the social, environmental and economic characteristics of North Norfolk and sets the context for appraisal of the Core Strategy and Site Specific Proposals documents. The early consultation described in the next chapter sets out what was involved to inform an understanding of the issues that should be addressed. The four statutory environmental bodies at the time (Countryside Agency, Environment Agency, English Nature & English Heritage) were involved in the preparation of the Scoping report.
- 1.27** Subsequently, Sustainability Appraisal (SA) was carried out of the Site Specific Proposals Preferred Options report and the Draft Plan publication document to assess the environmental, social and economic impacts of the proposed allocations. A number of statutory bodies were consulted to seek expert views on possible allocation sites, including the Environment Agency, Anglian Water, Norfolk County Council and Norfolk Wildlife Trust. The findings informed the development of the recommended site allocations and policies to ensure that they contribute to sustainable development.
- 1.28** At both the Preferred Options and Draft Plan publication consultation stages the sustainability appraisal reports were published alongside the Site Specific Proposals consultation documents so that the findings could inform peoples responses.

Appropriate Assessment

- 1.29** The need for an Appropriate Assessment arises from the EC Habitats Directive and its implementation in the UK under the Conservation Regulations 1994. Appropriate Assessment is required for a plan or project which either alone or in combination with other plans or projects is likely to have a significant effect on the integrity of a European site (one that forms part of the Natura 2000 network, plus Ramsar sites (collectively 'international sites')) and which is not directly connected with the management of the site.
- 1.30** An Appropriate Assessment was carried out for the Site Specific Proposals document which identified a number of mechanisms by which new development could indirectly impact on European Sites, and specified measures to ensure that any actual adverse effect is avoided. Royal Haskoning prepared the assessment for NNDC and the following organisations were consulted during its preparation and on the draft report:
- Natural England
 - Environment Agency
 - Anglian Water
 - Royal Society for the Protection of Birds.
- 1.31** Responses to the consultation on the draft report informed preparation of the final Appropriate Assessment report.

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2 Stakeholder Consultation (Reg. 25)





2 Stakeholder Consultation (Reg. 25)

Who was consulted

2.1 During the Site Specific Proposals preparation many local and national interest groups and organisations were consulted in accordance with Government Regulations in place at the time⁽⁵⁾. These Regulations define the following categories of consultees:

- **Specific consultation bodies:** Statutory bodies involved in service provision, government agencies working on particular issues and Parish and Town Councils in or adjoining North Norfolk, Norfolk County Council and the other District Councils in Norfolk.
- **General consultation bodies:** A more wide ranging category of local voluntary and community groups including bodies representing the interests of different ethnic and religious groups, disabled persons interests, and business interests.

2.2 The government's definition of specific and general consultees is contained in Appendix 3 of the Statement of Community Involvement and Appendix 2 of this consultation statement. How these different bodies were involved in the early Site Specific Proposals preparation through a variety of methods is summarised in 'Appendix 3 'Methods of Engagement'' of this consultation statement. Some of the consultees may have changed during the process due to change of personnel, organisation name or a request to be removed from the consultation process.

How they were consulted

The consultation bodies as described above were involved in the Site Specific Proposals preparation in a variety of ways as detailed below and summarised in Appendix 3. As explained in the Introduction, initial preparation of the Site Specific Proposals was carried out in tandem with the Core Strategy and several consultation events over-lapped and covered both documents. As also explained, specific workshops for the Coastal Service Villages (CSV) were held separately following the decision not to prepare a separate Coastal Area Action Plan.

Table 2: Stakeholder Consultation Reg. 25

What and when	How stakeholders were consulted	Outcome/How influenced LDF
Workshops June / July 2005	Over 400 stakeholders, including all specific consultees, were invited to attend workshops in each of the market towns. Participants were asked to review their town's (and surrounding area's) strengths, weaknesses, opportunities and threats and then, on aerial photographs and ordnance survey maps, identify specific areas that should be protected or had development potential.	201 stakeholders attended. The workshops identified particular sites that were either entered into the database of sites to be considered through the SSP or flagged up for protection and gave an understanding of the community's views of their settlement. Informed preparation of the preferred options report. A summary of the SWOT analysis for each of the towns, and a combined analysis for the villages, is contained in Appendix 3 of the Core Strategy consultation Statement. A summary of the feedback is included in Appendix 4 of the Core Strategy consultation Statement.

5 PPS12: Local Development Frameworks and the Town and Country Planning (Local development) (England) Regulations 2004

What and when	How stakeholders were consulted	Outcome/How influenced LDF
<p>Coastal Service Village workshops September 2007</p>	<p>A workshop was held in each coastal Service Village (excluding Blakeney which had been considered through the SSP preferred options report). Local stakeholders were invited to the relevant workshop. Participants were asked to review their village's strengths, weaknesses, opportunities and threats and then, on aerial photographs and ordnance survey maps, identify specific areas that should be protected or had development potential.</p>	<p>The workshops identified particular sites that were either entered into the database of sites to be considered through the SSP or flagged up for protection and gave an understanding of the community's views of their settlement.</p> <p>Informed preparation of the Coastal Service Village preferred options report.</p>
<p>Meetings / communication with Local Education Authority, Highways Agency, Parish and Town Councils, Anglian Water. Ongoing</p>	<p>Focus groups and ongoing discussions of key settlement and site issues, and how they may be addressed.</p>	<p>The main issues raised at each meeting were recorded and fed into consideration of sites and Working Party reports concerning site recommendations.</p>
<p>Parish and Town Council meetings 2005 (various settlements) March 2008 (Coastal Service Villages)</p>	<p>Officers attended Parish and Town Council meetings to explain the LDF process.</p>	<p>Awareness of the upcoming consultations raised and an understanding of important local issues gained.</p>
<p>Letters June 2005</p>	<p>Selected specific consultees were written to, to enable statutory bodies to raise any issues or proposals that may affect the Site Specific proposals. See letter in Appendix 4 'Reg. 25 Correspondence'</p>	<p>Few responses received however those matters raised fed into early preparation.</p>
<p>Letters August 2005</p>	<p>93 significant developers of land in the District and the principal employers were written to and the offer of a meeting given, to ensure they were aware of the LDF and that they had the opportunity to contribute to the debate about site allocations. See Appendix 4 'Reg. 25 Correspondence'.</p>	<p>Meetings with key developers and employees to explain process and understand aspirations. Any sites put forward were added to the database of sites.</p>
<p>Letters March 2008</p>	<p>Statutory consultees, Norfolk County Council and Coastal Service Village parish and town councils were written to requesting comments on the sites being considered for the CSV preferred options report. See Appendix 5 'Reg. 25 Coastal Service Villages Correspondence'.</p>	<p>Feedback informed preparation of the CSV preferred options report.</p>



Further information and detail regarding this stage of the consultation is available in Appendix 3 'Methods of Engagement'.

Summary of the main issues raised and how they were addressed

2.3 The consultation exercises enabled a clear understanding of the issues facing the settlements and of potential site options available. Many of these influenced the Core strategy, particularly the range of dwellings to be provided in each settlement and other requirements such as school expansion, employment, etc. The table in the previous section summarises the main outcomes of each method of consultation and how these were fed into preparation of the SSP. Reports to the Local Development Framework Working Party during March - June 2006 set out the rationale for the selection of sites to be included in the Preferred Options Report (published for consultation in Sept 2006 - see next section). This approach involved firstly identifying the potential sites that could realistically be considered for allocation for various uses, having regard to absolute constraints such as flood risk, then undertaking an objective appraisal of the characteristics of each site, producing a site appraisal score. Other factors were then considered such as whether any alternative use was preferable for the site, whether there are any overriding constraints to its development and whether the site's development would lead to any clear advantages over other sites. Sites for uses other than residential have resulted either from an identified locationally specific issue or need or as a result of survey and evidence. In most cases there have been few realistic or feasible alternatives to the proposals made, however where there have been, these are detailed in the site analysis.

2.4 Following the identification of options and alternatives for all types of allocations, key emerging proposals were then tested in the manner set out in the LDF Working Party report in November 2005. This has involved:

- 'Focus Group' meetings with local stakeholders for each settlement to:
 - explore the implications of various site specific proposals upon each settlement as a whole;
 - test the emerging objectives;
 - understand the possible links with other relevant plans and strategies; and
 - gain an insight into the aspirations of others.
- Meetings with landowners and agents to understand their aspirations for the land under consideration and to test the delivery of possible allocations.

2.5 Preferred sites were thus selected following the assessment of all reasonable alternatives and having regard to the suitability, availability and accessibility of land for particular uses or mix of uses. The following table shows how the three main issues identified through the **Community Strategy** were carried through to the Core Strategy and the Site Specific Proposals document.

Table 3: Community Strategy

Community Strategy Top 3 Priorities		
Issues	How addressed in LDF Core Strategy preferred options report	How addressed in SSP Draft Plan
Provide more affordable housing to meet local need	<p>The Development Strategy is designed to restrict infill development and maximise site allocations which can bring forward affordable housing.</p> <p>Other policies should ensure a high proportion of affordable housing is provided, increase the amount of smaller residential units and allow affordable housing on rural exception sites.</p> <p>Aims:</p> <ul style="list-style-type: none"> • To provide at least 65% of housing within the seven towns and Hoveton; • To ensure that affordable housing constitutes at least 30% of housing supply; • To provide a variety of housing to support a range of households of different sizes, ages and incomes; and • In rural areas to provide for local housing needs. 	<p>Making large allocations above the affordable housing threshold to ensure delivery of affording housing requirements.</p>
Develop the local economy to provide better job, career and training opportunities	<p>The strategy protects / allocates employment land to provide a range of sites across North Norfolk, and rural employment opportunities are provided through reuse of rural buildings, farm diversification and reuse of redundant air bases. Tourism development is encouraged.</p> <p>Retail and leisure opportunities are encouraged in town centres which should assist vitality and viability and job creation and retention in towns.</p> <p>Aims:</p> <ul style="list-style-type: none"> • To broaden the employment base across North Norfolk and ensure there is a good range of sites; • In rural areas; to promote economic activity which maintains and enhances the character and vitality of the rural area; • To improve the commercial health of town centres, increase retention of retail spend within North Norfolk and provide additional retail floor space; and • To maximise the benefits of sustainable tourism. 	<p>Making mixed use allocations including employment land and retail opportunity sites.</p>
Provide more leisure and recreation opportunities for all ages, particularly young people	<p>The approach seeks to protect open space, retain community facilities, increase access to the countryside and enhance cycle and walking routes.</p> <p>Aims:</p> <ul style="list-style-type: none"> • To protect and enhance North Norfolk’s countryside...and enable people’s enjoyment of this resource; and • To address deficiencies in the level of community services and infrastructure. 	<p>Allocation of open space and open space provision within sites in accordance with policy requirements.</p>

2.6 The consultation also brought forward potential land parcels for site appraisal and a greater understanding of areas which require protection or enhancement. All of those sites suggested for development were mapped and added to the sites database and considered in preparation



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of the preferred options report. Findings of the various stages of consultation were reported alongside initial results of sustainability appraisal to the LDF Working Party for their consideration when making decisions on which sites to include in consultation documents. The Sustainability Appraisal report explains the site selection process in more detail.

2.7 Key LDF meeting dates when sites were considered prior to the publication of the preferred options reports include:

- Coastal Service Villages: 12 November 2007, 14 April 2008, May 2008.
- Other settlements: March 2006, April 2006, May 2006 and July 2006.

3 Public Consultation (Preferred Options Old Reg. 26)





3 Public Consultation (Preferred Options Old Reg. 26)

How the public were consulted

3.1 As explained in the Introduction, two separate stages of public consultation on 'preferred options' for development in the selected settlements were held prior to preparation of the Draft Plan. The original Site Specific Proposals 'Preferred Options' document was published for 6 weeks public consultation from 25 September 2006 to 6 November 2006, alongside the Core Strategy preferred options document. A further period of consultation on the Site Specific Proposals Coastal Service Villages Preferred Options took place over a six week period from 9 June to 21 July 2008. This was to encompass the settlements which had previously not been assessed. These consultation periods aimed to give people the opportunity to comment on the various options being considered for development, suggest any additional sites for consideration, comment on how the Site Specific Proposal document was being prepared and to ensure that we were aware of all possible options before preparing the submission document.

How the documents were made available

3.2 The following were made available:

- Site Specific Proposals preferred options reports
- Information leaflets (general information on the LDF, dates, times and venues of exhibitions and how to submit comments)
- CD ROMs (containing consultation documents, sustainability appraisals and representation forms)
- Settlement Leaflets (individual chapters of the Site Specific Proposals relevant to specific towns and villages)
- Representation forms
- Alternative site proposal forms
- Draft Sustainability Appraisal Reports

3.3 Both the Site Specific Proposals and Coastal Service Villages preferred options documents were published and sent directly to those who had been involved at the earlier stages of consultation (see Appendix 2 'Reg. 25 Consultees'). The covering letter that included the DPD matters is contained in Appendix 6 'Reg. 26 Correspondence' and Appendix 7 'Reg. 26 Coastal Service Villages Correspondence'. Everyone on the consultation database was sent an LDF newsletter informing them of the publication of the documents, the consultation period and the methods they could use to make comments.

3.4 All documents were available from;

- Council offices in Cromer, Fakenham and North Walsham;
- Mini-exhibitions were set up in all North Norfolk libraries throughout consultation period (not for Coastal Service Village consultation). All local libraries in the District and the mobile libraries serving the District held / displayed copies of the consultation documents;
- Consultation details and all documents were available to download on our website, with a statement explaining where and when people could get involved with the consultation. The consultation documents were also available to view in HTML format with links to an interactive mapping system based on our GIS (not for Coastal Service Villages consultation) and on-line consultation system;

- A series of 16 exhibitions were held across the District where people could collect the documents and ask questions about the Site Specific proposals;
- A further 5 exhibitions were held (one in each Coastal Service Village) where members of the public could collect documents and ask questions; and,
- Additional copies of documents were sent out via post on request.

How the Site Specific Proposals Preferred Options consultation was promoted

3.5 Statutory advertisements were placed in;

- The Eastern Daily Press - daily local paper - (22.09.06);
- North Norfolk News - weekly local paper - (22.09.06); and,
- Dereham & Fakenham Times – weekly local paper - (22.09.06).

3.6 Colour adverts advertising the consultation period were also placed in the main section of the papers above on the same day, drawing attention to the statutory advert and giving contact details for further enquiries (see Appendix 8 'Reg. 26 Consultation Notification').

3.7 36,000 A5 colour leaflets giving basic details of the Core Strategy and Site Specific Proposals, exhibition dates / times and details on how to make a representation were distributed through the above papers on 20.9.06 (EDP) and 22.09.06 (North Norfolk News and Dereham & Fakenham Times).

3.8 Press releases were distributed on 26.07.06 and 20.09.06 to:

- EDP / North Norfolk News / Dereham and Fakenham Times, Evening News, North Norfolk Advertiser, Town and Country News
- BBC Radio Norfolk, BBC Radio Norfolk Action desk
- BBC Look East, Anglia TV
- North Norfolk Radio, Radio Broadland
- Cromer Times, Crab Line, North Walsham Times, Holt Times, Holt Chronicle, Sheringham Independent, @Sheringham, Fakenham Sun

3.9 We requested further information / articles and exhibition information be placed in:

- North Norfolk Voluntary Services Newsletter
- Norfolk Disability Newsletter
- @Sheringham
- Sheringham Independent
- Crab Line
- Holt Times
- North Walsham Times
- Fakenham Times

3.10 We contacted **25 local community websites** encouraging the input of articles and requested web-links to our consultation website. These included the websites of Area Partnerships, the Norfolk Rural Community Council and individual town and village community sites (August).

3.11 We forwarded articles and exhibition details to **45 Parish magazines** (August).

3.12 We sent **posters and information leaflets to Town and Parish Councils** and where appropriate, included maps (as posters for exhibition / promotion) illustrating the sites proposed in their town or village.



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3.13 Widespread distribution of posters and leaflets advertising the forthcoming consultation events:- in village shops, community centres, village halls and town and village notice boards (September).

3.14 Other promotion / dissemination methods used:

- Members information dissemination - how they can help their Parish & Town Councils
- 4 page centrefold spread in NNDC's Outlook magazine (September edition)
- Autumn LDF Update 'Consultation special' – sent to all consultees on database (approx. 1200) also made available at Council Office reception areas (sent mid September)
- Members packs – leaflets / posters / question and answer sheets, etc (sent early September)
- Staff information / update seminar

Additional publicity and information

- On the launch day of the consultation (25.09.06) all Reg 25 consultees, including Parish and Town Councils and Members, were invited to four presentations (at 10am, 1pm, 3pm and 5.30pm) which explained the proposals and gave opportunities for attendees to ask questions and collect consultation documents.
- An exhibition was held in the Council offices in Cromer for the duration of the consultation period which summarised the proposals. This was staffed by officers who were able to discuss issues and answer questions.
- Sixteen (daytime and evening) Public Exhibitions were held at various locations across the District. The exhibition was staffed by the Planning Policy Team and consisted of 22 display boards summarising the proposals, direct access to on-line mapping system and various scaled photographic and Ordnance Survey maps to encourage debate and discussion of the proposals.
- A telephone help-line was available during office hours to assist with general queries.
- Local high schools were offered the opportunity to participate in 'Planning Workshops' which were designed especially to encourage students to discuss the development of their town or village in North Norfolk.
- Members of the Youth Action Group were specifically invited to attend the exhibitions

How the Coastal Service Villages Preferred Options consultation was promoted

3.15 Statutory advertisements were placed in (See Appendix 9 'Coastal Service Villages Consultation Notification'):

- The Eastern Daily Press - daily local paper - (06.06.08),
- North Norfolk News - weekly local paper - (05.06.08); and
- Dereham & Fakenham Times – weekly local paper - (05.06.08).

3.16 Leaflets giving basic details of the Coastal Service Villages Preferred Options, exhibition dates, times, and details on how to make a representation.

3.17 Press releases were distributed prior to the beginning of the consultation to the following:

- EDP / North Norfolk News / Dereham and Fakenham Times, Evening News, North Norfolk Advertiser, Town and Country News
- BBC Radio Norfolk, BBC Radio Norfolk Action desk
- BBC Look East, Anglia TV

- North Norfolk Radio, Radio Broadland
- Cromer Times, Crab Line, North Walsham Times, Holt Times, Holt Chronicle, Sheringham Independent, @Sheringham, Fakenham Sun

3.18 We requested further information / articles and exhibition information be placed in:

- North Norfolk Voluntary Services newsletter
- Norfolk Disability Newsletter
- @Sheringham
- Sheringham Independent
- Crab Line
- Holt Times
- North Walsham Times
- Fakenham Times

3.19 We contacted **local community websites** encouraging the input of articles and requested web-links to our consultation website. These included websites of Area Partnerships, the Norfolk Rural Community Council and individual town and village community sites (June).

3.20 We forwarded articles and exhibition details to **Parish magazines** (June).

3.21 We sent posters and information to **Town and Parish Councils** and where appropriate, included maps (as posters for exhibition / promotion) illustrating the sites proposed in their town or village.

3.22 Widespread distribution of posters advertising the forthcoming consultation events:- in village shops, community centres, village halls and town and village notice boards (September).

3.23 Other promotion / dissemination methods used:

- Article in NNDC's Outlook magazine (Summer edition 2008)
- LDF Newsletter – sent to all consultees on database (approx. 1200) also made available at Council Office reception areas (June/July)
- Members packs – posters
- Letters to Parish & Town Councils

Number of representations made

3.24 Representations for Site Specific Proposals Preferred Options

- Number of representations received against the Site Specific Proposals Preferred Options:
 - 1072 objections
 - 258 supports
 - 114 support with conditions
 - 352 observations
 - 315 other
 - 2111 total
- Number of people attending exhibitions: approx. 2200

3.25 Following the preferred options consultation all Parish and Town Councils were written to, updating them of LDF progress and explaining the spatial strategy and implications for their area (See Appendix 10 'Reg. 26 Other Correspondence').



3.26 Representations for Coastal Service Villages Preferred Options

- Number of representations received against the Coastal Service Village Preferred Options:
 - 125 objections
 - 86 supports
 - 112 observations
 - 323 total
- Number of people attending exhibitions: approx. 370

Summary of the main issues raised and how they were addressed

3.27 The following tables give a **summary** of the key issues raised during the Regulation 26 Public Consultation and the status of whether the site has been included in the Draft Plan (recommended or not for allocation). Each section indicates the number of representations received and the level of support / objection. **Individual representations** and the Council's response to each one can be viewed online at www.northnorfolk.org/ldf. The papers for the LDF Working Party meetings over the months September 2008 to April 2009 contain a summary of the issues that were raised during the consultation and the reasons for recommendations on sites to be included in the Draft Plan. The minutes for these meetings set out the main discussions held about the sites and the decisions made on which sites to include in the Draft Plan. These agendas and minutes can be viewed at www.northnorfolk.org/ldf.



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Cromer

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA score	
Cromer						
CO1, Adjacent to East Coast Motors Previously identified as Preferred Option Recommended for allocation	19	23	19	30		<p>Norfolk Wildlife Trust: There are many CWS and other sites of interest within or adjacent to Cromer. In addition to measures to enhance habitats directly affected by development, consideration should also be given to biodiversity enhancement of these sites to mitigate for increased pressure on them due to more housing in Cromer.</p> <p>General Public: Cromer cannot accommodate an additional 1208 dwellings, or a 33% increase in population. Impact on schools, traffic, hospital, employment, infrastructure, shortfall of open space.</p> <p>Development of infill sites will reduce potential sites for another surgery or school. The growth will have a detrimental impact on tourism. Cromer is between sea to the north and AONB to the south. Environmental constraints! Should not be ruined by over-development. Traffic impact of new housing, combined with tourists in Summer. Need to protect open spaces in Cromer. High quality design needed to fit in with town. Object to greenfield allocations to meet demand for retirees and second home owners. Need to build houses close to jobs in the inland towns.</p> <p>Additional stakeholder consultation Summer 2008: Runton Parish Council: Boundary of Cromer should not be extended to the west.</p>
CO2, Rear of Halsey House Previously identified as Preferred Option Not recommended for allocation	6	0	3	0	10	<p>Highways: Acceptable in principle.</p> <p>Environment Agency: No constraints.</p> <p>General Public: Proposed density is too high, site should be retained as car park, has been available for development for many years and is unlikely to be developed in plan period, high profile site in Conservation Area – high standard of design required. Site should be developed for a hotel / restaurant.</p>
CO3, Cromer Doctors Surgery Previously identified as Preferred Option Not recommended for allocation	6	0	1	0	-	<p>General Public: Site already being developed as extension to care home and any further development likely to result in the loss of important trees and amenity space for residents.</p>
CO4, Land at rear of Sutherland House, Cromer Road Previously identified as Preferred Option Recommended for allocation	7	1	1	0	-	<p>General Public: Surgery should remain on site, lack of certainty around relocation of surgery.</p>
	81	2	1	9	7	<p>Highways: No comments received.</p> <p>Environment Agency: Flood risk assessment required for surface water disposal.</p> <p>Norfolk Wildlife Trust: The layout must not impact on the adjacent woodland and the mature woodland on site must be retained and managed.</p> <p>General Public: High level of local opposition, site in AONB, social integration (close to retirement scheme), unsuitable access, drainage concerns, wildlife and trees, number of units proposed is too high. Other uses more appropriate (Open Space). Impact on The Grove guest house. Some support for a high quality retirement development.</p>



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA score	
CO5, Cromer Hospital site Previously identified as Preferred Option Not recommended for allocation	12	0	2	0	-	General Public: Site should remain as a hospital, unclear if hospital will relocate within the plan period. General Public: Concern that access is unsuitable, dwellings would overlook and any development should be restricted to bungalows only.
CO6, Land at Ellenhill Previously identified as Preferred Option Not recommended for allocation	6	0	2	0	-	Highways: No comments received. Environment Agency: Subject to investigation requirements of PPS23 (contaminated land?) General Public: Inadequate access, contamination, displacement of existing employment use, complex land ownerships, difficult to deliver, better sites elsewhere, close proximity of telephone mast.
CO7, Land at Jubilee Lane (formerly Cromer Crabs) Previously identified as Preferred Option Recommended for allocation	5	0	1	1	11	Highways: No comments received. Environment Agency: Subject to investigation requirements of PPS23 (contaminated land?) General Public: Inadequate access, contamination, displacement of existing employment use, complex land ownerships, difficult to deliver, better sites elsewhere, close proximity of telephone mast.
CO8, Land at Cromer High Station Previously identified as Preferred Option Recommended for allocation	4	1	0	2	4	Highways: No comments received. Environment Agency: No comments received. General Public: Inadequate access, contamination, displacement of existing employment use, complex land ownerships, difficult to deliver, better sites elsewhere, close proximity of telephone mast.
CO9, Land at Burnt Hills Previously identified as Preferred Option Not recommended for allocation	19	0	0	4	10	Highways: No comments received. Environment Agency: No constraints General Public: Strong local objection to the number of dwellings proposed (25) and the suggestion that these would be high density two storey dwellings. Increased traffic on unsuitable Roughton Road. Insufficient room for Open Space. Site more appropriate for a smaller number of single storey dwellings.
C10, Land at Runtun Road Previously identified as a non Preferred Option. Not recommended for allocation	31	1	3	0	6	General Public: Many public comments against development in order to retain town boundaries. Critical gap between East Runtun and Cromer. Concern about smell from AW plant and noise from railway line. Previous planning decision gives several reasons for refusal such as flood risk should there be heavy rainfall, critical gap, noise etc. A149 is very busy all year, and more so in Summer. Concern that Clifton Park, Howards Hill and Central Rd would become rat runs. Noble Properties query the SA scoring, particularly comparing this to C14. C10 is deliverable and views would not be affected as the housing would be located between the water treatment works and the caravans. Additional stakeholder consultation Summer 2008: Runtun Parish Council: Opposed to ribbon development in countryside area. Separates Cromer from the village.
C11, Sandy Lane (west end) Previously identified as a non Preferred Option Not recommended for allocation	1	0	0	0	-	General Public: Protect green spaces on the edge of town. Additional stakeholder consultation Summer 2008: Runtun Parish Council: Not supported due to proximity to sewage treatment plant.
C12, Coal yard, Holt Road Previously identified as a non Preferred Option	0	0	0	0	-	No comments received.

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA score	
Not recommended for allocation						
C13, Land to rear of 30-38, Roughton Road. Previously identified as a non Preferred Option Not recommended for allocation	1	2	0	0	6	General Public: Adverse landscape impact. Two comments in support.
C14, Land west of Roughton Road. Previously identified as Preferred Option Recommended for allocation						Highways: Acceptable in principle. County Council: Landscape objection. Environment Agency: Within a major aquifer H2 zone, therefore site has some importance for recharging of the major aquifer. Flood risk assessment required for consideration of surface water run-off. Norfolk Wildlife Trust: Mitigation and enhancement of the adjoining semi-natural habitats should be provided, including retention and enhancement of boundary hedges. Open space within the development should have biodiversity value and link with adjacent habitats. CPRE: Greenfield site makes a "sideways" extension of the current urban line of development and sets a precedent for beginning the progressive infill of the large area of countryside between the East and West "wings" of the town. General Public: <ul style="list-style-type: none"> Poor road access / visibility. Concern that through link from Hall Rd to Roughton Rd will create a rat run to avoid town centre, using poor roads to B1436 Also combined traffic impact of Cromer Zoo Poor pedestrian links to town and schools Site is beyond natural town limits – landscape impact and impact on long views. Impact on Weavers Way – for tourists and locals Drainage concerns as land slopes in from 3 sides Hedges and trees on boundary should be kept Prefer brownfield development However significant support for the scheme – often as a result of preference of this site to C10, and that this site would have less impact on tourism. Suitable as near to schools, Roughton Road station, can be landscaped and will contain open space.
C15, Land at Harbord House, Overstrand Road. Previously identified as a non Preferred Option Not recommended for allocation	1	3	0	0	7	General Public: Adverse landscape impact
C16, Golf practice area, Overstrand Road. Previously identified as a non Preferred Option Not recommended for allocation	3	6	1	0	8	General Public: <ul style="list-style-type: none"> Support for development, as it is an eye-sore. Close to shops in Suffield Park. Good road access, on bus route, near school and access to open areas.



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA score	
						<ul style="list-style-type: none"> Several comments against development in order to retain town boundaries. Protect green spaces on edge of town. Landscape Impact. Gateway site. Mr Harbord Hammond promoting a reading room and museum. <p>Additional stakeholder consultation Summer 2008: Runton Parish Council: Ideally suited for development.</p>
C17, Railway triangle, Norwich Road Previously identified as a non Preferred Option Recommended for allocation	0	0	0	0	8	Additional stakeholder consultation Summer 2008: Northrepps Parish Council: Poor access and visibility.
C18, Land south east of Burnt Hills (land west of Becketts Plantation) Previously identified as a non Preferred Option Not recommended for allocation	5	0	0	0	5	General Public: Against development. AONB, and contains Becketts Plantation woods which contain protected species. Valuable agricultural land. Dangerous access from Norwich road. Any new access would require substantial works and damage to hedgerows. Access onto Roughton Road would stress an already busy road.
C19, Land at Compitt Hills (Larners Plantation) Previously identified as a non Preferred Option Not recommended for allocation	0	1	0	0	6	General Public: Comments from Crownrock Holdings (landowner?) supporting residential development. See rep 2884. Site has development on 3 boundaries. Suitable access can be provided from Roughton Road. The public footpath (owned by this company) on the northern edge can provide pedestrian access from Roughton Road through to Metton Road. Site is on a bus route and very close to bus stop. Open space can be provided. Close to Roughton rail station. Easy road access to east and west of Cromer without having to go through town. Question the SA scores.
C20, Plot adjacent to cemetery lodge, Holt Road Previously identified as a non Preferred Option Not recommended for allocation	0	0	0	0	-	No comments received
C21, Site north of cemetery Previously identified as a non Preferred Option Not recommended for allocation	0	0	0	0	-	Additional stakeholder consultation Summer 2008: Runton Parish Council: Not suited for residential development, access is restricted via Greens Lane/Davey Hill.
C22, Land west of Pine Tree Farm/A149 (Becketts Plantation) Previously identified as a non Preferred Option Not recommended for allocation	5	0	0	0	3	General Public: Against development. AONB, and contains Becketts Plantation woods which contain protected species. Additional stakeholder consultation Summer 2008: Northrepps Parish Council: Access issues.
C23 & C24 Old zoo site, Land at Howards Hill / Land adjacent to Holt Road Industrial Estate Not recommended for allocation	0	2	0	0	4/8	Suggested for residential development. Additional stakeholder consultation Summer 2008: Runton Parish Council: (C24) Object, view/gateway into Cromer for tourists, within AONB.

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA score	
C25, Adjacent Pine Tree Farm, Norwich Road, Northrepps Not recommended for allocation	-	1	-	-	6	Suggested through Preferred Options consultation. Additional stakeholder consultation Summer 2008: Northrepps Parish Council: No objections to a small development as infill between existing properties. Suggested through additional stakeholder consultation (Summer 2008)
C26, Cricket Ground, Overstrand Road Not recommended for allocation	-	-	-	-	3	Suggested for residential development. Identified through SHLAA Identified through SHLAA
C27, Land West of Holt Road Industrial Estate Not recommended for allocation	0	2	0	0	7	Identified through SHLAA
C28, Land between Roughton Road and Metton Road Not recommended for allocation	-	-	-	-	8	Identified through SHLAA
C29, Land at Police Station and Forge House, Holt Road Not recommended for allocation	-	-	-	-	12	General Public: Already enough shops in town, bus station and TIC should be retained on site. Need detail on how the proposed Retail opportunity sites will come forward as several have multiple ownership. Is compulsory purchase to be used? Concern that if they are not realistic there will be pressure for out-of-town retail. Existing shops should be retained, and just redevelop new shop fronts ROS3 and ROS4 could have underground car parking or behind shops. These sites could be large non-food retailers, however Garden street should be kept small scale. Comments that there is not a lack of retail space in Cromer. Insufficient space for delivery access.
ROS1, Old Town Hall and Bus Station - Retail Previously identified as Preferred Option Not recommended for allocation	6	0	3	0	-	
ROS2, Church St / Garden St / High street - Retail Previously identified as Preferred Option. Not recommended for allocation	1	0	5	0	-	
ROS3, Site between Loudon Road and Church Street - Retail Previously identified as Preferred Option Recommended for allocation	3	1	3	0	-	
ROS4, Land to the south of Loudon Road - Retail Previously identified as Preferred Option Recommended for allocation	1	1	7	0	-	
HC1, Land at Norwich Road -Health campus Not recommended for allocation	11	0	5	0	-	General Public: Site in unsustainable location, unsafe access, loss of wildlife habitat, loss of agricultural land, urban sprawl, poor public transport.
HC2, Land at Holt Road -Health campus Not recommended for allocation	9	2	3	0	-	General Public: Adverse landscape impact, unsustainable location, not necessary as hospital should be rebuilt on current site.
CP1, Land at North Lodge Park - Car park proposal Not recommended for allocation	77	1	4	1	-	General Public: Significant public objection to this proposal.
CP3, Alternative land at North Lodge Park - Car park proposal Alternative site not previously appraised. Not recommended for allocation	-	-	-	-	-	Suggestion for a small disabled car park adjacent to North Lodge but argues that the availability of car parking at this end of town is not the main reason why shops struggle. The main reason is there position in the town and pedestrian safety issues.



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA score	
CP4, Edge of football ground, Mill Road - Car park proposal Not recommended for allocation	-	-	-	-	-	Suggestion to build around the football club for car park or residential.
CP8, Near railway station - Car park proposal Not recommended for allocation	-	-	-	-	-	Suggests new site for car parking near the railway station (no map attached)
CP9, Car park proposal Not recommended for allocation	-	-	-	-	-	Suggests that Cadogen Road car park should be made multi storey
ED2, Cromer Football Club, Mill Road Alternative site not previously appraised. Recommended for allocation	0	2	0	0	-	Could develop hospital on the football field and then use C22 for sport.
3564, Cromer Marina Alternative site not previously appraised. Not recommended for allocation	-	-	-	-	-	Proposed by Mr Harbord-Hammond to support tourism.
3505, West end of Church/High St and Melbourne Hotel Not recommended for allocation	-	-	-	-	-	Create a town centre enhancement and pedestrianisation scheme around west end of church / High street. Also similar on Melbourne Hotel site.



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Fakenham

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Fakenham	6	97	7	11		Too much development is proposed for Fakenham when compared to North Walsham which should be treated as an equally sustainable location. Desire to improve sport and recreational facilities and provide a Multi Use Games Area, support for growth of the town which should act as a catalyst for investment, need to ensure appropriate community facilities are provided. Concern over wider impacts on town and cyclists. Representation for a new community centre.
FO1, Land to North of Fakenham Recommended for allocation						<p>NCC Highways and Landscape: No over-riding concerns, but need to be involved in a masterplan.</p> <p>Environment Agency: within Groundwater source protection zones 1 & 2. Flood risk assessment required for surface water disposal. Part of site within 250m buffer zone for landfill site NNK</p> <p>Norfolk Wildlife Trust: Open space within site should have biodiversity benefit and form a network linking to the surrounding countryside.</p> <p>Sport England: All existing sports facilities on the site (playing fields, sports hall and pavilion) should be retained or replaced with at least equivalent provision</p> <p>General public: Existing allotments on the site. Light pollution, lack of integration with the town.</p> <ul style="list-style-type: none"> ● Access – concern about impact and use of Rudham Stile Lane as a rat run. Also concern about more traffic along Oak Street to Tescos. ● Landscape intrusion ● Adequate public open space must be incorporated. ● Trees along Rudham Stile Lane should be retained ● Needs to be comparable job and service increases – and these will compete with contributions towards affordable housing. ● Additional child care such as nurseries and after-school clubs required. ● Asbestos buildings on site ● Increased demand on health services ● Growth should be phased and natural – not forced <p>Additional stakeholder consultation Summer 2008: Fakenham Area Partnership: Long ear-marked for development</p> <p>Fakenham Town Council: No specific comments.</p>
FO2, Land rear of Shell Petrol Filling Station Not recommended for allocation	1	0	0	0	5	One objection on ecological grounds. F02 is the main piece of uncultivated land close to Sculthorpe Hawk and Owl Trust and is a well used habitat. It should be incorporated into the country park proposal.
FO3, Land North of Shell PFS Not recommended for allocation	1	0	0	0	7	Objection on ecological grounds: uncultivated land close to Sculthorpe Hawk and Owl Trust and is a well used habitat. It should be incorporated into the country park proposal.



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
FO4, Not recommended for allocation	0	0	0	0	8	Additional stakeholder consultation Summer 2008: Fakenham Area Partnership: Concerns about flood plain. Fakenham Area Conservation Team: Should include access to river with a crossing to facilities on other side.
FO5, Between Holt Road and Greenway Lane Recommended for allocation	2	0	1	0	9	NCC Highways: no comments received Environment Agency: Within Groundwater source protection zones 1 & 2 Other Developers/ Agents: Site is in current employment use, and relocation may not be possible. General public: no comments received. Additional stakeholder consultation Summer 2008: Fakenham Town Council: No specific comments.
FO6, Not recommended for allocation	0	0	0	0	0	Additional stakeholder consultation Summer 2008: Fakenham Area Partnership: Concerns about slippage in cutting. Also a 'green' space. Fakenham Area Conservation Team: Not suitable for building, must be left as green space.
FO7, Not recommended for allocation	1	0	0	0	2	Sprawl towards Kettlestone. Additional stakeholder consultation Summer 2008: Fakenham Area Partnership: Sports area in plot.
FO8, Not recommended for allocation	8	3	0	0	4	Brownfield land, close to town centre. However in floodplain of River Wensum, access problems, views, woodland setting which is managed by Hawk and Owl Trust. TPOs Larger sites that can deliver benefits are preferable. Additional stakeholder consultation Summer 2008: Fakenham Area Partnership: River encroachment.
FO9, Not recommended for allocation	1	0	0	0	6	Objection from Castlemore Ventures (rep 2870) that Oriental foods is not a preferred housing site. The use has closed and the site is not suitable for future industrial use. The buildings are old and poor quality. Site marketing has resulted in no interest except for a small element of storage. Any new commercial development is more likely to happen on the Council owned Greenfield employment land close by.
F10, New site Not recommended for allocation	-	-	-	-	1	Additional stakeholder consultation Summer 2008: Fakenham Area Partnership: Concerns about flood plain. Fakenham Area Conservation Team: Development would badly affect the beauty of Fakenham. Should be managed for wildlife and amenity.
F11, Aldiss Distribution Centre - New site Not recommended for allocation	0	1	0	0	6	Redevelopment would remove HGVs from town centre and enhance pedestrian safety particularly for school children.
F12, New site Not recommended for allocation					5	Designated as employment land.
F13, New site					7	Identified through SHLAA

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Recommended for allocation						
F14, New site Not recommended for allocation	0	1	0	0	5	Designated as Open Land Area.
F15, New site Not recommended for allocation	-	-	-	-	3	
F16, New site Not recommended for allocation	-	-	-	-	5	Identified through SHLAA
F17, New site Not recommended for allocation	-	-	-	-		Identified through SHLAA. Awaiting SA scores
ROS6, White Horse Street and Norwich St Recommended for allocation						Environment Agency: The southern boundary of the site falls within Flood Zones 2 and 3. Flood Risk Assessment required. The adjacent River Wensum is SSSI and no part of any development within this location should cause any adverse impacts, directly or indirectly on the aquatic environment. The southern boundary falls within a Strategic River Corridor in the East of England which provides the potential to link biodiversity conservation and enhancement of areas to achieve connectivity through the landscape. Development within a Strategic River Corridor should generally be avoided. Fulmeston Parish Council: Concern for loss of car parking. General public: <ul style="list-style-type: none"> Request for provision of new community building within development (see reps 129, 1395) Impact on River Wensum and landscape character. Loss of car park Market should be retained. Stalls could be replaced with permanent building/ stalls Flood risk issues No demand for more retail premises
ROS7, Bridge Street Recommended for allocation	1	0	2	0	0	Environment Agency: Within major I2/I1 aquifer. General public: <ul style="list-style-type: none"> Propose construction of a new community building in Cattle Market Street(see rep 1393) Need to retain free central car park No demand for more retail space



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Holt

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Total SA Score	Summary Reps / Comments
	Obj	Sup	Obs	Other			
Holt	20	6	11	20			The amount of development being proposed is too high and will not address the problems identified in the town. Lack of affordable housing. There is a lack of jobs, concern about capacity at doctors, commercial traffic using Hempstead Road is a hazard and environmentally unacceptable, the PFS creates traffic problems, there is insufficient car parking and the Primary School is poorly sited next to a main road. Accidents at the Hempstead Rd/Station rd/ bypass junction. Congestion in the town centre. Need to address the car parking issue. Additional stakeholder consultation Summer 2008: Holt Town Council: Concerns over infrastructure in the town centre.
HO1, Land West of Woodfield Road Previously identified as Preferred Option Not recommended for allocation	35	6	5	0	10		Highways: Objection. Concern about impact on wider highway network. Environment Agency: Within Groundwater source protection total catchment zone 3. Within a major aquifer H2 zone. Therefore the area has some importance for recharging of the major aquifer. Flood risk assessment required for surface water disposal. Norfolk Coast Partnership: Object. There has been gradual encroachment on the AONB around Holt. Holt Town Council: Object to sites H01-H04, prefer H09-H12. General public: Strong highway objections from local residents, landscape impact, in AONB, concern ref services, mix of general purpose housing with elderly.
HO2, Thaxters, Station Way Previously identified as Preferred Option Not recommended for allocation	7	6	3	0	10		Highways: Acceptable in principle. Need to develop strong walking and cycling links to town centre. Holt Town Council: Object to sites H01-H04, prefer H09-H12. General public: Mixed opinions, site should be retained for employment, would make a good car park, already enough houses in the area. Support for brownfield compact site, close to town centre. Additional stakeholder consultation Summer 2008: Holt & District Chamber of Commerce: Mixed housing preferred.
HO3, Playing field off Edinburgh Road Previously identified as Preferred Option Not recommended for allocation	15	5	5	0	-		Highways: Acceptable in principle. Need to develop strong walking and cycling links to town centre. EA: Within Groundwater source protection total catchment zone 3. Flood Risk Assessment required for surface water disposal Holt Town Council: Object to sites H01-H04, prefer H09-H12. Sport England: Replacement open space required. General public: <ul style="list-style-type: none"> Site should not be developed until all commercial traffic that accesses the industrial estate via Charles Rd/Edinburgh Rd/Hempstead Rd is removed. Lodge Close is unsuitable. Impact on surrounding residential area Loss of children's amenity land and allotments - replacement provision required close by. Develop unused play area on the St Andrews Mead development instead.

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Repts / Comments
	Obj	Sup	Obs	Other	Total SA Score	
HO4, Land at Edinburgh Road/Charles Road Previously identified as Preferred Option Not recommended for allocation	15	7	7	2	5	<p>Highways: Inappropriate scale of development for the local highway network.</p> <p>Natural England: Appropriate Assessment required to assess impact on Holt Lowes.</p> <p>Norfolk Wildlife Trust: Need sensitive buffer of the park.</p> <p>Holt Town Council: Object to sites H01-H04, prefer H09-H12.</p> <p>General public:</p> <ul style="list-style-type: none"> Concern over increased traffic on surrounding streets. Site should not be developed until all commercial traffic is removed from residential streets. Impact on surrounding residential area. Adverse impact on Country Park, loss of arable land. Too far from town. Some support, if better pedestrian and vehicle access is incorporated. Capable of providing play area and is close to school. <p>Additional stakeholder consultation Summer 2008: Holt & District Chamber of Commerce: Mixed housing preferred.</p>
HO5, Land north of poultry farm; Cley Road Previously identified as a non preferred option Not recommended for allocation	0	1	0	0	3	Support for development of the site from land owners. The site is available and suitable. Road access can be secured from Cley Road.
HO6, Land at Cley Road Previously identified as a non preferred option Not recommended for allocation	0	1	0	0	4	Support for development of the site from land owners. The site is available and suitable. Road access can be secured from Cley Road.
HO7, Garden House, Peacock Lane. Previously identified as a non preferred option Not recommended for allocation	0	0	0	0	7	No comments received
HO8, Playing field at Woodfield Road Previously identified as a non preferred option Not recommended for allocation	0	0	0	0	5	No comments received
HO9, Land at Heath Farm Previously identified as a non preferred option Recommended for allocation	4	7	0	0	5	<p>General public:</p> <ul style="list-style-type: none"> Support for developing land to the south of the bypass. Some concern about houses close to noisy road and loss of walk through farmland to the Country Park from Grove Lane. Concern that H09 is too far from the town and would generate traffic to Holt and also to Sheringham. Also risk of sprawl to High Kelling.
H10, Land off Swann Grove Previously identified as a non preferred option Not recommended for allocation	0	3	0	0	7	
H11, Scrap Yard, Hempstead Road Previously identified as a non preferred option	0	2	0	0	7	



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Not recommended for allocation						
H12, Land at Hempstead Road Previously identified as a non preferred option Recommended for allocation	1	6	5	0	3	<ul style="list-style-type: none"> Support for new road to industrial estate. Support for employment on H09 rather than E2. Landowner of H09 promoting 8ha mixed use development. Objection to loss of open land, specifically H12 which is adjacent to the old surveyors allotment that is rented from NNDC for wildlife conservation. <p>Additional stakeholder consultation Summer 2008: Holt Town Council: Support development on H09 and H12. Would reduce traffic and increase safety on Hempstead Road, provide opportunities for public transport access and vehicle access to town centre, and provide opportunities for mixed development (residential and industrial).</p>
H13, Land at Greshams School Site not previously appraised Not recommended for allocation	-	-	-	-	6	<p>This site was not previously included in the preferred options consultation. Land put forward for residential development.</p> <p>Additional stakeholder consultation Summer 2008: Holt & District Chamber of Commerce: Up market housing preferred.</p>
H14, Land west of H04, Edinburgh Road Site not previously appraised Not recommended for allocation	-	-	-	-	8	<p>This site was not previously included in the preferred options consultation. Land put forward for residential development.</p> <p>Small addition to site H04 which could accommodate approx 20 dwellings in the event of H04 being selected for development.</p> <p>Additional stakeholder consultation Summer 2008: Holt & District Chamber of Commerce: Mixed housing preferred.</p>
H15, Land south of Holt Road (Greshams) Recommended for allocation	-	-	-	-	5	<p>Suggested extension to proposed employment land allocation.</p> <p>Additional stakeholder consultation Summer 2008: Holt & District Chamber of Commerce: Up market housing preferred.</p>
H16, Land adjacent cemetery, Cley Road Not recommended for allocation	-	-	-	-	4	Identified through SHLAA
H17, Land north west of Valley Lane Not recommended for allocation	-	-	-	-	7	Identified through SHLAA
H18, Land at Valley Farm Not recommended for allocation	-	-	-	-	3	Identified through SHLAA
H19, Land west of Norwich Road Not recommended for allocation	-	-	-	-	5	Identified through SHLAA
H20, Land adjacent Hempstead Road Not recommended for allocation	-	-	-	-	3	Identified through SHLAA
H21, Land off Hempstead Road	-	-	-	-	2	Identified through SHLAA



Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Repts / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Recommended for allocation						
E2, Cromer Rd - Employment Proposal Preferred Option Not recommended for allocation	25	3	7	0	-	Highways: No comments received. Holt Town Council: Members support the proposed site General public: Mixed views. Concern about spread towards High Kelling. Several comments that it is preferable to enlarge existing employment area & create new road from A148. Landscape impact. Poor access.
TC1, Shire Hall Plain - Enhancement Preferred Option Not recommended for allocation	8	8	6	0	-	Holt Town Council and Holt Chamber of Trade: Support pedestrianisation of the area once the car parking situation has been resolved. General public: Mixed opinions. Support for visual enhancement and pedestrian safety but concern about the loss vital on street car parking facilities.



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Hoveton

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Hoveton	6	2	1	4		<p>Many concerns about traffic on Wroxham bridge, especially in conjunction with other new development in the area (such as Ludham, Neatishead base, Coltishall, Bewidenwood, Horning and Stalham). Concern about impact of growth on the village of Hoveton. It is a Broadland tourism asset and should be protected. Concern about loss of Greenfield land.</p> <p>Additional stakeholder consultation Summer '08: Hoveton Parish Council: Sheltered housing must be given consideration as none exists in Hoveton.</p>
<p>HV01, Land West of Stalham Road</p> <p>Preferred Option</p> <p>Not recommended for allocation</p>						<p>Highways: Acceptable in principle.</p> <p>Natural England: Site adjacent to the Bure Broads and Marshes SSSI, part of the Broads SAC and Broadland SPA. An appropriate assessment will be required to examine likely deterioration in water quality impacting this site.</p> <p>Norfolk Wildlife Trust: Greenspace areas within the development should seek to form a corridor through the development to link with the playing field at the south.</p> <p>General public:</p> <ul style="list-style-type: none"> ● Some support for location. ● Needs to provide for local people /mixed community. ● Loss of open countryside / landscape impact. ● Increased traffic and inadequate access. ● Access could be provided by purchase of no. 47 ● Drainage problem in area. ● Hoveton is a village, no further development required. ● If increased development a bypass or one way system is needed. ● Should be bungalows to maintain openness. ● Open space will generate anti-social behaviour. ● Not well integrated with village. ● Should not develop next to the public footpath which is considered valuable 'country walk'. ● Smaller developments of 20 dwellings preferable. ● Not enough local employment to support increased population. ● Additional households will result in loss of car parking in village centre for tourists. ● Within 'consultation zone' for hazardous installation. (see new consultation zone map from HSE) ● Design should blend with landscape ● Hedge on Tunstead road should be retained. <p>Additional stakeholder consultation Summer '08: Hoveton Parish Council: Not in favour as footpath would be absorbed into a housing estate and views over fields would be a great loss to the amenity of the area.</p>
	16	2	8	1		

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
HV02, Site to the West of Tunstead Road Previously identified as a non preferred option Not recommended for allocation	0	1	0	0	0	Support replacement of HV01 with HV02 & HV03.
HV03, Land fronting Stalham Road Previously identified as a non preferred option Recommended for allocation	1	7	0	0	0	Linear in-fill development favoured by Parish Council and several others. The PC are concerned about any development in Hoveton, but felt that this was the less intrusive option as it could support a mini roundabout opposite Grange Close. Additional stakeholder consultation Summer '08: Hoveton Parish Council: Favourable as road infrastructure could support new housing and grange Close by way of a traffic calming mini-roundabout. First school allocation was questioned. Sheltered housing was most desirable.
HV04, Norfolk Fruit Growers site Previously identified as a non preferred option Not recommended for allocation	0	1	0	0	0	General public: Land behind the Fruit growers should be used for housing. Additional stakeholder consultation Summer '08: Hoveton Parish Council: Small sporadic development could be an alternative but is felt the industrial area, with sympathetic development towards the activities of Hoveton such as boat building, would best serve the working community of the area.
HV05, Land South of Littlewoods Lane Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Alternative site submitted by Bidwells on behalf of the Hoveton Estate. Additional stakeholder consultation Summer '08: Hoveton Parish Council: Not considered suitable given traffic issues with Bewilderwood development and bend on road.
HV06, Land adjacent Stalham Road Not recommended for allocation	-	-	-	-	-	Additional stakeholder consultation Summer '08: Hoveton Parish Council: Would be appropriate to link to HV03.
HV07, Land South of St Peter's Lane Not recommended for allocation	-	-	-	-	-	Identified through SHLAA
HV08, Land to East of Stalham Road Not recommended for allocation	-	-	-	-	-	Identified through SHLAA
HV09, Land South of Horning Road Not recommended for allocation	-	-	-	-	-	Identified through SHLAA
E3, Horning Rd West / Tunstead Road Preferred Option Not recommended for allocation	6	2	2	0	0	Highways: No comments received. Environment Agency: Flood Risk Assessment required for surface water disposal. General public: <ul style="list-style-type: none"> ● Refrigerated storage should not be allowed. Access should be from Horning Rd West / Coltishall Rd. ● Access is inadequate with regard to health and safety of nearby residents and schoolchildren. ● Unsuitable in a residential area ● Should not involve any use that would involve large vehicles. ● Capability of main drainage. ● Tunstead Rd not capable of serving more traffic especially articulated lorries. ● Extra development means a bypass should be built.



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	Obj	Sup	Obs	Other	Total SA Score	
E9, Extension to Stalham Road Industrial Estate Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	<ul style="list-style-type: none"> Support for employment area. Support but minimise light pollution. Area to the rear of site on higher ground should be for housing. <p>Alternative site submitted by Bidwells on behalf of Mr Blofield.</p>

North Walsham

Site Reference, Location, and Status	Representations made at Preferred Options Stage				Summary Reps / Comments
	Obj	Sup	Obs	Other	
North Walsham	14	4	8	19	<p>North Walsham Town Council: Residential development should be limited due to road structure, education capacity etc. Need economic development rather than housing.</p> <p>Norfolk Wildlife Trust: Should aim to link new housing to a new country park to the south of the town – for biodiversity and recreation enhancement. Should also link the north to Bacton Woods and Writton Heath via cycle and walking routes. Any development to the north should take account of impact on Dilham canal and CWS.</p> <p>General public: Should not reduce parking spaces at a time when the town is growing.</p> <p>Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Important to generate financial contributions (by choosing a large enough site) to a link road from the Norwich Road, either west or east. This favours development in the south and would allow development of the Norwich Northern Distributer Road, which would give easy access from the south to the industrial estate. Avoid any development that could not easily access either Cromer Road, the bypass or Norwich Road. Affordable housing will be an important element of new build. Retain as many green spaces in the town and on the periphery where adjacent to existing residential areas, as possible.</p> <p>Additional stakeholder consultation Summer '08: North Walsham Town Council: Would prefer employment land, with reservations to a mixed development.</p> <p>North Walsham Area Community Transport Association: For transport reasons, a good site - adjacent to railway station, commuter traffic to and from Norwich avoids current congestion points. Is in what is already a residential area. Site suitable for a mix of residential, retail and employment opportunities.</p> <p>Additional stakeholder consultation Summer '08: North Walsham Town Council: Included for employment for safety reasons.</p> <p>North Walsham Area Community Transport Association: Too close to traffic from and queueing for traffic lights, also traffic accessing railway station and Station Road.</p> <p>Highways: No comments received.</p> <p>Environment Agency: Object to loss of public open space. Also further hardstanding decreases recharging of the major aquifer in this area.</p> <p>Town Council: Currently negotiating a lease for allotments on this site.</p> <p>General public: Concerns about increased traffic. Drainage and water pressure. Currently allocated as open space, shortfall suggests this should remain so. Loss of mature trees and wildlife impact.</p> <p>Additional stakeholder consultation Summer '08: North Walsham Town Council: Would prefer to see land used for allotments/community use.</p>
NW01, Former HL Foods site Recommended for allocation	-	-	-	-	
NW02, Bakers Builders Merchant, Norwich Road Not recommended for allocation	-	-	-	-	
NW03, Land off Ketts Road Preferred Option Not recommended for allocation	7	2	2	0	



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
						North Walsham Area Community Transport Association: Ok for the number of units proposed. Is currently an open space - part should be retained as such.
NW04, Land North of Nursery Drive (adj HL Foods) Recommended for allocation	-	-	-	-		Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Ok as long as access is via HL Foods site, not onto Nursery Drive (unless Roseland is developed for residential use).
NW05, Roseland Recommended for allocation	-	-	-	-		Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: This should be taken with NW07. Essentially these are valuable open spaces, fairly easily accessible to existing and proposed (NW01 and NW04). It would be a pity to lose this. This consideration might be outweighed if they were developed alongside NW30 and NW06 generating enough value to build a road link to and across the bypass.
NW06, Land South and East of North Walsham Garden Centre Previously identified as a non-preferred option Recommended for allocation	0	1	0	0		One comment that site is suitable for a library. Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Has merit for easy access to Norwich route, but otherwise is too far from town centre, generating car traffic and is inconvenient for walkers. Would be more acceptable if developed in conjunction with NW06, if it generates enough value to build a road link to the west.
NW07, North Walsham Garden Centre Recommended for allocation	-	-	-	-		Football club suggesting southern part of site for football club. Additional stakeholder consultation Summer '08: North Walsham Town Council: Outside the town curtilage.
NW08, Land to the South of North Walsham Previously identified as a non-preferred option Not recommended for allocation	0	0	1	0		North Walsham Area Community Transport Association: Despite disadvantage of distance from town centre, this could be considered in conjunction with NW06 as an area large enough for residential, retail and employment use (including a petrol station), which might have a value sufficient enough to enable construction of a link road (east or west) for industrial estate.
NW09, Land at South Rise Not recommended for allocation	-	-	-	-		Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Difficult access roads to town centre or Norwich Road. Significant distance from town centre. Increased danger for children accessing Millfield School. Roads are narrow.
NW10, The Old Fairyard, Skeyton Road Not recommended for allocation	-	-	-	-		Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Should only be developed if NW08/09/11 come into consideration. This is edge of town, with narrow roads and far from town facilities.

Site Reference, Location, and Status	Representations made at Preferred Options Stage				Summary Reps / Comments
	Obj	Sup	Obs	Other	
NW11, Land South of Weavers Way Not recommended for allocation	-	-	-	-	Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Should only be developed if NW08/09/11 come into consideration. This is edge of town, with narrow roads and far from town facilities.
NW12, Land adjacent Rossi's Leisure Complex Not recommended for allocation	-	-	-	-	
NW13, Corner of Greens Road Not recommended for allocation	-	-	-	-	
NW14 & NW15, Land North of Cromer Road / Land at Bradfield Road Previously identified as non-preferred options Not recommended for allocation	0	1	0	0	Support for residential development. Additional stakeholder consultation Summer '08: North Walsham Town Council: NW15 - Outside the town curtilage. North Walsham Area Community Transport Association: Too far out from town centre and facilities such as schools and shopping - would require car journeys and create problems for those without cars. Much more suited to industrial use as with adjacent industrial estate. Should only be considered if contributions generated towards link road from Cromer Road, round the industrial estate, to the Mundesley Road/bypass.
NW16, End of Mundesley Road Not recommended for allocation	-	-	-	-	Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Significant distance from town centre, with associated disadvantages, but it would allow access direct to bypass without having to go via town centre, for Norwich and Cromer commuter traffic.
NW17, Land West of Melbourne House Previously identified as a non-preferred option Not recommended for allocation	0	1	0	0	Support for residential development Additional stakeholder consultation Summer '08: North Walsham Town Council: Main concern on highways issue to access out of town. North Walsham Area Community Transport Association: Access to and from areas would be via dangerous Bacton Road. Uphill walk into town - not good for elderly. Traffic in most directions would be via already seriously congested roads.
NW18, Land at Melbourne House Not recommended for allocation	-	-	-	-	Additional stakeholder consultation Summer '08: North Walsham Town Council: Drainage and highway problems. North Walsham Area Community Transport Association: Access to and from areas would be via dangerous Bacton Road. Uphill walk into town - not good for elderly. Traffic in most directions would be via already seriously congested roads.
NW19, North Walsham Caravan Park Not recommended for allocation	-	-	-	-	Additional stakeholder consultation Summer '08: North Walsham Town Council: Loss of employment through tourism. North Walsham Area Community Transport Association: Access to and from areas would be via dangerous Bacton Road. Uphill walk into town - not good for elderly. Traffic in most directions would be via already seriously congested roads.



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	Obj	Sup	Obs	Other	
NW20, Land near Sewage Works (off Manor Road) Previously identified as a non-preferred option Not recommended for allocation	8	0	0	0	Unsuitable for development due to very narrow and winding roads, flooding. The area is well used by cyclists and walkers leading to the 'quiet lane' to Edingthorpe. Forms a buffer between Spa Common and White Horse common. Spa Common residents: could be acceptable if landscaped. Additional stakeholder consultation Summer '08: North Walsham Town Council: Drainage problems. North Walsham Area Community Transport Association: Far too far out with very poor access roads. Low lying - could be drainage/flooding problems. Too near sewage works. Should be retained as open area for walkers/cyclists.
NW21, Land opposite Brick Kiln Farm Not recommended for allocation	-	-	-	-	Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Too far out for walkers/cyclists. Traffic for nearly all directions out of town would have to be via heavily congested roads. Sites are towards bottom of steep hills, near land already built on - could face drainage/flooding problems. As with NW20, these areas should be open spaces for people to access on foot/bike.
NW22, Land at Manor Road Not recommended for allocation	-	-	-	-	Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Too far out for walkers/cyclists. Traffic for nearly all directions out of town would have to be via heavily congested roads. Sites are towards bottom of steep hills, near land already built on - could face drainage/flooding problems. As with NW20, these areas should be open spaces for people to access on foot/bike.
NW23, Land between Yarmouth Road and Field Lane Previously identified as a non-preferred option Not recommended for allocation	2	1	0	0	Access and concern about impact of traffic on surrounding roads. Developer: Well related to existing services. Could enhance provision of community facilities in this area. Additional stakeholder consultation Summer '08: North Walsham Town Council: Subject to infrastructure and highway access. North Walsham Area Community Transport Association: This is an important area for walkers/all those needing open space to the East of the town. Good agricultural land. It should only be considered if in conjunction with development of areas such as NW06/07/08, to generate contributions to link road.
NW24, Land West of Yarmouth Road Previously identified as a non-preferred option Not recommended for allocation	0	1	0	0	Developer: Well related to existing services. Additional stakeholder consultation Summer '08: North Walsham Town Council: Subject to infrastructure and highway access. North Walsham Area Community Transport Association: Probably ok as long as access to Yarmouth Road was via adjacent Le Grice estate.
NW25, Land off Laundry Loke Recommended for allocation	-	-	-	-	



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	Obj	Sup	Obs	Other	
NW26, Land adj Scarborough Hill House Hotel Not recommended for allocation	-	-	-	-	<p>Additional stakeholder consultation Summer '08: North Walsham Town Council: Outside the town curtilage.</p> <p>North Walsham Area Community Transport Association: A long way out, and would require use of a busy, narrow road - this road is the route from town to Garden Centre and to the town tip - it has no footpath.</p> <p>Dangerous road, noise from chicken factory.</p> <p>Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Far too isolated.</p>
NW27, Mayfield Poultry site Previously identified as a non-preferred option Not recommended for allocation	1	0	0	0	<p>Highways: Object – do not feel that the site can provide the necessary walking and cycling links to the town centre.</p> <p>EA: Within Groundwater source protection zone 2. Development would be critical since further hardstanding decreases recharging of the major aquifer in this locality. Flood risk assessment required for surface water disposal.</p> <p>North Walsham Town Council: Accept the development, and benefit of recreational facilities, but the road infrastructure is totally inadequate.</p> <p>Additional stakeholder consultation Summer '08: Only suitable if a link road is built (Norwich to Cromer roads). If used, an alternative site must be found for the football club.</p> <p>Football Club: Proposed site is inadequate for youth and mens football. Suggest alternative site for club on Norwich Road.</p> <p>Griffon Area Partnership: This only works if safe pedestrian access is provided to town, station and schools, if the football club agree with new provision, and others.</p> <p>Sport England: Support in principle as it can address recreational deficiencies, particularly the football club.</p> <p>General public: Concern about traffic impact on surrounding roads. Impact on infrastructure and image of town. Landscape intrusion.</p> <p>Lack of integration to town and no footpaths into town.</p> <p>Additional stakeholder consultation Summer '08 North Walsham Area Community Transport Association: Has the merit of being on non-scenic land and giving access onto Cromer Road, and thus to bypass, but those living in section C would probably use Station Road / Millfield Road to access Norwich Road - is chaotic already. Significant distance for walkers along Cromer Road, dangerous along Aylsham Road.</p>
NW28, Greens Road (inc North Walsham Football Club) Preferred Option Recommended for allocation	26	4	8	0	



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
NW29, Land at Cherry Tree Lane Preferred Option Not recommended for allocation	6	2	4	0	0	<p>Highways: Object in conjunction with NW28.</p> <p>North Walsham Town Council: No objection.</p> <p>Additional stakeholder consultation Summer '08: Subject to infrastructure and highway access. Object on highway grounds.</p> <p>General public: Concerns about traffic on Cherry Tree Lane. Object to loss of open space. Small addition to site suggested.</p> <p>Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Ok if section A of NW28 was proceeded with.</p>
NW30, Ladbroke Engineering, Norwich Road Previously identified as a non-preferred option Recommended for allocation	0	1	0	0	0	<p>Developer: well related to town and residential areas.</p> <p>Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Made more undesirable if areas such as NW06 and 08 were developed - for same reasons as given for them.</p>
NW31, Land to rear of East Coast Plastics Not recommended for allocation	-	-	-	-	-	<p>Additional stakeholder consultation Summer '08: North Walsham Town Council: Highway access.</p> <p>North Walsham Area Community Transport Association: Unsuitable in what is essentially industrial/employment area. Mix of residential and industrial traffic unsafe for residential traffic and pedestrians.</p>
NW32, Fortune House, Bluebird Travel Not recommended for allocation	-	-	-	-	-	<p>Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Unsuitable in what is essentially industrial/employment area. Mix of residential and industrial traffic unsafe for residential traffic and pedestrians.</p>
NW33, 34 & 35, Land at Marshgate / Land at Spa Common / South of Marshgate Lodge Previously identified as non-preferred options Not recommended for allocation	8	1	0	0	0	<p>Unsuitable for development due to very narrow and winding roads, flooding. The area is well used by cyclists and walkers leading to the 'quiet lane' to Edingthorpe. Forms a buffer between Spa Common and White Horse common.</p> <p>Spa Common residents: Object to NW34 and 35.</p> <p>Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Far too far out with very poor access roads. Low lying - could be drainage/flooding problems. Too near sewage works. Should be retained as open area for walkers/cyclists. An essential open space.</p>
NW36, Land at Little London Road Not recommended for allocation	-	-	-	-	-	<p>Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Significant distance from town centre, with associated disadvantages, but it would allow access direct to bypass without having to go via town centre, for Norwich and Cromer commuter traffic.</p>
NW37, Former Murricks Ropes site, Cromer Road Not recommended for allocation	-	-	-	-	-	<p>Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Too far out from town centre and facilities such as schools and shopping - would require car journeys and create problems for those without cars. Much more suited to industrial use as with adjacent industrial estate. Should only be considered if contributions generated towards link road from Cromer Road, round the industrial estate, to the Mundesley Road/bypass.</p>

Site Reference, Location, and Status	Representations made at Preferred Options Stage				Summary Reps / Comments	
	Obj	Sup	Obs	Other		Total SA Score
NW38, Combined land at Laundry Loke Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Suggest for residential development. Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Unsuitable in what is essentially industrial/employment area. Mix of residential and industrial traffic unsafe for residential traffic and pedestrians.
NW39, Land at Cherry Tree Lane adjacent NW29 Not recommended for allocation	-	-	-	-	-	Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Ok if section A of NW28 was proceeded with. Not too far from town centre for walkers/cyclists. Access to bypass.
NW40, Adjacent Holmfield, Little London Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Suggest for residential development. Additional stakeholder consultation Summer '08: North Walsham Area Community Transport Association: Would have to access area by dangerous Bacton Road, commuter traffic would be via already congested roads.
NW41, Land at Bradmoor Farm, Greens Road Not recommended for allocation	-	-	-	-	-	Identified through SHLAA
NW42, Land adjacent Happisburgh Road Not recommended for allocation	-	-	-	-	-	Identified through SHLAA
NW43, Land adjacent Mushroom Farm, A149 Not recommended for allocation	-	-	-	-	-	Identified through SHLAA
NW44, Paston College Lawns site Preferred Option Recommended for allocation	1	3	5	0	0	Norfolk County Council: Any development would need to demonstrate that transport impacts are acceptable. North Walsham Town Council: Suggest this site could be used for retail/arts centre and museum. Griffon Partnership: Support subject to various criteria. General public: Listed building should be retained for civic purposes – rather than be converted to residential.
E5, Former HL Foods Site Preferred Option Not recommended for allocation	3	7	9	0	0	Highways: Site should be used in part for a car park and transport interchange at North Walsham station. EA: Wholly within Groundwater Source Protection Inner Zone 1. Flood Risk Assessment required for surface water disposal. North Walsham Town council: No objection. BPA: (rep 1021) – concerned how appropriate hazard risk assessments will be conducted in relation to their site being a Lower Tier CoMAH site. Griffon Partnership: Restrictive classification will lead to dereliction; suggest mixed use; suggest office, station parking, low density private housing, various business, commercial & leisure. General public: General support for a mixed use scheme. Developer: Site is not suitable or viable for employment and should be allocated for residential.



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E6, Former Murricks Ropes site Preferred Option Not recommended for allocation	1	5	3	0	<p>Highways: No comments received.</p> <p>EA: Within Groundwater Source Protection Total Catchment Zone III. Flood Risk Assessment required for surface water disposal.</p> <p>North Walsham Town Council: No objection.</p> <p>General public: Some support for mixed use scheme.</p> <p>Developer: Site is not suitable or viable for employment and should be allocated for residential.</p>
ED1, Land adjacent to Victory Swimming Pool Preferred Option Recommended for allocation	1	6	4	0	<p>Highways: No comments received.</p> <p>North Walsham Town Council: No objection.</p> <p>BPA: (rep 1024) – concerned how appropriate hazard risk assessments will be conducted in relation to their site being a Lower Tier CoMAH site.</p> <p>Griffon Partnership: Support subject to adequate car parking provision, off site coach access with pedestrian crossing, designated and practical pedestrian access to Town Centre.</p> <p>Sport England: Neither support or object as unable to determine whether proposal would accord with their playing field policy and PPG17.</p> <p>General public: Concern over traffic impact but some support for college relocation.</p>
ROS8 St Nicholas Court and Vicarage St Car Park Preferred Option Recommended for allocation	6	3	4	0	<p>Highways: No comments received.</p> <p>Griffon Partnership: Imaginative scheme for an unattractive & unproductive part of town but concern about loss of parking.</p> <p>North Walsham Town Council: Strongly oppose. Car park must be retained to encourage visitors to the town.</p> <p>General public: Concerns about impact on town centre and loss of car parking.</p>

Sheringham

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Sheringham						A number of comments are made concerning the on-going debate around a supermarket in the town and the relative merits of possible sites and the general approach taken by the Council. Sheringham Town Council: Support a roundabout at the top of Holway Road. Need additional indoor entertainment during wet weather in the tourism season. Concerned about the impact of new housing on infrastructure such as drainage, sewerage, education and medical. Object to paragraph F4 as there is already a night time economy and concerns about late night violence. Object to Cromer being identified as the main retail growth area as this will have an affect on retail growth in Sheringham. Station Road car park should be designated as car park. Objection to development of sites in the AONB.
SH01, Land adjacent to Upcher Court Preferred Option Not recommended for allocation	6	1	1	0	-	Site should be retained as car park, conservation area status may make it difficult to secure planning permission, site already benefits from planning permission for 35 flats and should not therefore be included as an allocation.
SH02, Undeveloped land on Cromer Street Preferred Option Not recommended for allocation	5	1	2	8	-	Sheringham Development Company: Site already has planning permission which has been implemented by the installation of drainage connections.
SH04, Land adjoining Seaview Crescent Preferred Option Recommended for allocation	3	3	2	0	8	General public: No comments received. Highways: No comments received. Norfolk Wildlife Trust: Need an assessment of the biodiversity value of rough grassland areas before allocation is made. NWT comments on general area: development should not isolate this site and green links should be provided to surrounding countryside. Any public open space at Morley Hill should be of a semi natural character. Management should ensure biodiversity enhancement of site. Environment Agency: Flood Risk Assessment required for surface water disposal. Sheringham Preservation Society: Support as long as vistas and open space protected. Sheringham Town Council: Should be a priority, support for affordable housing. Snaefell Park Homewatch: Support, however Morley Hill should not be open to the public because of loss to wildlife and possible criminal activity. Developers: Objecting to allocation in AONB. Should be re-allocated elsewhere.



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SH05, Land adjoining Morley Hill Preferred Option Recommended for allocation	5	5	2	0	6	Support in principle, however concerns about local infrastructure – schools, doctors, amenities, sewerage. Retirement homes would fit in with surrounding area. Concern about use of Morley Hill for antisocial behaviour. Sheringham Preservation Society: Support, as long as vistas retained and foot and cycle access provided to Morley Hill. Snaefell Park Homewatch: Support for retirement bungalows to complement surrounding area and protect views. Highways: No comments received. Environment Agency: No objection. Developers: Objecting to allocation in AONB. Should be re-allocated elsewhere. Additional stakeholder consultation Summer 2008: Sheringham Town Council: Not a priority, but should be developed.
SH06, Land rear of Sheringham House Preferred Option Recommended for allocation	4	5	3	0	3	Concern about impact of construction and future domestic traffic on surrounding area, particularly elderly residents of Willow Grove. Support, if vistas and access to open space provided. Concern about opportunities for antisocial behaviour and crime if Morley Hill opened up to public access. Sheringham Community Partnership: Transfer of Morley Hill to the town is very important and should happen as soon as possible. Developers: Objecting to allocation in AONB. Should be re-allocated elsewhere. Additional stakeholder consultation Summer 2008: Sheringham Town Council: Highest priority, largest site for maximum number of housing.
SH07, Allotments adjacent to Splash Previously identified as a non preferred option Not recommended for allocation	1	0	0	0	4	Sheringham Town Council: Object as should be retained as allotments. Additional stakeholder consultation Summer 2008: Should remain as designated employment area, definitely not for housing.
SH08, Former Sheringham Caravans site Weybourne Road Previously identified as a non preferred option Not recommended for allocation	1	0	0	0	9	Sheringham Town Council: is not appropriate for residential development but would be suitable for small scale workshops. Additional stakeholder consultation Summer 2008: Industrial development should be retained but no objection to housing either.
SH09, Land at Weston Terrace Previously identified as a non preferred option Not recommended for allocation	1	0	0	0	4	Sheringham Town Council: Difficult to develop due to access problems. Ideal for elderly persons bungalows. Additional stakeholder consultation Summer 2008: Would eliminate newly identified access problems for emergency services vehicles.
SH10, Land at Morley Hill Previously identified as a non preferred option Not recommended for allocation	3	0	0	0	3	Objections to further encroachment into the undeveloped area of Morley Hill. Sheringham Town Council: Object to further encroachment on Morley Hill Additional stakeholder consultation Summer 2008: Would limit access.
SH11, Land adjacent to Sheringham House Previously identified as a non preferred option Not recommended for allocation	3	0	0	0	4	Objections to further encroachment into the undeveloped area of Morley Hill. Sheringham Town Council: Object to further encroachment on Morley Hill. Additional stakeholder consultation Summer 2008: Considered a low density area.

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
SH12, Land at Westcliff Not recommended for allocation	0	1	0	0	-	Suggests small scale redevelopment to improve Westcliffe area. Additional stakeholder consultation Summer 2008: Sheringham Town Council: No objection, but small site which is a low priority.
SH13, Land south of Woodfields School Not recommended for allocation	-	-	-	-	9	Additional stakeholder consultation Summer 2008: Sheringham Town Council: Concerned about loss of possible educational development. Upper Sheringham Parish Council: Encroachment onto greenfield sites should not be allowed. Undeveloped sites within town are preferred.
SH14, Land at Holway Road, opposite Hazel Avenue Recommended for allocation	-	-	-	-	8	Additional stakeholder consultation Summer 2008: Sheringham Town Council: Concerned as site is outside the development boundary. Upper Sheringham Parish Council: Encroachment onto greenfield sites should not be allowed. Undeveloped sites within town are preferred.
SH15, Land at Cromer Road Not recommended for allocation	-	-	-	-	9	Identified through SHLAA
SH16, Land adjacent Beeston Regis Caravan Site Not recommended for allocation	-	-	-	-	2	Identified through SHLAA
SH17, Land at Beeston Regis Common Not recommended for allocation	-	-	-	-	5	Identified through SHLAA
SH18, Land south of Butts Lane Not recommended for allocation	-	-	-	-	9	Identified through SHLAA
SH19, Land north of Butts Lane Not recommended for allocation	-	-	-	-	7	Identified through SHLAA
SH20, Land adjacent to Blowlands Lane Not recommended for allocation	-	-	-	-	7	Identified through SHLAA
SH21, Central Garage site Not recommended for allocation	-	-	-	-	6	Suggested through additional stakeholder consultation (Summer 2008)



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ROS5, Land adjacent clock tower - Retail Preferred Option Recommended for allocation	2	4	3	0	-	<p>General public: Support with office provision included, Include small retail units, Improve pedestrian (especially wheelchair) & vehicle access to sea front area, Conserve the library or new provision, Scale (esp. height) in keeping with surrounding development</p> <p>No 'shopping mall' type development, Comprehensive re-development unrealistic due to number of owners/businesses, Insufficient demand for A3-A5 or A1, A2 uses.</p> <p>Area too large, Access issues, Not deliverable within the plan period.</p> <p>Alternative proposal suggested for area – primarily residential (see rep 3533).</p> <p>Sheringham Chamber of Trade: Support with affordable housing</p> <p>Sheringham Plus: This area is constrained by access issues, covenants to the land on use, and other factors that have not been considered and therefore proposal is unlikely to be achieved in the plan period.</p> <p>Sheringham Preservation Society: Strongly support for small-scale retail and leisure development, with an appropriate small proportion of residential development.</p> <p>Sheringham Town Council: Support the proposal in principle, but fear it is unrealistic due to the complexity of the ownership and access problems. Not a priority.</p>
POS3, Morley Hill - Open Space Preferred Option Not recommended for allocation	2	4	3	0	-	<p>Support as essential preservation of open space.</p> <p>Public access would destroy this area / harm wildlife.</p> <p>No access through SnaefellPark</p> <p>Ensure some areas remain protected for wildlife.</p> <p>Privacy and woodland aspects protected for bordering properties.</p> <p>Open Spaces Society: It is vital that responsible and sensitively managed public access to Morley Hill be developed.</p> <p>Sheringham Town Council: Support the developer's initiative to make the area available to the town and retain as an Open Space.</p> <p>Sheringham Preservation Society: Strongly support proposal for public open space.</p> <p>Snaefell Park Home Watch: Strongly object to public access (rep 2724).</p>
696, New proposal not previously considered. Not recommended for allocation	-	-	-	-	-	<p>Suggests fire station should be moved to Police Station site.</p>



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Stalham

Site Reference, Location, and Status	Representations made at Preferred Options Stage				Summary Reps / Comments
	Obj	Sup	Obs	Other	
Stalham	11	5	7	10	<p>Stalham has been damaged by Tesco and social housing. Priority should be given to improving its attractiveness and tourism appeal.</p> <p>Hempstead Parish Council: Concerned with problems getting out of Stalham on to the bypass. A roundabout is needed. The present infrastructure cannot cope with existing population, let alone additions. Sewers do not currently cope, no police presence in the evening resulting in vandals and drunks. No NHS dentist available and querying doctor and school capacity. There has been lots of new housing, but employment is lacking. Many existing businesses cannot expand due to lack of suitable premises and land. ST01 could be used as an industrial estate. E4 would be suitable, but it seems inevitable that Tesco will expand there.</p> <p>Stalham already has a high proportion of people who are retired or choose not to work. It does not need more.</p> <p>Norfolk Wildlife Trust: Support the aim to capitalise on the towns location as a gateway to the Broads. Any biodiversity enhancement within developments should seek to provide linkages to the Broads and surrounding countryside.</p> <p>Additional stakeholder consultation Summer '08: Stalham with Happig Partnership: Employment provision should be part of development, as should leisure and community facilities. A single site should be considered, and not infill development.</p> <p>Stalham Town Council: A new road is required into Stalham, preferably from Stepping Stone Lane into Ingham Road, plus a roundabout at the junction of Stepping Stone Lane and A149. Starter homes are needed, no flats. Must be a single large development for maximum community benefit and not piecemeal development.</p>
ST01, Land adjacent to Church Farm Preferred Option Recommended for allocation					<p>General Public:</p> <ul style="list-style-type: none"> ● Existing sewerage / drainage problems especially at High St / Yarmouth Rd junction & Ingham Rd. ● Increased traffic impact on junctions and through town. ● Loss of view. ● Preferable site between the A149, Brumstead Road & Stepping Stone Lane (this would also avoid industrial traffic going through the town). ● Prefer ST03 & ST04. ● Minimum of 2 car parking spaces per dwelling. ● Housing should be for locals. ● Schools & health care capacity. ● Tree protection. ● Proposal too large. ● Prefer ST02 & ST15. ● Number of affordable dwellings too low. (several reps). ● Large estate would increase anti-social behaviour. ● Should maintain current size of Stalham. ● Inadequate consultation – no 'issues & options' stage. ● Unsustainable location. ● Better suited for open space / recreational development.



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Site Reference, Location, and Status	Representations made at Preferred Options Stage				Summary Reps / Comments	
	Obj	Sup	Obs	Other		Total SA Score
ST02, Station Yard Preferred Option Not recommended for allocation	2	3	3	1	11	<ul style="list-style-type: none"> ● Support development for good quality private housing. ● Impact on CA and Listed Building. ● Insufficient public transport. <p>Stalham Town Council: Increased traffic problems, sewerage & surface water drainage problems, loss of open countryside, preferable to enhance existing recreational facilities rather than duplicate and divide, employment / business opportunities much needed for town but this site not appropriate for mixed used – would exacerbate further existing problems. Preferable site near recreation ground. Could be industrial estate instead. Additional stakeholder consultation Summer '08: Close to schools and High Street. Improvements would be needed to road and footpath network. A new access road from Stepping Stone lane to Ingham Road would be needed. Norfolk Wildlife Trust: The neighbourhood park should seek to include semi-natural greenspace and provide links to the surrounding countryside. Natural England: AA required. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Central location, but a greenfield site and would change the character of the town by taking away countryside. Would lead to more traffic and is in a low-lying area that floods, therefore drainage would be needed. Sewers are at capacity, and number of houses would leave little space for employment, parking and public buildings. May have an adverse visual impact.</p> <p>General Public:</p> <ul style="list-style-type: none"> ● Supports residential & community use without the industrial element. ● Support in preference to ST01 – better access and size more in keeping with town. ● Needs to be developed in phases ● Support subject to some road improvements. ● Object to growth of Stalham, insufficient infrastructure for growth & impact on quality of life. ● Loss of car park ● Proximity of industrial units to existing residential. ● Noise pollution. ● Loss of weekly market, would need a permanent new site. <p>Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: A brownfield site in a central location, would be ideal for employment and community use. Does not suffer from drainage problems. However, it would be a split development site with a prominent position on the A149. Should not be used for housing, instead should be used for a community asset. Has poor access to industrial part of site. Important gateway to Stalham. Stalham Town Council: Gateway to Stalham, should be kept for community use, could be used for a number of new facilities. Moores Yard to be kept for employment.</p>

Site Reference, Location, and Status	Representations made at Preferred Options Stage				Summary Reps / Comments	
	Obj	Sup	Obs	Other		Total SA Score
ST03, Site to the North of Weavers Close Non- Preferred Option Not recommended for allocation	1	3	0	0	6	Better vehicle access and sewage links than ST01 but concern about access and loss of amenity space and wildlife. 1 comment that ST03, 7, 9 and 10 are preferable than ST01 because they are smaller sites and traffic would be divided and not all converging at roundabout at Baptist Corner. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Vehicular traffic would not need to traverse the town. Has least visual impact and could incorporate landscape buffer zones. No drainage problems, but is a greenfield site with doubtful access and may be too small. Would remove penetration of the countryside. Stalham Town Council: Should be grouped together with ST03.
ST04, Land adjoining Calthorpe Close Non- Preferred Option Not recommended for allocation						Better vehicle access and sewage links than ST01. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: No drainage or access problems, and would be a sensible development. However, it is a greenfield site and would block extension to the cemetery unless the eastern field were omitted in which case the area is inadequate for housing. Would remove penetration of the countryside. Stalham Town Council: Could be linked with ST05/06 and use existing road structure for access. Would be a natural extension to existing developments. Not large enough unless grouped with other sites. Some distance from town centre, sewage and surface water need to be addressed. A new access road from Stepping Stone Lane to Ingham Road would be needed for access to site.
ST05, Land off Campingfield Lane Non- Preferred Option Not recommended for allocation	6	0	0	0	2	Object to development on basis of access, traffic, drainage and sewerage and pressure on schools/doctors. Concern about nasty corner leading to Teresa Road off Campingfield Lane. Teresa road is currently a cul de sac – should not be opened up to access ST06. The sewers are owned by the residents not Anglian Water, and entry to them would be denied. AW say they are too near the surface to bear any volume of traffic. Rep 2746. Own the property in the corner of the site. Want to build a property in their garden but it is just outside the boundary. A large development has recently been completed nearby and therefore their land should be included. The adjoining land is owned by Paul Meale of Marshlands Farm, Sea Palling. No objection to development on that land. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Would remove penetration of the countryside, therefore should not be considered. Stalham Town Council: Could be linked with ST04/06 and use existing road structure for access. Would be a natural extension to existing developments. Not large enough unless grouped with other sites. Some distance from town centre, sewage and surface water need to be addressed. A new access road from Stepping Stone Lane to Ingham Road would be needed for access to site.
ST06, Land adjoining Lancaster Close Non- Preferred Option Not recommended for allocation	6	0	0	0	6	Object to development on basis of access, traffic, drainage and sewerage and pressure on schools/doctors. Concern about nasty corner leading to Teresa Road off Campingfield Lane. Teresa road is currently a cul de sac – should not be opened up to access ST06. The sewers are owned by the residents not Anglian Water, and entry to them would be denied. AW say they are too near the surface to bear any volume of traffic. Rep 2746. Own the property in the corner of the site. Want to build a property in their garden but it is just outside the boundary. A large development has recently been completed nearby and therefore their land should be included. The adjoining land is owned by Paul Meale of Marshlands Farm, Sea Palling. No objection to development on that land. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: No drainage or access problems, and would be a sensible development, but inadequate unless linked with another similar area, e.g. The western part of ST04. This is a greenfield site and would remove penetration of the countryside. Stalham Town Council: Could be linked with ST04/05 and use existing road structure for access. Would be a natural extension



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ST07, Land at Stalham Green Non- Preferred Option Not recommended for allocation	0	4	1	0	to existing developments. Not large enough unless grouped with other sites. Some distance from town centre, sewage and surface water need to be addressed. A new access road from Stepping Stone Lane to Ingham Road would be needed for access to site. Support includes a neighbour and the landowner (rep 699) Rep 3417: the information stating that this land used to have cottages is incorrect – it was always open space and the cottages were on the site next to it now occupied by Lynford House 1 comment that ST03, 7, 9 and 10 are preferable than ST01 because they are smaller sites and traffic would be divided and not all converging at roundabout at Baptist Corner. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Would remove penetration of the countryside, therefore should not be considered. Stalham Town Council: Not suitable.
ST08, Land at Yarmouth Road Non- Preferred Option Not recommended for allocation	0	0	0	0	No comments received. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Acceptable relationship with adjoining developments, but is a greenfield site which is low lying and is not a suitable situation for community buildings. Would remove penetration of the countryside. Stalham Town Council: Not suitable.
ST09, Land adjacent Moor Lane Site previously identified as a non-preferred option Not recommended for allocation	0	4	0	0	Alternative site suitable for small scale residential development. 1 comment that ST03, 7, 9 and 10 are preferable than ST01 because they are smaller sites and traffic would be divided and not all converging at roundabout at Baptist Corner. ST09: Les Brown Associates (rep 1005). Should allow brownfield edge of town sites to come forward. Norfolk Wildlife Trust: If ST09 is considered further it will need a biodiversity investigation and surveys for the presence of protected species as there is believed to be some biodiversity value to this site. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Would remove penetration of the countryside, therefore should not be considered. Stalham Town Council: Not suitable.
ST10, Land at Stalham Green Non- Preferred Option Not recommended for allocation	0	1	0	0	1 comment that ST03, 7, 9 and 10 are preferable than ST01 because they are smaller sites and traffic would be divided and not all converging at roundabout at Baptist Corner. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Inappropriate backland development. Would remove penetration of the countryside, therefore should not be considered. Stalham Town Council: Not suitable.
ST11, Land at Field Lane / Goose Lane Non- Preferred Option Not recommended for allocation	0	0	0	0	No comments received. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Too far outside a sensible settlement boundary. Would remove penetration of the countryside, therefore should not be considered. Stalham Town Council: Not suitable.
ST12, GlebeLand Non- Preferred Option Not recommended for allocation	0	0	0	0	No comments received. Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Too far outside a sensible settlement boundary. Would remove penetration of the countryside, therefore should not be considered. Stalham Town Council: Not suitable.

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	Obj	Sup	Obs	Other		
ST13, Land at Bracondale Farm Non- Preferred Option Not recommended for allocation	0	0	0	0		No comments received. Additional stakeholder consultation Summer '08: Stalham with Happing Partnership: Too far outside a sensible settlement boundary. Would remove penetration of the countryside, therefore should not be considered. Stalham Town Council: Not suitable.
ST14, Land at Yarmouth Road, Stalham Green Non- Preferred Option Not recommended for allocation	0	0	0	0		No comments received. Additional stakeholder consultation Summer '08: Stalham with Happing Partnership: Too far outside a sensible settlement boundary. Would remove penetration of the countryside, therefore should not be considered. Stalham Town Council: Not suitable.
ST15, Bush Abattoir site Non- Preferred Option Not recommended for allocation	0	1	0	0		Better than ST01 for drainage / sewerage. Play area could be provided by extending existing recreation ground. Additional stakeholder consultation Summer '08: Stalham with Happing Partnership: In a central location, should be reserved for employment. Would remove penetration of the countryside, therefore should not be considered. Stalham Town Council: Site already owned by supermarket with view to extending existing store.
ST16, Land adjacent Stepping Stone Lane / Brumstead Road Not recommended for allocation	0	4	0	0		Stalham Town Council: (rep 1003). New site proposed around ST03. Allows traffic to access A149 via Stepping Stone Lane rather than using town centre. High ground close to sewage treatment works. Would allow improvement and extension to recreation ground and new access. Pedestrian access to the town via St Johns Road, Weavers Way and possibly Weavers Close. South west of Weavers Way there is a large area which could be used for employment – has good access to A149. Several comments supporting this. Additional stakeholder consultation Summer '08 Access direct to sewage works. Dwellings on ST03 and section of ST16 could gain access from existing road network on Weavers Close/Spinners Close. Could upgrade Weavers Way path and provide recreational facilities. Close to High Street. Upgrading of Brumstead Road and safe access to Football Club. Could put light industrial use on section adjacent A149. Landscaping of remainder of site to provide buffer between Stalham and Brumstead. This side of Town preferred by Anglia Water for better connection to sewage works. Close to bus network. Development should be kept to ST03 and this end of ST16 to prevent car use. Development at top of site would increase surface water run off into East Ruston and be near pig farm. Good agricultural land that should not be developed. Bad access to A149 from Stepping Stone Lane. Could create extra traffic. Additional stakeholder consultation Summer '08: Stalham with Happing Partnership: Vehicular traffic would not need to traverse the town. Has least visual impact and could incorporate landscape buffer zones. North of Weavers Way - well sited on high ground not subject to flooding. Provides balance for the town, and has easy road access to High Street and A149. Sufficient space for development and later expansion of any employment/community facilities. Next to recreation ground. If community buildings are not built on ST02, they can be located on this plot. However, this is a greenfield site. South of Weavers Way - greenfield site, not needed for this amount of development, undesirable impingement on Weavers Way if development on both sides. Probable undesirable effect on A149 approach to Stalham. South of Weavers Way, eastern corner - would be a reasonable alternative for community use, if ST02 not available. Close to High Street with space for parking.



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	Obj	Sup	Obs	Other	
ST17, Land East of Chapel Field Road Not recommended for allocation	0	2	0	0	<p>Site would allow for the provision of a roundabout on the A149 at the Tesco junction and a new underpass to link the new development and Stalham Staithes with the town.</p> <p>Additional stakeholder consultation Summer '08: Stalham with Happening Partnership: Further development to the South of A149 is inappropriate due to poor access to the town centre. Western end of the site is subject to flooding. Provision of a roundabout and pedestrian bridge could improve this option. Is in an area of sensitive landscape.</p> <p>Stalham Town Council: Good access to A149 and would link town back to the Staithes via better crossing facilities. Sewage and surface water could link directly with sewage works, with no impact on existing network. Would help build on holiday trade. Under Broads Authority Planning Control. Could have an adverse impact on the Broads. Limited accessibility for less abled and pushchair users from/to town. Third of the area within a flood plain. Bad access to schools, would encourage driving to school. Would spoil the aesthetics of the Broads and damage tourism of the area.</p>
ST18, Land to North of Teresa Road Not recommended for allocation	-	-	-	-	Identified through SHLAA
ST19, Land adjacent Ingham Road Not recommended for allocation	-	-	-	-	Identified through SHLAA
E4, Former abattoir site Preferred Option Not recommended for allocation	3	1	4	1	<p>General Public:</p> <ul style="list-style-type: none"> ● Would alleviate need for further heavy traffic to enter congested town centre road system ● Suggest roundabout required at A149 / Old Market Road junction ● Supports proposal - Site is derelict, needs re-development; local employment badly needed even without proposed increase in residential areas ● Support principle of development for business, affordable housing, community use and crucially a re-vamped access for Tesco ● Potentially "unsound" as adequate community involvement was not undertaken on an "issues and options" consultation for Stalham (please check rep 1247) ● Site should be used to develop social / community / economic needs ● Use for projects such as the weekly market, community/sports centre, adult education, workshops etc. <p>Tesco: Object to designation as employment land and suggests retail use.</p>

Wells-next-the-Sea

Site Reference, Location, and Status	Representations made at Preferred Options Stage				Summary Reps / Comments	
	Obj	Sup	Obs	Other		Total SA Score
Wells-next-the-Sea	6	2	5	8	Large scale development should not be allowed in AONB, Wells is a remote and unsustainable location for building, new housing will merely increase second home ownership. any development should be 100% affordable.	
W01, Market Lane Recommended site Recommended for allocation					<p>General public:</p> <ul style="list-style-type: none"> Many comments that affordable homes should be for local people, due to high house prices / need. See Housing Need Survey, RCC July 2006 and rep 2141 for e.g. Concern that market houses will be bought as 2nd homes. Concern about loss of agricultural land which is home to several birds and plants. SW of the site is some distance from shops/ facilities. Dangerous junction of Market Lane and Burnt street. Main gas pipe buried in raised bank at Fakenham Rd. Bridle path at the end of Market Lane. Roadway flooding. Retain hedging to Fakenham Road. Within 0.25 mile of a graveyard, therefore contravenes the Cemeteries Act 1868. Object to such a large development in AONB. Concerns about water supply, drainage and sewerage. Needs good landscaping and open space. <p>Highways: Acceptable in principle Environment Agency: Flood risk assessment required for surface water disposal. EDF: Sub station upgrade required. Wells-next-the-Sea Town Council: Suitable for housing but affordables should be for local lettings only and market housing should not be available for second homes. Additional stakeholder consultation (Summer 2008): Support for residential development , however require a 'local lettings' policy on the affordable housing.</p>	
W02, Maryland Not recommended for allocation	16	5	3	1	7	<p>General Public: Small number of objections relating to the loss of employment land. Most are concerned that any dwellings built should be affordable and available solely for local people. Environment Agency: Partly within flood risk area. Flood Risk Assessment required. Wells-next-the-Sea Town Council: Object to the loss of employment land. Additional stakeholder consultation (Summer 2008): Prefer to retain as employment use due to lack of employment land in the town. Possibility of mixed use of small units with flats above.</p>



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	Obj	Sup	Obs	Other	Total SA Score	
W03, Furlong Hill Not recommended for allocation	2	2	0	0	3	Object intrusion on the green edge of town and drainage / access concerns. Support the railway track bed to the south of Wells forms an obvious boundary and therefore W03 is better than W01. W01 is too isolated from the town. W03 is better located. Additional stakeholder consultation (Summer 2008): Wells-next-the-Sea Town Council The Town Council owns this land for allotments and does not wish to see it developed for housing.
W04, Northfield Crescent Not recommended for allocation						Object to development as intrudes on the green edge of Wells and drainage and access may be a problem. Support: on the edge of the floodplain but it could be raised to allow housing or small workshops. Wells-next-the-Sea Town Council: Agree it is not suitable for housing, but it is suitable for industrial designation, i.e. storage facilities for fishermen. Additional stakeholder consultation (Summer 2008): Unsuitable for housing as in floodplain, however could be used for storage or light industrial
W05, New site Not recommended for allocation	-	1	-	-	4	Suggested through preferred options consultation. Additional stakeholder consultation (Summer 2008): Wells-next-the-Sea Town Council: No comment from clerk. 2 individual councillor responses supporting residential development.
W06, New site Not recommended for allocation	-	-	-	-	-1	Identified through SHLAA.
W07, New site Not recommended for allocation	-	-	-	-	2	Identified through SHLAA.
W08, New site Not recommended for allocation	-	-	-	-	5	Identified through SHLAA.
CP2, Car park north of Freeman St Preferred Option Recommended for allocation						General Public: <ul style="list-style-type: none"> Contrary to government guidance, No evidence to support need for car park (size or location), No indication that alternative sites have been considered, Environmental impact, Provision of car park does not outweigh environmental impact, Requires Environmental Impact Assessment, Contrary to the established planning regime. Increased flooding potential, Contrary to the emerging Core Strategy, Within conservation area, Too large, Too permanent, Breaks the traditional very strong boundary between town and marsh, Light pollution of marshes, Impact on neighbouring properties – loss of view, increased noise and security risk, Will require extensive drainage work. Support - segregate tourist traffic from residential areas (see rep 68 for suggestions) would remove need to park at quayside & allow improved pedestrian access there and visitor car parking badly needed Parking restrictions need enforcing Public toilet provision essential Quay road should be pedestrianised between the Gantry and Beach road
7	6	5	1	3		



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	Obj	Sup	Obs	Other	
					<ul style="list-style-type: none"> ● Proposal better suited on W01 ● Should include provision of underground parking with ground level (overflow) car park only partly gravelled, the rest to be grassed over. ● Impact on AONB ● Site is NOT VACANT land but agricultural land for horses which support the local economy ● Should have a series of interestingly and modestly placed SMALLER car parks (see rep 2594) ● Map used is outdated (see rep 2979) ● If allowed should be relatively low density, sensitively landscaped and with semi mature trees throughout, to provide shade for cars and to assist CO2 problem. The car park surface should be designed to assist tree growth. ● Landscape barrier provided between proposal and existing housing <p>County Council: Object on grounds of adverse landscape impact in AONB.</p>
CP5, Beach Road Alternative site for car park not previously appraised Not recommended for allocation	0	2	0	0	<p>Suggested through preferred options consultation. The site identified as a car park will not satisfy demand so consideration should be given to land in Beach Road for additional parking.</p>
CP6, Alternative Car Park Site west of football ground off beach Road. Site not previously appraised. Not recommended for allocation	0	1	0	0	<p>Suggested through preferred options consultation. Would need separate entrance and exist. Less visual impact than identified site.</p>
Suggested Park and Ride at recycling centre. Site not previously appraised Not recommended for allocation	0	1	0	0	<p>Suggested through preferred options consultation. Preferable to proposed car park as it would result in no loss of amenity for residents in Freeman Street and would minimise impact on AONB.</p>



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Aldborough

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Aldborough	14	1	8	35		<p>Comment that Aldborough should not be a Service Village because the school and surgery are out of the village. Additional stakeholder consultation Summer 2008: Aldborough Parish Council: Received several letters/comments regarding the consultation exercise and sites.</p> <ul style="list-style-type: none"> Do not feel that development should be as close to the village as possible due to impact on Conservation Area and poor access. Support development in surrounding hamlets. Not opposed to development, just do not want development of more than 6 dwellings on any one site. Drainage, utilities, traffic concerns - narrow roads and bottlenecks. Pedestrian safety should be a major consideration to access facilities. New developments should not face each other <p>Support for a number of sites from different members of the parish council, including ALD01, 05, 08, 09, 11, 12, 14, 16, 19, 22, 23, 26, 27, 28, 29, 30 32. Additional stakeholder consultation Summer 2008: Alby with Thwaite Parish Council: Anxious that development should not overload the local roads. General: The village already has 20.5% local authority housing. Concerns over sewerage capacity. Several comments about impact of development on wildlife, especially barn owls. Many new sites were put forward for development. Those suggested by the parish council have been listed below and the other sites can be viewed via the online consultation system and will be shown at the LDF Working Party meeting.</p>
ALD01, Land adjacent no.8 Pippitt's Meadow Preferred Option Recommended for allocation	23	8	4	0	4	<p>Highways: No comments received. EA: Within Groundwater Source Protection Zone III. Within major aquifer I1 and I2 zones, therefore the area has some importance for recharging of the major aquifer. Norfolk Wildlife Trust: Concern about loss of barn owl feeding habitat. Mitigation measures may need to be considered. Aldborough Parish Council: Object to 8 dwellings on the site, but would support 4 that continue the line of the existing dwellings on Pippitt's Meadow. Need to avoid urban development in a rural area. Limited access. Contaminated land? General public: Unsuitable access. Traffic impact. Impact on Conservation Area. Visual impact on village green. Liable to flooding. Site should be smaller. Some support for development and provision of affordable housing.</p>

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
ALD02, Land adjacent Manor Farm Preferred Option Not recommended for allocation	34	6	3	1	5	Highways: No comments received. EA: Within Groundwater Source Protection Zone III. Within major aquifer I1 and I2 zones, therefore the area has some importance for recharging of the major aquifer. Aldborough Parish Council: Do not support development on this site. General public: Unsuitable access. Traffic impact. Impact on Conservation Area. Visual impact and loss of valuable views. Very sensitive location. Liable to flooding. Impact on wildlife. Site should be smaller. No footpaths in this area. Some support for development and provision of affordable housing.
ALD03, Land opposite Aldborough Mill Not recommended for allocation	-	-	-	-	0	Objection to development. Unsuitable access, wildlife impact, village sprawl.
ALD04, Land at 'Doctor's Corner' Not recommended for allocation	-	-	-	-	2	General: Unsuitable access. Wildlife impact. Some support: close to village and sewage treatment plant. Tree screening. Aldborough Parish Council: The majority of parish councillors support development here for up to 4 dwellings if roadside trees remain.
ALD05, Land opposite Manor Farm, Thwaite Road Not recommended for allocation	-	-	-	-	2	Suggested through Preferred Options consultation.
ALD06, Land south of garage at Thwaite Road Not recommended for allocation	-	-	-	-	1	Suggested through Preferred Options consultation.
ALD07, Garage site, Pipit's Meadow Recommended for allocation	-	-	-	-	6	Suggested through Preferred Options consultation.
ALD08, Land south west of Rose Bank, Middle Hill Not recommended for allocation	-	-	-	-	0	Additional stakeholder consultation Summer 2008: Alby with Thwaite Parish Council: Unsuitable as it would add to traffic near school.
ALD09, Land adjacent junction of Thwaite Hill and Middle Hill Not recommended for allocation	-	-	-	-	1	Aldborough Parish Council: Support development on this site.
ALD10, Land at Thwaite Hill opposite Middle Hill Not recommended for allocation	-	-	-	-	0	Additional stakeholder consultation Summer 2008: Alby with Thwaite Parish Council: Unsuitable due to school traffic on Middle Hill.
ALD11 & 12, Land adjacent Thwaite Hill Cottages Not recommended for allocation	-	-	-	-	3/3	Suggested by Parish Council for residential development. Suitable for 4 dwellings. Not too far from village. Spreads road usage and traffic could avoid village centre. Retains open spaces.
ALD13, Land adjacent Burnside, Thwaite Hill Not recommended for allocation	-	-	-	-	4	Suggested through Preferred Options consultation.
ALD14, Land west of 'Doctor's Corner' Not recommended for allocation	-	-	-	-	2	Suggested through Preferred Options consultation.



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	Obj	Sup	Obs	Other	Total SA Score	
ALD15, Land adjacent to Dormond, Middle Hill Not recommended for allocation	-	-	-	-	1	Suggested through Preferred Options consultation.
ALD16, Land east of Pipit's Meadow Not recommended for allocation	-	-	-	-	5	Suggested through Preferred Options consultation.
ALD17, Land to rear of Church Room Not recommended for allocation	-	-	-	-	4	Suggested by Parish Council for residential development. Remove the church rooms to provide access to the site and provide replacement rooms with parking elsewhere. Problem of access across the green however.
ALD18, Land south of Chapel Lane Not recommended for allocation	-	-	-	-	2	Suggested through Preferred Options consultation.
ALD19, Land west of Tinker's Close Not recommended for allocation	-	-	-	-	3	Suggested through Preferred Options consultation.
ALD20, Land north of The Green Not recommended for allocation	-	-	-	-	7	Suggested through Preferred Options consultation.
ALD21, Land north east of The Surgery, Chapel Road Not recommended for allocation	-	-	-	-	3	Suggested through Preferred Options consultation.
ALD22, Land adjacent The Rosary, Chapel Lane Not recommended for allocation	-	-	-	-	1	Aldborough Parish Council: Support development on this site. Could support more than 6 dwellings.
ALD23, Land at Thurgarton Road, adjacent 'The Barn' Not recommended for allocation	-	-	-	-	4	Suggested by Parish Council for residential development. Suitable for 4 dwellings, continues the line of the village. Not too far from village. Spreads road usage, and traffic could avoid village centre.
ALD24, Land north of junction (Thurgarton Road and Margaret Lilly Way) Not recommended for allocation	-	-	-	-	2	Suggested through Preferred Options consultation.
ALD25, Land adjacent Greystones House Thurgarton Road Not recommended for allocation	-	-	-	-	1	Suggested through Preferred Options consultation.
ALD26, Land adjacent The White House, The Street, Thurgarton Not recommended for allocation	-	-	-	-	2	Aldborough Parish Council: Support development on this site. Could support more than 6 dwellings.
ALD27, Land opposite The Chestnuts, School Road, Thurgarton Not recommended for allocation	-	-	-	-	0	Suggested by Parish Council for residential development. Suitable for 4 dwellings. Not too far from village. Spreads road usage and traffic could avoid village centre. Direct access to school.
ALD28, Land west of Harmers Lane, Thurgarton Not recommended, for allocation	-	-	-	-	3	Aldborough Parish Council: Support development on this site.



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	Obj	Sup	Obs	Other	Total SA Score	
ALD29, Land east of Harmers Lane, Thurgarton Not recommended for allocation	-	-	-	-	1	Suggested by Parish Council for residential development. A continuation of line of existing houses. Suitable for 4 dwellings. Direct footpath to village centre and surgery. Direct access to school. General comments: Services are nearby and walkable, road access is good.
ALD30, Land south of The Grange, Harmers Lane, Thurgarton Not recommended for allocation	-	-	-	-	1	Aldborough Parish Council: Could support more than 6 dwellings.
ALD31, Land at north end of Middle Hill Not recommended for allocation	-	-	-	-	1	Additional stakeholder consultation Summer 2008: Alby with Thwaite Parish Council: Unsuitable because of proximity to school.
ALD32, Land at junction of School Lane and Alby Hill Not recommended for allocation	-	-	-	-	2	Suggested through Preferred Options consultation.



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Bacton

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Total SA Score	Summary Reps / Comments
	Obj	Sup	Obs	Other			
Bacton	-	-	-	-	-		<p>Anglian Water: Have confirmed that allocations of less than 50 dwellings should be able to be accommodated within the existing sewerage system. As there are no adopted surface water sewers alternative arrangements should be made for surface water runoff.</p> <p>Parish Council: No comments received.</p> <p>Open Spaces Society: Agrees with the non-selection of the non preferred sites.</p>
BACT01, Land adjacent Bacton First School (West) Not recommended for allocation	0	0	0	0	0	7	No comments received.
BACT02, Land adjacent Bacton First School (East) Not recommended for allocation	0	0	0	0	0	9	Norfolk Landscape Archaeology: Pleased to note that this is a non preferred site.
BACT03, Land adjacent to Beach Road Recommended for allocation	2	4	3	0	0	11	<p>Public comments: Some support for development (good access and visibility) but some concern over potential future development of the whole field.</p> <p>Bacton Village Hall Committee: The Village Hall Committee expressed support for both sites proposed in Bacton, especially option 1. Welcome the development to secure the future level of service provision in the village. Welcome the small extension to the car park, and also green space near the hall.</p> <p>Open Spaces Society: The creation of 20 dwellings would have a considerable effect on the character of the village, however support the preferred status provided that there is no significant risk of flooding. The question of what highway rights may subsist over Mill Lane be investigated prior to the creation of any footpath links to it from the site. Building design and layout should respect the historic rural character of the village and light pollution should be minimised.</p> <p>Environment Agency: A site specific FRA is required to ensure that additional surface water generated by this development can be managed without increasing both on and off site flood risk.</p>
BACT04, Land at Mill Lane Not recommended for allocation	0	0	0	0	0	7	No comments received.
BACT05, Land to Rear of Duke of Edinburgh Public House Recommended for allocation	0	6	3	0	0	10	<p>Public comments: Some general support for development on this site.</p> <p>Bacton Village Hall committee: The Village Hall Committee express their support for both sites proposed in Bacton</p> <p>Open Spaces Society: concern about impact on rural character of the village, although support the preferred status. Building design and layout should respect the historic rural character of the village and light pollution should be minimised.</p> <p>Broads Authority: Comment on the loss of touring caravan provision</p> <p>Highways: The Highway Authority has reservations about residential development on this site. However, subject to the cessation of the existing touring caravan site use and the proposed altered access arrangement providing for safe access to both the proposed development and the adjacent public house with the necessary segregation of traffic movements then these reservations could be overcome.</p>



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
BACT06, Land at Meadow Lodge, Walcott Road Not recommended for allocation	0	0	1	0	8	That it should be considered for infill development because the settlement boundary is on two sides of the site and it is surrounded by development. Expected density of 10 dwellings is not feasible due to access difficulties, but site is suitable for 1 or 2 dwellings.
BACT07, Land at Bloodslat Lane Not recommended for allocation	0	0	0	0	7	No comments received.
BACT08, Land South of Kimberley Road Not recommended for allocation	3	0	0	0	10	Unsafe access, potential for flooding and impact on existing properties. Site can not be accessed between 9 / 10 Coast Road because existing tenants require this access to their properties and garages. Broads Authority comment that this would be preferable to BACT05 as it would not involve loss of a caravan site.
BACT09, Land adjacent St Peters Court, Walcott Road Not recommended for allocation	0	0	0	0	-	A new site was put forward adjacent St Peters Court, Walcott Road.



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Blakeney

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Blakeney	1	1	0	4		<p>Blakeney Housing Society: Support development as there is a great need for young local people to be housed in the area.</p> <p>General: Concerns over school capacity, ability of roads to cope with extra traffic, parking in village is difficult already. Limited employment opportunities. 40 houses is too many. Smaller sites would be more appropriate for Blakeney. Don't want any more market housing as this will go for second homes.</p> <p>Additional stakeholder consultation summer 2008: Blakeney Parish Council: Against any allocation which would allow the properties to be open to those on the common housing register, and would prefer an exception site only.</p>
BLA01, Oddfellows Field, Coast Road Not recommended for allocation						<p>Environment Agency: The Wiveton Downs SSSI lies close to western boundary of the proposed site and there should be a buffer zone between this and any housing development.</p> <p>Blakeney Parish Council: Support the site, but the houses should be shifted further down the site and the entrance must be onto the Langham Road not the A149.</p> <p>General public:</p> <ul style="list-style-type: none"> ● Impact on AONB ● Sprawl of the village ● Hazardous access onto the A149 ● The site is on raised ground and therefore visible from the south. <p>Additional stakeholder consultation summer 2008: Blakeney Parish Council: Against any allocation which would allow the properties to be open to those on the common housing register, and would prefer an exception site only.</p>
BLA02, Land adjacent Blakeney Downs House, Morston Road Not recommended for allocation	0	1	0	0	2	Suggested for residential development.
BLA03, Land West of Langham Road Recommended for allocation	0	3	0	0	2	Several comments supporting a shift to the south of BLA01.
BLA04, Land East of Langham Road Not recommended for allocation	-	-	-	-	2	No comments received.
BLA05, Land West of Saxlingham Road Not recommended for allocation	-	-	-	-	6	Identified through SHLAA.
BLA06, Land East of Saxlingham Road Not recommended for allocation	0	1	0	0	3	Suggested for residential development through preferred options consultation.
BLA07, Land adjacent Watermark, Langham Road Not recommended for allocation	0	1	0	0	6	Identified through SHLAA.

Briston & Melton Constable

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Briston & Melton Constable	0	2	2	11		Many concerns about ability of infrastructure (especially sewers, drains and power and surrounding roads) to cope with new development. Additional stakeholder consultation Summer 2008: Briston Parish Council: Would prefer several smaller developments. Concerned about added pressure on village infrastructure, especially in relation to the area adjacent to the school.
BRI01, Land between Astley School & playing field (site 2) Preferred Option Recommended for allocation						Highways: No comments received. Environment Agency: Within major aquifer H2 zone, therefore the area has some importance for recharging of the major aquifers. A Flood Risk Assessment should be carried out for surface water drainage. General public: Concern about infrastructure: see detailed comments. Many comments that development should not go on such a busy road. Access and parking is very busy at school drop off. Congestion. Should be reserved for future school expansion or car park. Additional stakeholder consultation Summer 2008: Briston Parish Council: Development would add pressure to busy junction. Issues with primary school during the school run, may create congestion.
BRI02, Land between Astley School and playing field (site 2) Not recommended for allocation	0	1	0	0	8	Support residential development. Additional stakeholder consultation Summer 2008: Briston Parish Council: Development would add pressure to busy junction. Issues with primary school during the school run, may create congestion.
BRI03, Land at The Lanes Not recommended for allocation	0	1	0	0	8	Briston Parish Council: Prefer this to BRI01 because concerned about the levels of traffic accessing the site on The Lanes near Fakenham Road - this is busy with school drop-off. BRI03 would give a more controlled flow of traffic.
BRI04, Land at Holt Road, opposite Horseshoe Common Not recommended for allocation	-	-	-	-	4	Additional stakeholder consultation Summer 2008: Briston Parish Council: Would tidy up entrance to Briston from Holt, and would match opposite side of road.
BRI05, Land at Norwich Road (from Old Vicarage to Horseshoe Lane) Not recommended for allocation	-	-	-	-	4	Additional stakeholder consultation Summer 2008: Briston Parish Council: Would tidy up entrance to Briston from Norwich. May create a footway.
BRI06, Land to rear of 'Cambria', West End Not recommended for allocation	-	-	-	-	6	Additional stakeholder consultation Summer 2008: Briston Parish Council: Do not support this site.



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	Obj	Sup	Obs	Other	Total SA Score	
BRI07, Lawn Farm Not recommended for allocation	0	2	0	0	2	Rep 3456. Bernard Matthews Ltd. Support development. Currently poultry sheds at the end of its useful economic life for poultry production. 1 other support for it – to build affordable housing and stop smell. Additional stakeholder consultation Summer 2008: Briston Parish Council: Do not support this site.
BRI08, Land at Mill Road (from Springfield to Horseshoe Lane) Not recommended for allocation	-	-	-	-	5	Additional stakeholder consultation Summer 2008: Briston Parish Council: Would like to see this site developed in line with surroundings.
BRI09, Land at Mill Lane Not recommended for allocation	-	-	-	-	5	Additional stakeholder consultation Summer 2008: Briston Parish Council: Would like to see this site developed.
BRI10, Land to the south of playing field Not recommended for allocation	0	1	0	0	4	Additional stakeholder consultation Summer 2008: Briston Parish Council: Do not support this site. Support residential development
BRI11, Land to the north of Craymere Beck Road Not recommended for allocation	3	0	0	0	3	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village. Object to development. Outstanding countryside, populated by barn owls and kestrels. Narrow roads.
BRI12 & 13, Land at Craymere Road Not recommended for allocation	1	0	0	0	1 / 2	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village. Object to development. Would extend ribbon development along a frontage of good quality agricultural / grazing land and would alter the character of the area.
BRI14, Land at Stone Road Not recommended for allocation	0	1	0	0	2	Support for development from landowner (rep 1391). This is a brownfield site surrounded by development. Request for housing for ill member of family and to be on site to look after livestock. Additional stakeholder consultation Summer 2008: Briston Parish Council: Would like to see this site developed.
BRI15, Land adjacent to the John H Stracey Public House Not recommended for allocation	-	-	-	-	9	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village.
BRI16, Land at Corpusty Road Not recommended for allocation	-	-	-	-	1	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village.
BRI17, Land at Reepham Road Not recommended for allocation	0	1	0	0	2	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village. Request for site enlargement from landowners.
BRI18 & 19, Land at Highfield Previously identified as a non-preferred site Not recommended for allocation	1	0	0	0	0 / 2	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village. Object to development. Would create precedent for further development towards Craymere.

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
BRI20, Land to the rear of 53 Reepham Road Not recommended for allocation	-	-	-	-	3	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village.
BRI21, Land at Reepham Road (site 5) Not recommended for allocation	-	-	-	-	3	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village.
BRI22, Land at Reepham Road (site 6) Not recommended for allocation	-	-	-	-	1	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village.
BRI23, Land at Reepham Road Not recommended for allocation	-	-	-	-	0	Additional stakeholder consultation Summer 2008: Briston Parish Council: Too far out of village.
BRI24, Land at rear of Holly House, The Lanes Recommended for allocation	0	1	0	0	7	Additional stakeholder consultation Summer 2008: Briston Parish Council: Good site, central to services. Request for individual development for family.
BRI25, Land south of Woodfield (Coal yard) Alternative site not previously appraised Not recommended for allocation	0	1	0	0	10	Additional stakeholder consultation Summer 2008: Briston Parish Council: Good site, central to services. Suggested for residential / mixed use development.
BRI26, Land at The Loke Not recommended for allocation	-	-	-	-	4	Additional stakeholder consultation Summer 2008: Briston Parish Council: Do not support this site. Suggested for residential/ mixed use development.
BRI27, Land at Church Road Recommended for allocation	-	-	-	-	5	Additional stakeholder consultation Summer 2008: Briston Parish Council: Good site, central to services.
BRI28, Land at rear of 'Cambria', West End Not recommended for allocation	-	-	-	-	-	No comments received.



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Catfield

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Catfield						Impact on scientifically important conservation areas. Concern about development on Greenfield land rather than brownfield. Comments that Catfield already has significant levels of deprivation and concerns that more low cost housing will adversely alter the social fabric. Poor facilities - shops have closed and there is little work on the industrial estate. The village shop/post office is for sale and will probably close soon. Therefore should not be a Service Village. Concern about any additional traffic adjoining the A149 at the two main Catfield junctions.
CAT01, Land South of Lea Road Preferred Option Recommended for allocation	2	5	1	22		Highways: No comments received. County Landscape: Object to development on the whole site. EA: Within major aquifer L zone, therefore the area has some importance for recharging of the major aquifer. A Flood Risk Assessment is required for surface water disposal. Natural England: Lies adjacent to the Ant Broads and Marshes SSSI, SAC, SPA. An appropriate assessment will be required to examine likely deterioration in water quality impacting this site. It should be noted that the river Ant currently just meets its SAC water quality targets the ecological status is unfavourable, and this proposal will still further impact this Natura 2000 site. Such an allocation should only go forward after ascertaining it will not adversely affect the integrity of the site. Catfield Parish Council: Support CAT01, but access should not be via Lea Road. Additional stakeholder consultation Summer '08: Site could be used in conjunction with CAT07. Part of land in CAT01 is in a valley and could be flooded. General public: Local objection to access off Lea road. Drainage concerns. Out of character with bungalows in the area. Some distance from the school.
CAT02, Land adjoining Bleak House Cottage Previously identified as a non-preferred site Not recommended for allocation	0	0	0	0	0	No comments received.
CAT03, 04 & 05, Land to the South of Dale Lane / North of Church Road / South of Church Road Previously identified as non-preferred sites Not recommended for allocation	18	0	0	0	0	Objections to development. Lack of infrastructure to serve such large developments. Poor access. Too close to Ramsar, SSSI and SAC.
CAT06, Land to the East of Ludham Road Previously identified as a non-preferred site Not recommended for allocation	1	2	0	0	0	Some support for development – less impact on community and closer to school. Less impact on landscape. Better access.



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
CAT07, Land South of New Road Previously identified as a non-preferred site Not recommended for allocation	0	2	0	0		Mixed views. Additional stakeholder consultation Summer '08: Catfield Parish Council: Could be used in conjunction with CAT01, possibly for access.
CAT08, Land at Fieldside, Ludham Road Not recommended for allocation	-	-	-	-		
CAT09, Mushroom Factory, The Street Not recommended for allocation	-	-	-	-		New site suggested for residential development. Catfield Parish Council: Using this land would tidy up the area and traffic would not have to go through the centre of the village.



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Corpusty & Saxthorpe

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Corpusty & Saxthorpe						
	5	0	0	14		RCC Housing Needs Survey in June 2006 found an immediate need for 9 dwellings, therefore need an allocation of 18 dwellings. However should be provided on small sites. Several comments that the alternative sites have better access than COR01. Additional stakeholder consultation Summer 2008: Corpusty Parish Council: Concerned by the limited capacity of sewage treatment works.
COR01, Land between Norwich Rd and Adams Lane Preferred Option Recommended for allocation						Highways: No comments received. EA: Part of site is in Flood Zone. Therefore a Flood Risk Assessment will be required. Site is adjacent to a Strategic River Corridor in the East of England which provide the potential to link biodiversity conservation and enhancement areas to achieve connectivity through the landscape. Development within a Strategic River Corridor should generally be avoided. Within major aquifer H2 and I2 zones and therefore the area has some importance for recharging of the major aquifers. Corpusty Parish Council: This site would cause major disruption to this part of the village and destruction of an old orchard. Concern about access onto Norwich Road. Would prefer a site on the corner of Heydon Rd/Horseshoe Lane. Additional stakeholder consultation Summer 2008: Maximum 8 dwellings, middle of village within easy reach of amenities. General public: Concern about access increased traffic and concentration of affordable housing in one part of the village. No footpath to village centre.
	23	0	3	0	6	
COR02, Land at Norwich Road and Adams Lane Not recommended for allocation	1	1	0	0	6	Objection due to loss of hedges and urbanisation of rural lane. 1 support for 02 and 04 to be developed together to met local housing needs.
COR03, Land at 'Woodside' Not recommended for allocation	1	1	0	0	5	Objection as possible unstable land.
COR04, Land at Norwich Road Not recommended for allocation	1	1	0	0	2	Objection due to flood risk and loss of meadow. 1 support for 02 and 04 to be developed together to met local housing needs.
COR05, Land at Saxthorpe Glebe (adj St Andrews Church) Not recommended for allocation	0	1	0	0	4	1 support for residential development.
COR06, Buildings adjoining Foundry House and Bungalow Not recommended for allocation	0	0	0	0	6	No comments received.
COR07 & 09, Land at Matiaske Road Not recommended for allocation	0	1	0	0	-/5	Church Farm supporting residential development.
COR08, Land at Hill Farm Not recommended for allocation	0	0	0	0	-	Suggested through preferred options consultation.

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Total SA Score	Summary Reps / Comments
	Obj	Sup	Obs	Other			
COR10, Land adjacent telephone exchange, The Street Not recommended for allocation	0	3	0	0	0	7	Suggested for residential development. Corpusy Parish Council: Maximum 4 dwellings, less local opposition, meets same criteria as COR01.
COR11, Land adjacent 11 Heydon Road Not recommended for allocation	0	6	0	0	0	4	Suggested for residential development by Parish Council and others. Good access and would link council houses to rest of village.
COR12, Land between Norwich Road and Heydon Road Not recommended for allocation	-	-	-	-	-	5	Suggested through preferred options consultation.
COR13, Land at Little London Farm Not recommended for allocation	0	1	0	0	0	-	Suggested for residential development. Would enhance site by removal of asbestos agricultural buildings. Additional stakeholder consultation Summer 2008:Corpusy Parish Council: Suitable for 1 dwelling.
COR14, Land adjacent Holly Tree House, Little London Not recommended for allocation	-	-	-	-	-	-	Additional stakeholder consultation Summer 2008:Corpusy Parish Council: Suitable for 1 dwelling.





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Happisburgh

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Happisburgh	-	-	-	-	-	A few comments that development should be located further away from the coastal erosion constraint area and more central sites left for relocation of village facilities such as the pub, school, church. Parish Council Comments: None received. Anglian Water: There are no sewerage issues within the village, which drains to Stalham where capacity is available at the STW. As the sewerage system in Happisburgh is small, allocations should be kept as low as possible. There are no adopted surface water sewers in village so alternative arrangements should be made for surface water runoff.
HAP01, Sites adjoining Lighthouse Lane Not recommended for allocation	0	0	0	0	9	No comments received.
HAP02, Land adjacent to Lighthouse Lane Not recommended for allocation	0	0	0	0	5	No comments received.
HAP03, Land at Lantern Lane Not recommended for allocation	0	0	0	0	6	No comments received.
HAP04, Land to South of North Walsham Road Not recommended for allocation	4	5	0	0	9	Support: (One from the agent and others were primarily from people living in the immediate vicinity of Hap07) <ul style="list-style-type: none"> ● Site is more central and will consolidate the historic core of the village ● Safe access to school and shop and a new footpath could also be used by houses on the other side of North Walsham Road. ● Traffic would not have to pass through the length of Whipwell Street and the bus stop would not need re-siting. ● Each property could have its own access to the road. No additional road building needed ● Low level building could respect the village environment and not look out of place. ● No impact on views of the lighthouse. Objections: <ul style="list-style-type: none"> ● Impact on the Conservation Area ● Loss of countryside views ● May compromise future school extension.
HAP05, Land at Gold's Farm Not recommended for allocation	0	5	0	0	6	Support:

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
						<ul style="list-style-type: none"> Development could enable re-routing of the North Walsham road where accidents often occur. Additional houses would be in close proximity to the school, shop etc. <p>Comment that site only suitable for bungalows.</p>
HAP06, Land West of Whipwell Street (North) Not recommended for allocation	0	0	0	0	9	No comments received.
HAP07, Land West of Whipwell Street Recommended for allocation	6	1	9	0	9	<p>Support: Site is central to the school, shop and public transport route. Feel that play equipment should be provided within the area rather than enhancing the existing play facilities on the sports ground</p> <p>Objections:</p> <ul style="list-style-type: none"> Increased traffic on Whipwell Street Impact on tranquillity and views from neighbouring properties Loss of long views from Whipwell Street Careful attention required to layout and building height. Concern over 15 dwellings provided on one site. Need to cross Whipwell Street twice to reach the school and the shop (on foot) Some distance from village amenities. Development would block views of the lighthouse from Grubb Street Further development to the south of Beach Road would increase the imbalance of the settlement New access close to Lighthouse Close will have a detrimental effect on existing residents.
HAP08, Land at Seacroft Farm Not recommended for allocation	0	0	0	0	5	No comments received.
HAP09, Land at Littlewood Farm Not recommended for allocation	0	0	0	0	3	No comments received.
HAP10, Land adjacent to Lighthouse Lane (site 2) Not recommended for allocation	0	0	0	0	6	No comments received.
HAP11, Land at Happsburgh Common Not recommended for allocation	0	0	0	0	4	No comments received.
HAP12, Land at Short Lane Not recommended for allocation	0	0	0	0	6	No comments received.



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	Obj	Sup	Obs	Other			
HAP13, Land South of Village Hall, Blacksmiths Lane Not recommended for allocation	0	0	0	0	0	-	A new site was put forward to the north of site HAP05 (between HAP05 and the Wenn Evans centre). Representer suggested this could provide new access to the Wenn Evans centre and would have minimal impact on the rest of Happisburgh.

Horning

Site Reference, Location, and Status	Representations Made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Horning	9	1	1	49		Access and traffic on Lower Street are the major concerns. Any new development should access directly to the A1062 Should look to re-locate existing traffic movements from Lower St. The Kingswood development and Housing development on Petersfield Hotel will already add to traffic in Horning. There is a need for more car parking – north west of Horning crossroads on A1062, i.e. west of the Horning – Neatishead road. Existing car parks are very busy in the summer and will get more so with the new Adventure Park.
HOR01, Land East of Hillside Road Preferred Option Not recommended for allocation	170	3	10	1		Highways: no comments received. EA: Within major aquifer H2 zone, therefore the area has some importance for recharging of the major aquifer. A Flood Risk Assessment is required for surface water disposal. Site is close to: Bure Broad & Marshes SSSI site, Broadland SPA & Ramsar site, and The Broadlands SAC. Surface water disposal needs to be investigated thoroughly so as to ensure there are no harmful discharges to any of these nature conservation areas. Natural England: An appropriate assessment will be required to examine likely deterioration in water quality impacting this site. It should be noted that the river Bure already fails its SAC water quality targets, and this proposal will still further impact this Natura 2000 site. Such an allocation should only go forward after ascertaining it will not adversely affect the integrity of the site. Horning Parish Council: Unanimous vote against the development at public meeting Strong concerns about traffic on Lower Street. It is imperative that any further development is along the A1062 which could also incorporate access to the A1062 for residents of Abbot Rd/Parkland Crescent. General public: Many concerns about the increase in through traffic along Lower Street which is narrow, has few footpaths, serves many shops and restaurants and is already dangerous. Concerns about sewerage and drainage capacity & power supply. Object to estate-style development in an attractive village. Impact on Conservation Area Wildlife in field: Deer, swallow butterfly, marsh harrier.
HOR02, Land at rear of 137 Lower Street Alternative site not previously appraised Not recommended for allocation	0	2	0	0		Suggested for residential development. Horning Parish Council: Merely an offshoot of HOR01, opinion of HOR01 applies to HOR02 as well.
HOR03, Land adjacent Lynwood Lodge School Road Alternative site not previously appraised Not recommended for allocation	0	1	0	0		Suggested for residential development. Additional stakeholder consultation Summer '08: Horning Parish Council: Does not have sufficient land adjacent to A1062 and access is by narrow country lanes.



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	Obj	Sup	Obs	Other	Total SA Score	
HOR04, Land South of School Road Alternative site not previously appraised Not recommended for allocation	0	2	0	0	0	Suggested for residential development. Additional stakeholder consultation Summer '08: Horning Parish Council: Does not have sufficient land adjacent to A1062 and access is by narrow country lanes.
HOR05, Land North of School Road Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Suggested for residential development. Additional stakeholder consultation Summer '08: Horning Parish Council: Does not have sufficient land adjacent to A1062 and access is by narrow country lanes.
HOR06, Land East of Abbot Road Alternative site not previously appraised Recommended for allocation	0	7	0	0	0	Suggested for residential development by several local residents. Direct access to the A1062 and could also allow Parkland Crescent to access the A1062. Additional stakeholder consultation Summer '08: Horning Parish Council: This is the most suitable site. Proviso that eastern access road from A1062 is incorporated into site to allow access and egress away from village centre.
HOR07, Land West of allotment gardens, Norwich Road Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Suggested for residential development. Additional stakeholder consultation Summer '08: Horning Parish Council: Unsuitable - would only serve to split the village into two parts.
HOR08, Land opposite The Avenue, Norwich Road Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Suggested for residential development. Additional stakeholder consultation Summer '08: Horning Parish Council: Unsuitable - would only serve to split the village into two parts.
HOR09, Land at Mill Hill Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Redevelopment of social housing suggested for residential development. Additional stakeholder consultation Summer '08: Horning Parish Council: A non-starter.
HOR10, Land West of Neatishead Road Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Suggested for residential development. Additional stakeholder consultation Summer '08: Horning Parish Council: Unsuitable - would only serve to split the village into two parts.
HOR11, Land North of Ropes Hill Alternative site not previously appraised Not recommended for allocation	0	22	0	0	0	Suggested for residential development. Additional stakeholder consultation Summer '08: Horning Parish Council: Unsuitable - would only serve to split the village into two parts.
HOR12, Land adjacent Letherington's Lane Alternative site not previously appraised Not recommended for allocation	0	2	0	0	0	Suggested for residential development by several local residents. Direct access to A1062. Additional stakeholder consultation Summer '08: Horning Parish Council: Unsuitable - would only serve to split the village into two parts.
120. Adjacent to school. Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Suggested for residential development.



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Site Reference, Location, and Status	Representations Made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
2514. Upper Street. Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Suggested for residential development.
753. Letherington's Lane Not recommended for allocation	0	3	0	0	0	Suggested for residential development.
555. RAF Neatishead Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Suggested for residential development.



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Little Snoring

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reprs/Comments
	Obj	Sup	Obs	Other	Total SA Score	
		2	1	4	7	
Little Snoring						<p>Little Snoring Residents survey: 70% of residents responded. Majority want no development, but if have to have some then SN1 followed by SN3 are preferred. The non-preferred sites would lead to traffic on the Thursford road and the Street which are narrow with no footpaths.</p> <p>Other comments: Sewers cannot cope. Need facilities for young people and a playground with equipment. All houses should have 2 car park spaces. Concern about traffic through village. There has already been a lot of affordable housing in the village.</p> <p>Need a cycle path from Little Snoring to Fakenham.</p> <p>Additional stakeholder consultation summer 2008: Little Snoring Parish Council: Back-filling in the village should be avoided.</p>
SN01, Land at junction of Holt/ Kettlestone Rd Recommended for allocation	3	2	3	0	7	<p>Highways: No comments received</p> <p>EA: Within major aquifer L zone, therefore the area has some importance for recharging of the major aquifer.</p> <p>General public: Local support: Good access to shop, pub, school and public transport. Footpaths are in the area.</p> <p>Good entrance to the site.</p> <p>Local resident concern about capacity of drains.</p> <p>Some concern about traffic.</p> <p>Object to concentration of affordable housing in this area.</p> <p>Additional stakeholder consultation summer 2008: Little Snoring Parish Council: Development would enhance the village by removing an untidy site. Easy access to services. Should be limited to 13 dwellings. Junction should be upgraded and speed limit on A148 reduced to 30mph. Safety concerns due to junction.</p>
SN02, Land East of The Pastures, off Thursford Road Not recommended for allocation	0	1	0	0	6	<p>Access and traffic concerns, compounded by recent pp on the Pastures. Beyond settlement boundary. Have just had long battle against residential on this site. Application dismissed on appeal.</p>
SN03, Land adjacent to White House, The Street Not recommended for allocation	1	0	0	0	0	<p>Opposite Grade 1 Listed church - would be very intrusive. On edge of village. On a dangerous bend.</p>
SN04, Land adjoining Green Farm Barns, off Thursford Road Not recommended for allocation	1	0	1	0	8	<p>Landowner states this should not be on the list because already has planning permission.</p>
SN05, Land adjacent Primary School Not recommended for allocation	0	3	0	0	6	<p>Suggested through preferred options consultation that it could bring the 2 halves of the village together, widen road and spread affordable housing around the village.</p> <p>Additional stakeholder consultation summer 2008: Little Snoring Parish Council: Development would link two halves of the village, enhance the village by removing an untidy site. Easy access to services. Should be limited to 12/13 dwellings. Should provide a car park for school use. Widen footpath. Reduce speed limit on Thursford and Kettlestone Road to 20mph. Negative: Close to school.</p>

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reprs/Comments
	Obj	Sup	Obs	Other	Total SA Score	
SN06, Land at Two Acres, The Street Not recommended for allocation	0	2	0	0	4	Suggested through preferred options consultation.
SN07, Land adjacent Playing Field Not recommended for allocation	0	4	0	0	10	Suggested for residential development. Could form a new centre with a Green and footpaths.
SN08, Land adjacent Petersville, Kettlestone Road Not recommended for allocation	0	2	0	0	6	Suggested through preferred options consultation
SN09, Land adjacent Jex Farm Not recommended for allocation	0	2	0	0	2	Suggested through preferred options consultation that it could bring the 2 halves of the village together and provide a car park for the school.
SN10, Land at The Hill Not recommended for allocation	0	2	0	0	4	Suggested through preferred options consultation
SN11, Land adjacent 'Deeside', The Street Not recommended for allocation	0	1	0	0	5	Suggested through preferred options consultation



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Ludham

Site Reference, Location, and Status	Representations made at Preferred Options Stage				Total SA Score	Summary Reps / Comments
	Obj	Sup	Obs	Other		
Ludham						
LUD01, Land South of School Road Preferred Option Recommended for allocation						<p>Significant local opposition to preferred site LUD01. Several comments that Affordable housing should be for local people and there is a lack of employment in area. Other comments that there are 104 affordable housing already in Ludham (16%) mostly along School Road. Should explore other areas in the village e.g. land either side of the Yarmouth Rd on the way out to Potter Heigham. Both sites could have storm drainage straight into the marshes or Womack Water without the need to pass already flood prone built up areas of the village.</p> <p>Ludham Parish Council: Accept the need for affordable housing in the village. Support LUD01 if drainage and sewerage concerns are overcome.</p> <p>Additional stakeholder consultation Summer '08: Impact of provision of other services to the village must be addressed. Concern over any plans which allow the village to sprawl out towards other settlements. Access by foot and road should be carefully considered alongside safety.</p>
	6	2	1	12		
LUD02, Land at Catfield Road Previously identified as a non-preferred site Not recommended for allocation	46	3	5	0		<p>Ludham Parish Council: Support if drainage and sewerage concerns are overcome and opportunity is taken to improve sewerage and drainage to properties in Willow Way and School Road.</p> <p>Additional stakeholder consultation Summer '08: The 'common sense' site. Fits well with existing development, good access to school and village centre. Is not in Flood Zone.</p> <p>General public: Concerns over sewers and drainage.</p> <p>Poor access onto School Road. Concern about increased traffic along School road. No footpaths. Overlooking of bungalows, Flooding.</p> <p>Not good practice to concentrate affordable housing in one area of a village (currently most of existing is in School Rd).</p> <p>Site has a history of two refusals and dismissed on appeal. Reasons include that the land rises up from the edge of village which is contained within low lying land. Development of the site would mean that the village had a visual impact on the surrounding countryside.</p>
	3	5	0	0		<p>Serious flooding and surface water concerns. Preferred as long as drainage concerns are overcome. More convenient for school and amenities. Easier access to the bypass. However on fast stretch of road. Loss of wildlife on site. See rep 2887 for details.</p> <p>Additional stakeholder consultation Summer '08: Ludham Parish Council: Good access to school/playground, not too far from village. Site is very low and water drains into it. Not ideal for housing. May impact too much on landscape and setting of village.</p>
LUD03, Former fire station, Latchmore Lane Previously identified as a non-preferred site Not recommended for allocation	0	0	0	0		<p>No comments received.</p> <p>Additional stakeholder consultation Summer '08: Ludham Parish Council: Very small and out of the village. Development would be inappropriate. Planning permission has been previously refused. Does not have easy access by foot to school or village centre.</p>
LUD04, The Beeches Farmyard Previously identified as a non-preferred site Not recommended for allocation	0	1	0	0		<p>1 support for development.</p> <p>Additional stakeholder consultation Summer '08: Ludham Parish Council: Development would be inappropriate as it would be out of character with immediate location. Access by foot and road is poor, is south of the main road and near water.</p>

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
LUD05, Land at Yarmouth Road Not recommended for allocation						Additional stakeholder consultation Summer '08: Ludham Parish Council: Out of the village, does not have easy foot access to school and village centre. Would allow village to sprawl towards Potter Heigham. Latchmoor Lane is narrow and would not give good access. Would impact on landscape.
LUD06, Land South of Grange Road Alternative site not previously appraised Recommended for allocation	0	2	0	0	0	New site suggested for residential development. Better integration of social housing through the village. Better access to main road. High ground with gentle slope for good drainage. Additional stakeholder consultation Summer '08: Ludham Parish Council: Housing would fit in with existing housing if Grange Close were extended to give access to site. Malthouse Lane is narrow a curves, therefore would not give good access. Too far from village centre.
LUD07, Land North of Grange Road Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	New site suggested for residential development by Brown & co. Well related to facilities, on bus route, close to STW. Good pedestrian access to village. Large enough to accommodate open space, SuDs etc. Additional stakeholder consultation Summer '08: Ludham Parish Council: Well out of the village and felt to be intrusive on the environment, allowing village to sprawl towards Catfield. A main road needs to be crossed to access the school.
LUD08, Land West of St Catherines Church Alternative site not previously appraised Not recommended for allocation	0	1	0	0	0	Brownfield site. South of A1062 adj to church. Would remove the problems of having a factory in the centre of the village, i.e. noise and traffic. Additional stakeholder consultation Summer '08: Ludham Parish Council: Site is small and currently in use by a business which provides good employment in the village.
LUD09, Land East of Lovers Lane Alternative site not previously appraised Not recommended for allocation	0	2	0	0	0	Field to the south of Norwich Road and to the east of Lover's Lane. Has good drainage towards Womack Water. Close to village facilities. Additional stakeholder consultation Summer '08: Ludham Parish Council: Near the village centre but south of the main road. Access is poor and it may prove difficult to provide services to this site. Would impact too much on landscape and setting of village.



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Mundesley

Site Reference, Location, and Status	Representations Made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Mundesley						<p>Opposing views regarding location of new development: some favouring infill in centre of village close to services rather than on edge of AONB, some favouring development on the edge of village.</p> <p>Objection to any new development in Mundesley – due to increase in traffic, loss of Greenfield land, loss of farmland, lack of employment, impact on village character etc.</p> <p>Norfolk County Council: Contributions towards high school also required due to cumulative effect of other development in catchment.</p> <p>Anglian Water: Allocations of approximately 50 properties should not cause a problem. Spare capacity at STW. There are no adopted surface water sewers in village so alternative arrangements should be made for surface water runoff.</p> <p>Parish Council: No comments received.</p>
MUN01, Land at Rear of 25 Cromer Road Not recommended for allocation	0	0	0	0	-	No comments received.
MUN02, Land at Little Mount Not recommended for allocation	0	0	0	0	2	No comments received.
MUN03, Land West of Church Lane Not recommended for allocation	3	2	1	0	10	<p>Support:</p> <ul style="list-style-type: none"> ● Adjacent to good roads and lovely views across fields ● Within main village rather than on edge of AONB. ● Good access to shops and a path to school is available. <p>Object:</p> <ul style="list-style-type: none"> ● Proximity to erosion zone and development would prevent future re-alignment of the coast road that may be required as a result of coastal erosion. ● Should be retained for farming due to climate changes and also to minimise farm vehicle traffic through the village centre. ● Concern over height of land and that development would dominate the village.

Site Reference, Location, and Status	Representations Made at Preferred Options Stage				Summary Repts / Comments	
	Obj	Sup	Obs	Other		Total SA Score
MUN04, Land off Links Road Not recommended for allocation	9	5	5	0	7	<p>Comments/ Support:</p> <ul style="list-style-type: none"> ● Would enhance the centre of the village. ● Central location, easy access to facilities, can access school via footpaths, ● Could install a mini-roundabout. ● Capable of development for housing without any adverse impact on any nearby residents or on the wider landscape ● Preferable to building on farmland in AONB. ● Proposed public open space would soften visual impact of the development and offer new facilities. ● Affordable housing should be for local people. <p>Object:</p> <ul style="list-style-type: none"> ● Impact on local wildlife, lack of employment, loss of farmland, impact on village character, light pollution. ● Highways concerns due to lots of traffic already on links Road (farm, golf club, holiday chalets etc). ● Vehicles going to Norwich or North Walsham would have to pass through centre of Mundesley on narrow roads. ● Concern over impact on grazing and hedges. Object to loss of rare open fields in the centre of village. ● Development should be on edge of village rather than more infill. Would prefer smaller groups of development. ● Should be retained for farming due to climate changes and to minimise farm vehicle traffic through the village centre. ● Object to public open space proposal which could impact on wildlife. GoldPark is not over-used and contains playground etc and is close to amenities. <p>Environment Agency: Note the 'medium impact on biodiversity' conclusion in the SA. Important to consider and mitigate any impacts. Also note it may be contaminated land and this should be investigated. Greater than 1ha, therefore FRA required.</p> <p>Norfolk County Council: Object to MUN07 and consideration should be given to more intense or extensive development of site MUN04.</p>



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Site Reference, Location, and Status	Representations Made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
MUN05, Land at Hill Farm Not recommended for allocation	0	0	0	0	2	No comments received.
MUN06, Land at Grange Cottage/Water Lane Recommended for allocation	1	1	0	0	8	Support: Adjacent to good roads and lovely views across fields. Object: Safety concerns over access via The Loke. Pumping station would be necessary for getting the sewerage up to the High Street.
MUN07, Land South of Trunch Road Recommended for allocation	27	2	6	0	9	<p>Objections:</p> <ul style="list-style-type: none"> ● Within the AONB and should receive high protection. ● Some distance from village facilities – people will drive ● Gateway site to the village. ● Loss of views across countryside ● Traffic impact of site on a bend and opposite the school and fire station ● This stretch of road is very busy with cars queueing along the road. ● Concern that providing school car park would encourage people to drive to school, therefore increasing traffic in the area. ● Any blocking of Gordon Terrace at Trunch Road would mean emergency vans etc would need to back out onto Knapton Road – blind bend. ● 20mph speed limit should be extended to this area ● Loss of high grade agricultural land ● Impact on mature hedges and abundant resident wildlife (only hedges in farmland are protected) ● Light pollution due to new development. ● Impact of new residents in a currently tranquil area (air pollution, noise, traffic, conflict etc) and impact on Gordon Terrace ● Impact on regionally important archaeological site ● Increase in hard surfacing will increase risk of flooding in nearby flood zone ● Should use brownfield, more central sites instead. Use smaller sites. ● Scale of development – an estate will be out of village character. ● Concern over future increases in development ● Lack of local employment

Site Reference, Location, and Status	Representations Made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
						<p>Local services (schools, health centre, library) are already stretched</p> <p>Mundesley should remain a village</p> <p>Support:</p> <ul style="list-style-type: none"> Close to school, while in the AONB is in a short break in the development fronting Trunch Road Low lying and therefore capable of development without impinging on setting of Mundesley Could help resolve parking issues associated with the school Provides easy access to nearby settlements. <p>Mundesley Junior School Buildings Committee: Problems already exist because the school is on a bend and cars park along Trunch Road. The only off-road parking would be lost through new site access. Request provision of adequate car parking on the site, not only for the current off-road cars parked where the site entrance will be, but to accommodate as many additional spaces as possible to minimise the additional danger in having a new site entrance on a bend, and directly opposite the school / Surestart site. If a pedestrian crossing is proposed the 20mph speed limit should be extended to beyond the school playing field, and the car park should be close to this crossing.</p> <p>Environment Agency: Greater than 1ha and therefore a FRA is required to ensure that additional surface water runoff can be managed without increasing both on and off site flood risk.</p> <p>Norfolk County Council:</p> <ul style="list-style-type: none"> The site is in the AONB and should receive the highest protection. Some distance from village facilities Gateway site to the village. Would increase sprawl into nationally protected countryside Crossed by a public footpath Consideration should be given to more intense development of MUN04 <p>The Open Spaces Society:</p>



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Site Reference, Location, and Status	Representations Made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
MUN08, Land South of Hillside Not recommended for allocation	0	0	0	0	-	<ul style="list-style-type: none"> Site is a very important open rural boundary to Mundesley which should not be crossed. Nationally protected area Amenity value of the public footpath crossing the site would be diminished. Comments that the northern most few yards of the footpath are not statutorily recorded meaning that none of the path is physically available for use. <p>Promoter's comments:</p> <ul style="list-style-type: none"> Access to the site is available from two directions. The vast majority of the site is not subject to alluvial flooding. Adjacent to existing developments. An existing nature tree belt would provide screening from the west. <p>The site is closer to the village centre than option MUN07.</p>

Overstrand

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Total SA Score	Summary Reps / Comments
	Obj	Sup	Obs	Other			
Overstrand							<p>Norfolk County Council: Suggest that allocations should be kept to a minimum. Extension of High School (Cromer) may be required.</p> <p>Anglian Water: Sewage disposal should not be a problem although some upgrades may be required. Surface Water flooding issues should be addressed.</p> <p>Natural England: No objection to any of the proposals.</p> <p>Overstrand Parish Council: Support the proposals subject to an affordable housing proviso.</p> <p>Public: Replacement dwellings (for those at risk of erosion) should be built rather than affordable housing.</p>
OVS01, Land to rear of 13 Cromer Road Not recommended for allocation	0	0	0	0	0	10	No representations made.
OVS02, Land adjacent to Overstrand Hall Not recommended for allocation	0	0	0	0	0	8	No representations made.
OVS03, Land at rear of 36 Bracken Avenue Recommended for allocation	5	3	4	0	0	9	<p>Norfolk County Council: Pedestrian access to the school is desirable.</p> <p>Environment Agency: On brownfield land so must comply with PPS23 Supports:</p> <ul style="list-style-type: none"> ● Preferable location ● Minimises visual impact ● Small-scale development of the site is preferred ● Not in AONB or conservation area ● Can provide access ● Can retain character of the area <p>Objections:</p> <ul style="list-style-type: none"> ● Effect on adjoining properties regarding views, privacy, safe access and value ● Possible increase in traffic ● Negative effect on wildlife and conservation ● Worries regarding over-development ● Distance from school ● Loss of open space ● Demolition to create more properties ● Water runoff ● Unlikely to accommodate suggested number of dwellings



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Total SA Score	Summary Reps / Comments
	Obj	Sup	Obs	Other			
OVS04, Land South of Mundesley Road Recommended for allocation	0	3	3	0	7	<p>One rep which claims to have a right to buy land within the site</p> <p>Norfolk County Council: A reduction of speed limit may be necessary. Environment Agency: Impact on biodiversity must be considered as well as surface water run-off (FRA). Supports:</p> <ul style="list-style-type: none"> ● Small scale development of the site is preferred ● In a central location ● Will have minimal visual impact ● Well located to facilities ● Possible to retain trees on site ● Can incorporate the style of other buildings <p>Can accommodate more dwellings than suggested by the council.</p>	
OVS06, Land at the Landmark, Mundesley Road Not recommended for allocation	0	0	1	0	3	<p>Replacement dwellings (for those at risk of erosion) should be built rather than affordable housing.</p>	
OVS07, Land to the East of Overstrand Not recommended for allocation	0	0	1	0	2	<p>Replacement dwellings (for those at risk of erosion) should be built rather than affordable housing.</p>	
OVS08, Land East of Madams Lane Not recommended for allocation	1	0	0	0	6	<p>Objections:</p> <ul style="list-style-type: none"> ● Current use of land for agriculture should be preserved ● Long way from facilities <p>Supports:</p> <ul style="list-style-type: none"> ● Encourages owners to relocate the caravan park which could be at risk from future erosion. <p>Objections:</p> <ul style="list-style-type: none"> ● Possible increase in traffic ● Not centrally located <p>Supports:</p> <ul style="list-style-type: none"> ● Encourages owners to relocate the caravan park which could be at risk from future erosion. 	
OVS09, Land at Ivy Farm Caravan Park Not recommended for allocation	1	1	0	0	10		
OVS10, Land West of Madams Lane Not recommended for allocation	1	1	1	0	6	<p>Supports:</p> <ul style="list-style-type: none"> ● Encourages owners to relocate the caravan park which could be at risk from future erosion. 	

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Total SA Score	Summary Reps / Comments
	Obj	Sup	Obs	Other			
							<p>Objections:</p> <ul style="list-style-type: none"> ● Current use of land for agriculture should be preserved ● Long way from facilities
OVS11, Land East of Bracken Avenue Not recommended for allocation	1	0	0	0	8		<p>Objections:</p> <ul style="list-style-type: none"> ● Represents over-development and would be detrimental to existing dwellings ● Distant from school ● Concern over safe access ● Loss of open space
OVS12, Land to the rear of 24 Cromer Road Not recommended for allocation	0	0	0	0	12		No representations made
OVS13, Land Northwest of Cricket Ground Not recommended for allocation	0	0	0	0	11		No representations made
CS1, Replacement holiday park Not recommended for allocation							<p>Norfolk County Council: No concerns.</p> <p>Supports:</p> <ul style="list-style-type: none"> ● Good location for Ivy Farm Caravan Park as it will attract tourists ● Site is well screened ● Access is already available ● Close to village facilities and beach <p>Objections:</p> <ul style="list-style-type: none"> ● Disagreement with site's status as a 'non-preferred' option (but would support development of site)
CS2, Alternative caravan site Not recommended for allocation	1	1	0	0	-		<p>Norfolk County Council: May have archaeological implications as it is a locally important HER site.</p> <p>Environment Agency: Agrees with site's status as a 'non-preferred' option. If taken forward, must be established whether County Wildlife Site can be managed to maintain/enhance biodiversity value.</p> <p>Supports:</p> <ul style="list-style-type: none"> ● Good location for Ivy Farm Caravan Park as it will attract tourists <p>Objections:</p>



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Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
						<ul style="list-style-type: none"> Disagreement with site's status as a 'non-preferred' option (but would support development of site)



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Roughton

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Roughton	5	1	3	6		Very few general comments. Additional stakeholder consultation Summer 2008: Roughton Parish Council: Would like to use this opportunity to create a 'hub' for the community, with facilities. Should be affordable housing that meets local needs.
ROU01, Garage Site, Chapel Road Not recommended for allocation	1	3	0	0	5	Agent suggesting residential development. Tenant is due to retire and redevelopment would enhance the area. However another comment that it should be retained as employment land. Additional stakeholder consultation Summer 2008: Roughton Parish Council: Room at this location for a Community Centre. Primary concern is contamination of land from oil and petrol.
ROU02, Land at Thorpe Market Road Not recommended for allocation	1	0	0	0	7	Objection to development. Additional stakeholder consultation Summer 2008: Roughton Parish Council: Some residents very anti this development. Concerns relating to infrastructure, drainage of storm water and traffic management.
ROU03, 4,5 & 6 Land at Back Lane, adjoining Orchard Farm ROU03 Recommended for allocation	0	1	0	0	2/3/5/5	Landowner supporting development, could include community facilities and affordable housing. Are not contaminated and are well integrated to village. Additional stakeholder consultation Summer 2008: Roughton Parish Council: Concerns over wetland area, road access onto Back Lane, location in countryside. ROU03 is least obtrusive and will integrate with village. ROU04/05 not preferred. ROU06 away from village centre.
ROU07, Land at Chapel Road Not recommended for allocation	0	1	0	0	7	1 support for residential development. Additional stakeholder consultation Summer 2008: Roughton Parish Council: Too far from centre of village.
ROU08, Fishing lake, Chapel Road Not recommended for allocation	0	1	0	0	4	Suggested for residential development. Warden has retired and no longer maintains the lake. Additional stakeholder consultation Summer 2008: Roughton Parish Council: Would like fishing lake to remain.
ROU09, Rear of 'Southerly', Chapel Road Not recommended for allocation	0	1	0	0	13	Suggested for residential development. Currently used as a touring caravan site. Access from Brownsfield. Additional stakeholder consultation Summer 2008: Roughton Parish Council: Access is a major issue and land appears too small.
ROU10, Land adjacent Keepers Retreat, Old Turnpike Road Recommended for allocation	0	1	0	0	7	Suggested for residential development for family. Additional stakeholder consultation Summer 2008: Roughton Parish Council: Access is a major issue and land appears too small.



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Southrepps

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Southrepps	5	1	0	13		<p>Querying whether Southrepps needs further housing. There have been several recent permissions, including an affordable housing allocation (18 houses with 9 affordables off Greenways).</p> <p>Concern over impact of increased traffic.</p> <p>Comments that the school is 1.5 miles away in Lower Street.</p> <p>Southrepps Parish Council: Prefer development on SOU1 and 04 rather than the preferred option. Need to preserve and enhance the conservation area.</p> <p>Additional stakeholder consultation Summer '08: Southrepps is an AONB, huge weight of public opinion against quantity of new houses proposed.</p>
SOU01, Land at Gimmingham Road Not recommended for allocation	1	3	1	0		<p>Southrepps Parish Council: Support development. Good access to recreation ground, easily connected to mains services, not susceptible to flooding. Could upgrade footpath FP9 to enable children to cycle to school.</p> <p>Additional stakeholder consultation Summer '08: Isolated and will be ribbon development. Area gives an attractive approach to the village.</p> <p>General: Support for development. Will improve the entrance to the village. Some concern over access.</p>
SOU02, Land West of Long Lane Preferred option Recommended for allocation	17	1	2	0		<p>Highways: No comments received.</p> <p>Southrepps Parish Council: Object to development. Land is susceptible to flooding from surrounding fields.</p> <p>Additional stakeholder consultation Summer '08: Considered the least obtrusive and will integrate with village. Ensure footpath from Long Lane to recreation ground is maintained, and link to Drury's development.</p> <p>General public: Poor access. Development will, along with Greenways, increase the density in this part of the village. Surrounded by bungalows.</p> <p>Loss of views and quality of life for residents in this area, especially in conjunction with Greenways development. Houses to the north are 3 to 4 feet lower than SOU02 and have had problems with flooding and there is a drainage ditch to the rear. Concern about increased flooding due to new development.</p> <p>Impact of greenfield site in AONB.</p>
SOU03, Land south west of Crown Loke Not recommended for allocation	1	1	0	0		<p>Southrepps Parish Council: Prefer Sites 01 and 04, but would also support SOU03.</p> <p>Additional stakeholder consultation Summer '08: Too large with limited access. Visual impact would be less severe than other sites.</p> <p>General: Poor access</p>
SOU04, Land south of Chapel Street (includes SOU01) Not recommended for allocation	1	3	1	0		<p>Southrepps Parish Council: Support development. Good access to recreation ground, easily connected to mains services, not susceptible to flooding. Could upgrade footpath FP9 to enable children to cycle to school.</p> <p>Additional stakeholder consultation Summer '08: Isolated and is ribbon development. Gives an attractive approach to the village.</p> <p>General: Support for development. Will improve the entrance to the village. Some concern over access.</p>
SOU05, Land west of Church Street Not recommended for allocation	8	2	1	0		<p>Southrepps Parish Council: No objection to northern part of site being developed subject to access being resolved, but would object to southern part of site being developed due to impact on listed buildings and TPOs.</p> <p>Additional stakeholder consultation Summer '08: Access a major issue. Church Street impassible with vehicles parked either side.</p>

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
SOU06, Land south of Thorpe Road Not recommended for allocation	5	0	1	0		General: Objections to loss of attractive green space in Conservation Area. TPO. AONB. Impact on nearby listed buildings and church. Very poor access. Loss of amenity land allocated for new residents of Meadow Lane. However a few supports as part of the site has abandoned cars and farm machinery on and it's safe for children. Southrepps Parish Council: Object to development. Land is susceptible to flooding from surrounding fields. Additional stakeholder consultation Summer '08: Isolated, ribbon development and gives an attractive approach to village. Access issues. General: Object to development on this site at the entrance to the village. Flooding and loss of views across open fields.
SOU07, Land north of Thorpe Road Recommended for allocation	0	1	0	0		Southrepps Parish Council: Site put forward by Southrepps parish council. Additional stakeholder consultation Summer '08: Site is allocated as industrial site and is too large. General: Described as contaminated land, but this is minor and easily resolved. Development would improve the unsightly appearance of this land.
SOU08, Land at 14-16 Church Street Not recommended for allocation	-	-	-	-		Suggested through additional stakeholder consultation (Summer '08) Southrepps Parish Council: In conservation area and is extremely unsuitable. Access a major issue to Church Street, particularly regarding agricultural / delivery vehicles.
SOU09, Land east of Long Lane Not recommended for allocation	-	-	-	-		Suggested through additional stakeholder consultation (Summer '08)



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Walsingham

Site Reference, Location, and Status	Representations made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Walsingham	2	3	0	1		General support for affordable housing which is greatly needed in this village. Small scale development will help support the village.
WAL01, East of Wells Road Recommended for allocation	4	6	1	0	8	Highways: No comments received EA: Within major aquifer H1 zone, therefore the area has some importance for recharging of the major aquifer. General public: Disturbance to local residents and loss of view. However is close to the school. Additional stakeholder consultation summer 2008: Probably the best site, although regret the loss of agricultural land.
WAL02, Allotments, Cokers Hill Not recommended for allocation	2	2	0	0	2	Objection to development - popular allotments. Additional stakeholder consultation summer 2008: Retain as allotments.
WAL03, Land North of No.2 Wells Road Not recommended for allocation	1	1	0	0	8	Objection to development - Loss of village educational, sporting, recreation and social features. Additional stakeholder consultation summer 2008: Preferred use would be a car park.
WAL04, Land at Village Hall, Wells Road Not recommended for allocation	1	1	0	0	8	Objection to development - Loss of village educational, sporting, recreation and social features. Additional stakeholder consultation summer 2008: Totally unsuitable
WAL05, Land adjacent School Cottage, Church Road Not recommended for allocation	1	1	0	0	5	Objection to development - loss of playing fields, destroy beautiful views and road is not suitable for heavy traffic. Additional stakeholder consultation summer 2008: Totally unsuitable
WAL06, Land North of Mount Pleasant Not recommended for allocation	0	1	0	0	7	Additional stakeholder consultation summer 2008: Possible.
WAL07, Land North of Mill Lane (track) Not recommended for allocation	-	-	-	-	7	Additional stakeholder consultation summer 2008: Unsuitable
WAL08, Church Plantation, Church Road Not recommended for allocation	-	-	-	-	2	Additional stakeholder consultation summer 2008: Unsuitable
WAL09, Land adjacent to Cleaves Drive Not recommended for allocation	-	-	-	-	9	Additional stakeholder consultation summer 2008: A possible site.

Weybourne

Site Reference, Location, and Status	Representations Made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
Weybourne						<p>County Council: Restate their previously expressed concerns about the selection of Weybourne as a Service Village and suggest that allocations should be kept to a minimum.</p> <p>Anglian Water: Sewage disposal should not be a problem although some upgrades may be required. Surface Water flooding issues should be addressed.</p> <p>Natural England: No objection to any of the proposals.</p> <p>Public: In addition to the specific comments in relation to each site there were a number of comments and objections to the selection of Weybourne as a Service Village. The view is expressed that the distance of the school from the village and the relative lack of facilities and local employment should have resulted in Weybourne not being selected as a Service Village. There is also some criticism of the process of consultation.</p>
WEY01, Abbey Farmhouse and Farmyard Not recommended for allocation	0	1	1	0	8	<p>Norfolk Landscape Archaeology: support the identification of this site as a non preferred option. A member of the public suggests that this site should be selected for development as it is near the shop and services. Those parts of the site not in the flood risk area could be developed.</p>
WEY02, Young's Paddock Not recommended for allocation	0	5	1	0	5	<p>Six members of the public suggest that this is a suitable site for development, particularly if linked to WEY03, development would be less obtrusive than elsewhere in the village, and access issues could be addressed.</p>
WEY03, Land Opposite Maltings Hotel, The Street Recommended for allocation	2	5	9	0	8	
WEY04, Land off Pine Walk Not recommended for allocation						<p>Norfolk County Council: Safe access may require the acquisition of third party land.</p> <p>Environment Agency: Surface water run off must be taken into account through a flood risk assessment..</p> <p>National Trust: Object to development in the setting of Sheringham Park.</p> <p>Objections/comments:</p> <ul style="list-style-type: none"> ● Within AONB and SSSI ● Previously dismissed on appeal ● Loss of view ● Increased traffic, road safety concerns ● Archaeological importance ● Flooding and drainage issues ● Detrimental to wildlife ● Lack of facilities in Weybourne ● Harm holiday trade ● Surplus holiday homes already exist ● Loss of peace and quiet



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Site Reference, Location, and Status	Representations Made at Preferred Options Stage					Summary Reps / Comments
	Obj	Sup	Obs	Other	Total SA Score	
WEY05, Land South of Sheringham Road Not recommended for allocation	0	0	0	0	1	<ul style="list-style-type: none"> ● Pollution ● Visual impact, housing not in keeping with area. ● Lack of respect for the elderly ● Unsuitable property type, bungalows would not represent efficient use of land <p>Better alternatives elsewhere.</p>
WEY06, Plot North of Sheringham Road Not recommended for allocation	0	1	0	0	0	<p>Easy access, would not obstruct views and is well linked to existing properties on the road.</p>
WEY07, Weybourne Priory Not recommended for allocation	0	6	1	0	5	<p>A sensitively designed development would have little visual impact, the site is close to facilities, only those parts of the site not in the flood risk area could be developed, scores well in terms of sustainability appraisal, and would have less impact on existing residents.</p>
WEY08, Land adjacent 'Renfield', The Street Not recommended for allocation	0	5	1	0	2	<p>Easy to provide access, could provide affordable housing, would have less impact on existing residents.</p>
WEY09, Land South of Beck Close Recommended for allocation	0	23	1	0	3	<p>Large number of representations supporting the development of this site on grounds that it is less obtrusive than other options (specifically Weyo4), that the likely age range of occupants would be more compatible with neighbours, that pedestrian access to the centre of the village could be provided, there is a children's play area near by, landscaping the development would improve appearance of the area and development would result in less disruption.</p>
WEY10, Land South of Weynor Gardens Not recommended for allocation	0	7	0	0	-	<p>Site is well screened and would have no landscape impact, is closer to the Primary School and large enough to accommodate 20-30 dwellings.</p>
WEY11, Land adjacent 16 Station Road Not recommended for allocation	0	3	0	0	-	<p>Land is flat, footpath to village facilities, development would be compatible with surroundings and would improve appearance of site which has been used for dumping.</p>

Further Consultation

3.28 Following the preferred options consultation in 2006 there was a delay in moving to the next stage of consultation on the SSP Draft Plan due to the workload involved in Core Strategy preparation, examination and adoption. A substantial amount of further consultation was therefore held in the interim period between preferred options and publication of the Draft Plan in order to check views of stakeholders and allow these to be taken into account in the preparation of the Draft Plan. This involved the following:

- Individuals and organisations on the consultation database were kept informed of the documents process through the LDF quarterly newsletter.
- All Parish and Town Councils received a letter updating them on LDF progress and highlighting the implications of being a selected settlement or not (See Appendix 10 'Reg 26: Other correspondence').
- Further meetings with Anglian Water regarding capacity of sewage treatment works in the District (2007 and 2008).
- Consultation with Norfolk County Council seeking highways views on possible allocation sites (July 2007).
- Meeting with Norfolk County Council Education Department regarding school requirements arising from new housing allocations (November 2008).
- Meeting with Norfolk County Council Landscape Officer regarding landscape implications of possible allocations (October 2008).
- Selected specific consultees were written to in October 2008 to invite any additional comments on possible allocation sites. Consultees were specifically requested to consider constraints, requirements or any mitigation measures necessary if the site were to be allocated. Consultation packs included site location plans and a comments proforma (see Appendix 11: 'Letter for further consultation to specific consultees').
- Parish and Town Councils in the selected settlements were sent a similar consultation pack containing a map showing all sites being considered in their area and a form to provide comments on each site (See Appendix 12 'Example of Stakeholder Opinion Survey').
- Planning Officers attended meetings at all Parish and Town Councils for selected settlements to discuss the sites being considered for allocation and encourage a response to the written consultation referred to above. This enabled the parish and town council to raise any specific issues and queries.

3.29 Issues raised during these further consultations were considered alongside issues previously recorded and informed the site selection process. A number of responses were received from the statutory bodies in relation to this further consultation which were very useful in shaping the policies and developer requirements that applied to each site allocation. A summary of the issues raised by the parish and town councils and Area Partnerships was included in the LDF working Party papers alongside the comments received at the previous preferred options consultation when sites were presented for decision. The comments from County Highways and Landscape, Anglian Water, Norfolk Archaeology, Natural England, the Environment Agency and others were presented to the Working Party within the results of the Sustainability Appraisal.

3.30 The LDF Working Party meeting papers (agendas, reports and minutes) set out the reasons for recommendation and selection of particular sites included in the Draft Plan, alongside the SA results. The key LDF meetings dates where site recommendations were considered were:

- Coastal Service Villages: 15 September 2008



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- Sites in the West of the district: December 2008
- Sites in the Central area: 19 January 2009
- Sites in the East of the district: 16 February 2009
- Confirmation of Coastal Service Villages, outstanding issues and results of the draft Appropriate Assessment: 16 March 2009
- Outstanding issues: 16 April 2009

3.31 Public speaking was permitted at these meetings to enable local residents, the local parish and town council and landowners / agents to put their views to the Working Party Members.

4 Public Consultation (Publication Stage Reg. 27)





4 Public Consultation (Publication Stage Reg. 27)

How the public were consulted

Who was consulted

- 4.1** The Site Specific Proposals Draft Plan (incorporating Proposals Map amendments) was published for a six-week period of public consultation as required by Regulation 27 of the 2008 amendments of the Town and Country Planning Act between 15 June 2009 to 31 July 2009. The consultation involved all the specific and general consultees, other stakeholders involved in earlier stages of consultation and members of the public.
- 4.2** The objective of the consultation was for parties to assess whether the document was legally compliant and sound. Soundness was determined by three tests which are as follows:
- Justified - that the document should be founded on a robust and credible evidence.
 - Effective - that the document should be deliverable.
 - Consistent with National Policy.

How the documents were made available

- 4.3** The following were made available:
- Site Specific Proposals Draft Plan (incorporating Proposals Map Amendments)
 - Sustainability Appraisal
 - Appropriate Assessment
 - Consultation Statement
 - CD ROMs (containing consultation documents, Statement of Representation Procedure and Representation Forms)
 - Settlement Leaflets (individual chapters of the Site Specific Proposals relevant to specific towns and villages)
 - Representation Forms & Guidance Notes
 - Statement of the Representations Procedure
 - Strategic Housing Land Availability Assessment
- 4.4** The Site Specific Proposals Draft Plan and supporting documents were published and sent with a covering letter (Appendix 13 'Reg. 27 Correspondence') to those specific and general consultees who had been involved at the earlier stages of the consultation in either hard paper or electronic versions. Some of the consultees are different from previous stages due to changes in organisation names and requirements.
- 4.5** Everyone on the consultation database was sent an LDF newsletter and a Statement of the Representation Procedure (Appendix 14 'Reg. 27 Statement of the Representations Procedure') informing them of the publication of the documents, the consultation period and the methods they could use to make comments.
- 4.6** All documents were made available from:
- Council offices in Cromer and Fakenham;
 - all local libraries in the District and the mobile libraries serving the District;

- our website, with a statement explaining where and when people could get involved with the consultation; and
- a series of 8 exhibitions held across the District where people could collect / view the documents and ask Planning Officers questions about the Site Specific proposals.

4.7 Additional copies of documents were available and sent out via post and email on request.

How the Site Specific Proposals Publication Stage consultation was promoted

4.8 Statutory advertisements (Appendix 15 'Reg. 27 Consultation Notification') were placed in the following newspapers from the week beginning 8 June:

- Eastern Daily Press - Daily local paper
- North Norfolk News - Weekly local paper
- Dereham & Fakenham Times - Weekly local paper

4.9 Colour leaflets and posters giving basic details of the Site Specific Proposals, exhibition dates / times and details on how to make a representation were distributed through Councillors, Parish Councils and erected by officers around affected settlements.

4.10 Press releases were distributed prior to and during the consultation to the following publications:

- EDP / North Norfolk News / Dereham and Fakenham Times, Evening News, North Norfolk Advertiser, Town and Country News
- BBC Radio Norfolk, BBC Radio Norfolk Action desk
- BBC Look East, Anglia TV
- North Norfolk Radio, Radio Broadland
- Cromer Times, Crab Line, North Walsham Times, Holt Times, Holt Chronicle, Sheringham Independent, @Sheringham, Fakenham Sun

4.11 A press briefing was held prior to the beginning of the consultation with the Eastern Daily Press enabling them to ask questions to key senior staff members and the Planning Policy portfolio member.

4.12 We requested further information articles and exhibition information be placed in approximately 60 Parish and community newsletters / magazines.

4.13 A special feature advertising the Draft Plan consultation was placed on the North Norfolk District Council website home page for the duration of the consultation.

4.14 We contacted local community websites encouraging the input of articles and requested web-links to our consultation website. These included websites of Area Partnerships, the Norfolk Rural Community Council and individual town and village community sites.

4.15 We sent posters and leaflets to Town and Parish Councils in affected settlements including maps illustrating the sites proposed in their town or village.

4.16 Posters displaying an aerial photograph of each allocation were installed on and around each proposed allocation to ensure that local people were aware of the consultation.

4.17 Widespread distribution of posters and leaflets advertising the forthcoming consultation events:- in village shops, community centres, village halls, town and village notice boards.



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4.18 A double page article was included in NNDC's Outlook magazine (Appendix 16 'Reg. 27 Outlook Article') outlining the consultation details, which settlements are affected and how to make comments. This was distributed in early June to all households in the District.

Additional publicity and information

- Article for Councillors in the 'Members Bulletin'.
- Article in Staff newsletter 'The Briefing'.
- Early advertisement to all Local Area Partnerships and Parish / Town Councils to ensure the Consultation was added to meeting agendas.
- An exhibition was held at the Council offices in Cromer and Fakenham for the duration of the consultation period which summarised the proposals. This was staffed by officers who were available to discuss issues and answer questions.
- Eight Public Exhibitions were held at various locations across the District. The exhibitions were staffed by the Planning Policy Team and consisted of display boards summarising the allocations, the documents and settlement information leaflets for individuals to take away.
- Members of the public had access to a telephone line during office hours to the Planning Policy Team during all stages of the process.

Number of representations made and main issues raised

4.19 Please refer to the Site Specific Proposals 'Schedule of Main Issues' document for information on the number of representations received and a summary of the main issues raised (Regulation 30 (e) statement).

5 Public Consultation on Key Changes (Following Reg. 27)





5 Public Consultation on Key Changes (Following Reg. 27)

Background to the consultation

5.1 Following the Regulation 27 public consultation the representations were collated and assessed by officers and members of the Local Development Framework Working Party. Whilst the Council considered the Draft Plan to be sound it recognised that some changes could be made to address issues raised during consultation. Most of the changes were limited to factual corrections or additional clarifications which did not dramatically alter the Plan, these are contained in the Schedule of Minor Modifications which is published alongside the Site Specific Proposals document at the time of submission. There were, however, a limited number of changes covering specific parts of the Plan which the Council felt were more significant and would benefit from consultation prior to examination. These changes are referred to as 'Key Changes' and were included in a 'Schedule of Key Changes' which was published for consultation and consideration at examination.

Who was consulted

5.2 The Site Specific Proposals Schedule of Key Changes was published for a six week period of public consultation from 5 January 2010 to 16 February 2010. The consultation involved all the specific and general consultees, other stakeholders involved in earlier stages of consultation and members of the public.

5.3 The objective of the consultation was for parties to assess whether the key changes, if made, would make the Site Specific Proposals Draft Plan legally compliant and sound. Soundness was determined by three tests which are as follows:

- Justified - that the document should be founded on robust and credible evidence.
- Effective - that the document should be deliverable.
- Consistent with National Policy.

How the documents were made available

5.4 The Schedule of Key Changes incorporated the proposed changes with further information such as a supporting Sustainability Appraisal and how the changes relate to the Appropriate Assessment. The following were also available:

- Representation Forms & Guidance Notes
- Statement of the Representations Procedure

5.5 A letter was sent directly to the those specific and general consultees who had been involved at the earlier stages of the consultation highlighting a web-link to where the documents could be viewed and information about how to make representation. The Parishes which contained an allocation with a key change were sent paper copies of the document and a representation form. All County and District Councillors and the local MP received paper copies of the document.

5.6 Everyone on the consultation database was sent an LDF newsletter informing them of the publication of the document, the consultation period and the methods they could use to make comments.

5.7 All documents were made available from:

- Council offices in Cromer and Fakenham;
- local libraries to allocations with key changes, including Holt, Fakenham, Sheringham, Stalham and Aylsham;
- our website, with a statement explaining where and when people could get involved with the consultation; and
- an exhibition held at Stalham on 12 January where Planning Officers were available to answer questions.

5.8 Additional copies of documents were sent out via post and email on request.

How the Key Change consultation was promoted

5.9 Statutory advertisements Appendix 17 'Key Changes Consultation Notification' were placed in the following newspapers from the week beginning 28 December 2009:

- The Eastern Daily Press - daily local paper
- North Norfolk News - weekly local paper
- Dereham & Fakenham Times – weekly local paper

5.10 Posters giving basic details of the Key Changes, exhibition date and details on how to make a representation were distributed through Councillors, Parish Councils and distributed by officers around Stalham.

5.11 A press release was distributed prior to the consultation and circulated to:

- EDP / North Norfolk News / Dereham and Fakenham Times, Evening News, North Norfolk Advertiser, Town and Country News
- BBC Radio Norfolk, BBC Radio Norfolk Action desk
- BBC Look East, Anglia TV
- North Norfolk Radio, Radio Broadland
- Cromer Times, Crab Line, North Walsham Times, Holt Times, Holt Chronicle, Sheringham Independent, @Sheringham, Fakenham Sun

5.12 We requested further information articles and exhibition information be placed in local Parish and community newsletters / magazines.

5.13 We sent posters and leaflets to Town and Parish Councils in affected settlements including aerial photographs illustrating the allocation with a key change in their town or village for inclusion in the Parish notice board.

5.14 Posters displaying an aerial photograph of the allocation and each key change were installed on and around each proposed allocation to promote the consultation and where more details could be found.

5.15 All individuals and organisations on the LDF database were sent a newsletter which highlighted the consultation.

5.16 An article was included for Councillors in the 'Members Bulletin'.

5.17 Members of the public had access to a telephone line during office hours to the Planning Policy Team during all stages of the process.



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Number of representations made and main issues

5.18 Please refer to the Site Specific Proposals Schedule of Main Issues for information on the number of representations received and a summary of the main issues raised.

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Appendices





Appendix 1 Statement of Community Involvement Compliance Statement Summary

- 1.1 This Statement of Compliance has been prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations and Planning Policy Statement (PPS)12 Local Development Frameworks.
- 1.2 During preparation of the Site Specific Proposals document the Regulations concerning consultation were amended. The Council had already undertaken the pre-submission consultation (old Regulation 25) and the pre-submission public participation (old Reg 26) before the regulations changed. Following the change in regulations the guidance stated that the plan preparation should continue to the next stages of publication, submission and examination of the new legislation.
- 1.3 North Norfolk District Council confirms that it has undertaken consultation and involvement in accordance with the Regulations (25, 26 and 27) and with the process and procedures outlined in the North Norfolk District Council's submitted Statement of Community Involvement (adopted 2006). The Council has also consulted on Key Changes following representations made during the Regulation 27 consultation.

Regulation 25 (2004) Consultation: Issues and Options

- 1.4 Before preparing the Site Specific Proposals, we consulted with a variety of stakeholders (see Appendix 2 'Reg. 25 Consultees') held on the Planning Policy Consultees Database as to the Issues facing the District. The Council employed a variety of ways of involving stakeholders including workshops, meetings and a questionnaire.

Regulation 26 (2004) Consultation: Preferred Options

- 1.5 We then prepared the Site Specific Proposals Preferred Options document and carried out consultation on this for a six week period from 25 September to 6 November 2006 and for Coastal Service Villages 9 June to 21 July 2008. These documents were sent to all those involved at the earlier Reg 25 stage. Details of the proposals matters and document availability were sent to all consultees on the Planning Policy database and advertised in local papers (Appendix 8 'Reg. 26 Consultation Notification' & Appendix 9 'Coastal Service Villages Consultation Notification'). The details of all methods of promotion and engagement are detailed in Chapter 3 'How the public were consulted'.
- 1.6 All documents have been available as downloads from the Council's LDF website (www.northnorfolk.org/ldf) with the Regulation 26 consultation offering consultees the opportunity to view the documents as well as directly submitting comments on-line.
- 1.7 The main issues raised and how they have been addressed at the Regulation 26 stage of consultation are detailed in Chapter 3 'Summary of the main issues raised and how they were addressed'

Regulation 27 (2008) Consultation: Publication Stage

- 1.8 The Site Specific Proposals Draft Plan was published and open for public consultation from 15 June until the 31 July 2009. The Plan and supporting documents were sent to all specific and general consultees in either paper or electronic format. The statement of representations

procedure was made available to all specific and general consultees and was sent to all individuals and organisations on the LDF database with the summer 2009 newsletter. The consultation was included as a public notice in local newspapers (Appendix 15 'Reg. 27 Consultation Notification'). Details of all methods of promotion and engagement are detailed in Chapter 4 'How the public were consulted'.

- 1.9** All documents have been available as downloads from the Council's LDF website (www.northnorfolk.org/ldf) with the Regulation 27 consultation offering consultees the opportunity to view the documents as well as directly submitting comments on-line.
- 1.10** The main issues raised during the Regulation 27 stage of consultation are detailed the Site Specific Proposals Draft Plan Schedule of Main Issues Raised, which has been submitted alongside the Draft Plan for examination.

Key Changes Consultation

- 1.11** Following the Regulation 27 Public Consultation the Council considered the Draft Plan to be sound but it recognised that some changes could be made to address issues raised during consultation. The more significant key changes were open for Public Consultation from 5 January to 16 February 2010, prior to examination. The consultation was completed in general accordance with the Statement of Community Involvement and involved all the specific and general consultees and was open to members of the public.
- 1.12** The consultation was included as a public notice in local newspapers Appendix 17 'Key Changes Consultation Notification'. Details of all methods of promotion and engagement are detailed in Chapter 5 'Public Consultation on Key Changes (Following Reg. 27)'.
- 1.13** All documents have been available as downloads from the Council's LDF website (www.northnorfolk.org/ldf) with the opportunity to view the documents as well as directly submitting comments on-line.

Consultation Statement

- 1.14** Details of the obligations set out in the Council's Statement of Community Involvement are shown in the following table.



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Extract from Statement of Community Involvement: Table 4.4 - Site Specific Proposals

Site Specific Proposals (SSP)			
Purpose of document	The SSP development plan document will identify individual sites for specific uses to deliver the aims of the Core Strategy.		
Minimum requirements	Set out in regulations 25, 26, 27, 28, 29, 32, 33, 34		
Plan Preparation and Consultation Stage	WHO will we aim to involve	HOW we will involve them	How we will FEEDBACK at this stage
Preparation of issues and alternative options.	<ul style="list-style-type: none"> Specific and general consultees (see appendix 3 and table 1 for details) 	<ul style="list-style-type: none"> Written consultation and face to face meetings. 	<ul style="list-style-type: none"> Reports will be produced from workshops and meetings
Reg 25 consultation	<ul style="list-style-type: none"> Participants in a range of evidence gathering studies (see para 3.7) Parish councils, Local Area Partnership Members, other local stakeholders and general consultees 	<ul style="list-style-type: none"> Studies include public involvement through surveys, focus groups etc A series of workshops held in the district where key issues are identified and confirmed 	<ul style="list-style-type: none"> A pre-submission consultation statement will be prepared setting out who we consulted, how they were consulted, the main issues raised and how the issues will be addressed in the DPD.
Formal public participation on Site Specific Proposals Preferred Options document and formal Sustainability Appraisal report	General Public	<ul style="list-style-type: none"> The preferred options document, sustainability report and supporting information will be available for inspection at Council offices and libraries and published on the website. 	<ul style="list-style-type: none"> Acknowledgement letter to those making representations within the six week period.
Reg 26 public participation 6 week period for comments		<ul style="list-style-type: none"> Advert will be placed in local newspapers stating that the documents are available for inspection and the places and times they are available. Contact local newspapers with further information about the participation period. Articles in Outlook magazine advertising the participation period. 	
	Bodies consulted at the regulation 25 stage	Documents will be sent (by post or email) to those bodies consulted at the regulation 25 stage.	



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Site Specific Proposals (SSP)	
Everyone on consultation database	<ul style="list-style-type: none"> Inform everyone on the consultation database of the details of the participation period. Leaflets summarising sites identified and asking for views will be widely distributed Public meetings will be held as appropriate.
Consideration of Representations Reg 27	<p>New site representations will be assessed in terms of the sustainability appraisal and overall Core Strategy policy direction.</p> <p>A pre-submission participation statement will be prepared summarising the main issues raised and how they have been addressed in the document.</p>
Submission of Site Specific Proposals document to Secretary of State 6 week public participation period Reg 29	<p>General Public</p> <p>Submission of development plan document, Sustainability Appraisal report, the pre-submission consultation and participation statements and the submission proposals map</p> <ul style="list-style-type: none"> Advert will be placed in local newspapers stating that the documents are available for inspection and the place and time where they can be inspected. Contact local newspapers with further information about the participation period. The documents will be available at council offices, libraries and on the website <p>Representations received will be forwarded to the Secretary of State for consideration at the examination</p> <ul style="list-style-type: none"> Copies of representations made will be available to view at council offices and libraries.
Bodies consulted at reg 25 stage	Documents will be sent to those bodies consulted at the regulation 25 stage.
Everyone on consultation database	Inform everyone on consultation database of the details of the participation period.
Those requesting notification	Those who requested to be notified of submission of the document to the Secretary of State will be notified.



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Site Specific Proposals (SSP)	
<p>General Public</p> <p>At the end of the period any site allocation representations must be publicised Reg 32</p> <p>Six week period for representations on site allocation representations made Reg 33</p>	<ul style="list-style-type: none"> • Representations will be forwarded to the Secretary of State for consideration at the examination.
	<ul style="list-style-type: none"> • Advert will be placed in local newspapers stating that site allocation representations are available for inspection and the place and time where they can be viewed. • Any person may make representations on a site allocation representation within a 6 week period. • Copies of site allocation representations made will be available to view at council offices and libraries • The places and times the allocation representations can be viewed will be published on the website.
	<p>The bodies consulted at the regulation 25 stage will be sent the address of the sites to which the site allocation representations relate, where they can be viewed and when comments can be made.</p>
Examination of Site Specific Proposals	<ul style="list-style-type: none"> • At least 6 weeks before the start of the examination the time and place that it is to be held will be advertised in local newspapers and on the website. • Those who made representation at the Reg 29 or 33 stages will be notified. <ul style="list-style-type: none"> • The Inspector will decide the procedure for the examination. • The Inspector will produce a binding report outlining changes that must be made to the document.
Adoption and publication.	<p>When the DPD is adopted it will be made available for purchase and inspection at council offices, libraries and published on the website and the adoption statement will be advertised and sent to any person who requested to be notified of the adoption of the DPD.</p> <p>A Proposals map will be produced.</p>

Appendix 2 Reg. 25 Consultees

2.1 In accordance with Government Regulations the following specific and general consultees were consulted at the Reg. 25 stage through a variety of methods. The second table shows the individuals and organisations invited to take part in the Coastal Service Villages Workshops.

Specific Consultees

Govt Agencies
East of England Development Agency (EEDA)
East of England Regional Assembly
East of England Strategic Health Authority
English Heritage/Historic Buildings and Monuments Commission
Environment Agency
Go-East
Natural England
The Highways Agency
Other Specific Consultees
Anglian Water
Association of Drainage Authorities
Atkins OSM (Cable & Wireless)
Broads Internal Drainage Boards
British Pipeline Agency
British Pipeline Agency Ltd
British Telecom
British Waterways
EDF Energy
Eon UK (Powergen)
Mobile Operators Association (MOA)
National Grid
Network Rail
Norfolk Constabulary (HQ)
Norfolk Fire Service
Norfolk Rivers Internal Drainage Board
Norfolk & Norwich University Hospital NHS Trust
Norfolk Primary Care Trust (PCT)
NTL Emley Moor (National Telecommunications)
Second Site Properties/British Gas



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Local Authorities

Borough Council of King's Lynn & West Norfolk

Breckland District Council

Broadland District Council

Broads Authority

Great Yarmouth Borough Council

Norfolk County Council

Norfolk County Council Social Services

Norfolk Landscape Archaeology

Norwich City Council

South Norfolk District Council

All Parish and Town Councils in and adjoining North Norfolk (see list at end)

12 Norfolk County Council Councillors

48 North Norfolk District Councillors

General Consultees

Private Sector Businesses

John Shrive Estate Agent

Bidwells

Bond Architects

C&M Architects Ltd

Cockertons Chartered Surveyors

Cruso & Wilkin Chartered Surveyors

David Clarke & Associates

Edwin Watson Partnership (NW)

Fakenham Designs

Framptons

G D Moore Plan Design Service

Harbord-Hammond Agents

Level Consulting Ltd

Norfolk & Norwich Architecture Ltd

Pike Partnership

Savills

Sowerby's Estate Agents

Tudor Property Agents Ltd

Beechwood Hotel



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Booker Cash & Carry
Boots The Chemist
Century Printing
Cherryridge Poultry Ltd
Country Mutual Insurance Brokers
Creative Constructions (Norfolk) Limited
Cromer Crab Company
Deborahs
East Coast Group Ltd
East Coast Nursery Ltd
Express Printing
Fakenham Golf Club
Fakenham Laundry Services
Fakenham Racecourse Ltd
Fakenham Superbowl
Godfrey's DIY Superstore
Gresham Estate Office
Hayes & Storr
Heinz Frozen & Chilled Food Limited
HL Foods Ltd
Holkham Estate
Hollywood Cinema
Kinnerton Confectionery Limited
Kongskilde UK Ltd.
Ladbrook MFG Ltd
Larking Gowen Accountants
Leftleys Supermarket
Listawood Holdings Ltd
NFU Mutual
Nicholsons
North Norfolk Hotel & Guest House Association
North Norfolk Hotel & Guest House Association
North Norfolk Hotel & Guest House Association
Omega Citylifts Ltd
Osprey Foods International Ltd.



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Pensthorpe Waterfowl Park

Picturecraft of Holt

Pinewoods Holiday Park

Pioneering Foods

PMC Harvesters Ltd

Premier International Foods

Rainbow Supermarket

Roys of Wroxham

Safeway Stores Plc

Sainsburys PLC

Sanders Coaches

Sheringham Little Theatre

Spalding & Co.

Structure-flex Ltd

Tesco Stores Ltd

Thaxters

The Building Department, Holkham Estate

The Crown Hotel

Trend Marine Products

Tribal Group (MJP)

W J Aldiss Ltd

W M Morrison Supermarkets (Cromer)

W M Morrison Supermarkets (Fakenham)

W Underwood Amusements Ltd

Wayford Bridge Hotel

Wells Youth Hostel Association

Witton PC/PG Products Ltd

Woolworths plc

Worstead Farms Ltd

Abbeyfield Fakenham

Abbeyfield Sheringham

Abel Developments Ltd

Anglia Housing Group

Anglia Regional Co-Op Society Ltd

Anglian Development Ltd



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Bloor Homes Eastern
Bovis Homes Ltd Eastern Region
Broadland Housing Association
Bullen Developments Ltd
Castlemore
Coke Estates Ltd
Coleman Properties
Co-op Homes Services
Cotman Housing Association
Cripps Development Ltd
F W Smith Builders Ltd
Fairstead Homes Ltd
Flagship Housing Group
Free Invest Ltd
Garden Link Homes Ltd
Grays of Norwich Ltd
H Bullens & Sons Ltd
Hanover Housing Association
Hastoe Housing
HBF (House Builders Federation)
Horning Properties
Housing 21
J K Developments
John Evennett Associates
John Grooms Housing Association
Location 3 Properties Ltd
Martin King Construction Ltd
McCarthy & Stone Ltd
Morston Holt Ltd
N R Powell Developments Ltd
Noble Properties Ltd
Norfolk Homes Limited
North British Housing
Orbit Housing Association
Peal Estates LLP



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Pear & Barrell Ltd

Peddars Way Housing Association

Persimmon Homes

PF & ST Brown Properties Ltd

R G Carter Ltd.

Southrepps Development Ltd

Sterling Developments Ltd (London)

Sutherland Homes Ltd

The Guinness Trust

Thurne Bungalows Management Company Ltd

WestGate Properties (Anglia) Ltd

Wherry Housing Association

Wildmoor Properties

Area Partnerships

Cromer Regeneration PPF Partnership

Fakenham Area Partnership

Griffon Area Partnership (NW)

North Norfolk Community Partnership

Sheringham Plus Community Partnership

Stalham with Happing Partnership

Wells Area Partnership

Local Interest Groups

1960's Pensioners Club

Access 4 Life

Access North Norfolk Action (A.N.N.A)

Access, Research & Development

Action 4 Youth

Age Concern (Norfolk)

Age Concern (North Norfolk East)

Age Concern Fakenham

Age Concern North Norfolk

Age Concern Sheringham

Aylsham & District Traders Association

Aylsham Blind Club

Aylsham Partnership

Benjamin Foundation & Cromer Twinning Association

BREAK (Sheringham)

BREAK (Stalham)

Broadland Boat Foundation

Business in the Community

Business Link For Norfolk

Citizens Advice Bureau (Fakenham & Wells)

Connexions North Walsham

CPRE North Norfolk

Cromer Chamber of Trade

Cromer Chamber of Trade and Commerce

Cromer HEART foyer

Cromer In Bloom

Cromer Preservation Society

Deaf Connexions

Disability Rights Norfolk

Elizabeth Fitzroy Support

EP Youth

Fakenham & District Day Centre

Fakenham Area Conservation Team

Fakenham Business Forum

Fakenham Chamber of Trade

Fakenham Chamber of Trade & Commerce

Fakenham Community Centre

Fakenham Cricket Club

Fakenham Local History Society

Fakenham Museum of Gas & Local History

Fakenham Rugby Club

Fakenham Society

Fakenham Town Football Club

Federation of Small Businesses

Friends of the Earth

Garden History Society

Geological Society of Norfolk

Glaven Care



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Heritage House Day Care Centre

Holt & District Chamber of Commerce

Holt & District Day Centre

Holt Bowls Club

Holt Caring Society

Holt Cricket Club

Holt Football Club

Holt History Group

Holt Owls WI

Holt Playing Field Association

Holt Rugby Club

Holt Swimming Club

Holt Visually Impaired Persons Group (VIP)

Holt Youth Project

Holt, Melton Constable & Fakenham Railway

Hotels of North Norfolk

Maritime & Coastguard Agency

Mid Norfolk Railway

National Farmers Union (Holt)

National Farmers Union (North Walsham)

National Trust (Local Office)

Norfolk & Norwich Association for the Blind

Norfolk & Norwich Naturalists Society

Norfolk & Norwich Transport Action Group

Norfolk & Waveney Enterprise Services (NWES)

Norfolk Association for the Disabled

Norfolk Chamber of Commerce

Norfolk Coalition of Disabled People

Norfolk Coast Partnership

Norfolk County Playing Fields Association

Norfolk Deaf Association

Norfolk Farming & Wildlife Advisory Group (FWAG)

Norfolk Gardens Trust

Norfolk Green

Norfolk Historic Buildings Group

Norfolk Orbital Railway
Norfolk Ornithologists Association
Norfolk Rural Business Advice Service
Norfolk Rural Community Council
Norfolk Tourist Attractions Association
Norfolk Wildlife Trust
Norfolkbroads.com
North East Norfolk Crossroads
North Norfolk Community Woodland Trust
North Norfolk Environment Forum
North Norfolk Fishermen's Society
North Norfolk FSB
North Norfolk Health Forum
North Norfolk Historic Building Trust
North Norfolk Older Persons Forum
North Norfolk Railway Plc
North Norfolk Social Centre for the Blind
North Norfolk Transport & Cycle Group
North Walsham & District Citizens Advice Bureau
North Walsham & District Womens Institute
North Walsham Amenity Society
North Walsham Bowls & Snooker Club
North Walsham Chamber of Commerce
North Walsham Community Association
North Walsham Pensioners Association
North Walsham Sports centre
Norwich & District Carers Forum
Norwich & Norfolk Voluntary Services (Cromer)
Norwich & Norfolk Voluntary Services (Fakenham)
Norwich & Norfolk Voluntary Services (North Walsham)
Owls Residents Association
Pensioners Association
Ramblers Association
Renewables East
RNLI - Wells Station



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RNLI Sheringham

Ropes Hill Dyke Residents Association

Royal British Legion

Royal Society for the Protection of Birds (RSPB)

Rural Norfolk Federation of High Schools

Salvation Army Divisional HQ

Shelter

Sheringham & District Preservation Society

Sheringham & District Sports Association

Sheringham and District Preservation Society

Sheringham Chamber of Trade and Commerce

Sheringham Community Centre

Sheringham Fisherman's Association

Sheringham Fishermen's Association

Sheringham Traders Association

Showmen's Guild /Norwich & Eastern Counties

SIGHT

Southrepps Support Group

St John Ambulance Norfolk

Stalham Business Association

Stalham Environment Group

Sue Ryder Foundation

The Benjamin Foundation

The Bittern Line Partnership

The Broads Society

The Holt Society

The Museum of the Broads Trust

The Norfolk Bat Group

The Norfolk Society

The Open Spaces Society

The Royal British Legion

The Theatres Trust

The Wells & Walsingham Light Railway

The Woodland Trust

Walsingham Society

Wellbeing in North Norfolk

Wells and District Fishermen's Association; Salthouse Heath Trustees

Wells Business Forum

Wells Community Association

Wells Flood Action Group

Wells Harbour Commissioners

Wells Local History Group

Wensum Valley Project

Womens Employment Ent & Training Unit (WEETU)

Woodfields Residents Association

Worstead Amenity Society

YESU

Young Citizens Guild

Young Enterprise

Local Services / Agencies

Cromer Job Centre

Cromer Hospital

Job Centre Plus

Kelling Hospital

Norfolk & Waveney Mental Health NHS Partnership Trust

Norfolk Constabulary (East)

Norfolk Constabulary (North Walsham)

Norfolk Constabulary Eastern Area

Norfolk Mental Health Care Trust

Norfolk Youth & Community Service

Patient & Public Involvement Forum (PPIF) North Norfolk

The Fakenham Medical Centre

Wells Health Centre

Fakenham & District Sun Newspaper

NCC Adult Social Services

Norfolk Constabulary (Acle)

Norfolk Constabulary (West)

Norfolk Fire Service (North Norfolk Area)

Norfolk Police Authority

National Interest Groups



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Help the Aged

Housing Corporation

Tyndall Centre for Climate Change Research

Race / Religious Organisations

Christian Science Society

Churches in Wells

Cromer Parish Church

Fakenham Baptist Community Church

Fakenham Baptist Community Church

Fakenham Congregation of Jehovah's Witnesses

Fakenham Parish Church

Fakenham Roman Catholic Church

Fakenham Salvation Army

Fakenham, Wells & Holt Methodist Church

Holt Methodist Church

North Walsham Methodist Church

Norwich & Norfolk Racial Equality Council

Sheringham Baptist Church

Sheringham Salvation Army

St Andrews Church

St Josephs Catholic Church

St Nicholas Church

St Nicholas Parish Church

St. Peters Church

The Vine Family Church

Schools / Education

Adult Education Service (Fakenham)

Alderman Peel High School

Aylsham High School

Broadland High School

BUILD (Learning Difficulties)

College of West Anglia

Cromer High School and Language College

Cromer Learning for Life Project Manager

Easton College

Fakenham College
 Fakenham High School
 Fakenham Learning Centre
 Gresham's School
 Holt Hall Field Study Centre
 Holt Primary School
 Norfolk Careers Service
 Norfolk Connexions
 North Walsham High School
 Paston College
 Peacock Childrens Centre
 People First of Norfolk (Learning Difficulties)
 Poppies Day Nursery
 Sheringham High School and Sixth Form Centre
 Stalham High School
 Sure Start North Norfolk (Poppylands)
 Wells Children Centre
 Wells Field Study Centre
 Wells Learning Community
 Youth Action Group

Parish & Town Councils in and adjoining North Norfolk

Alby With Thwaite Parish Council
 Aldborough & Thurgarton Parish Council
 Antingham Parish Council
 Ashmanhaugh Parish Council
 Aylmerton Parish Council
 Aylsham Town Council
 Baconsthorpe Parish Council
 Bacton Parish Council
 Barsham Parish Council
 Barton Turf & Irstead Parish Council
 Beeston Regis Parish Council
 Belough Parish Meeting
 Binham & Warham Parish Councils
 Blakeney Parish Council



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Blickling Parish Council
Bodham Parish Council
Brampton Parish Council
Briningham Parish Council
Brinton Parish Council
Briston Parish Council
Brumstead Parish Council
Burgh & Tuttington Parish Council
Burnham Overy Parish Council
Burnham Thorpe Parish Council
Buxton with Lamas Parish Council
Cley Parish Council
Cley, Langham, Morston, Stiffkey and Wiveton Parish Councils
Colby Parish Council
Colkirk Parish Council
Coltishall Parish Council
Corpusty & Saxthorpe Parish Council
Cromer Town Council
Dilham Parish Council
Dunton Parish Council
East & West Beckham Parish Council
East Rudham Parish Council
East Ruston Parish Council
Edgefield Parish Council
Erpingham Parish Council
Fakenham Town Council
Felbrigg Parish Council
Felmingham Parish Council
Field Dalling & Saxlingham Parish Council
Foulsham Parish Council
Fulmodeston Parish Council
Gateley Parish Meeting
Gimingham Parish Council
Great Snoring Parish Council
Gresham Parish Council



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Guestwick Parish Meeting
Guist Parish Council
Gunthorpe Parish Council
Hanworth Parish Council
Happisburgh & Walcott Parish Council
Helhoughton Parish Council
Hempstead Parish Council
Hempton Parish Council
Heydon Parish Meeting
Hickling Parish Council
High Kelling Parish Council
Hindolveston Parish Council
Hindringham Parish Council
Holkham Parish Council
Holt Town Council
Horning Parish Council
Horsey Parish Council
Hoveton Parish Council
Ingham Parish Council
Ingworth Parish Council
Itteringham Parish Council
Kelling Parish Council
Kettlestone Parish Council
Knapton Parish Council
Langham Parish Council
Lessingham & Hempstead with Eccles Parish Council
Letheringsett With Glandford Parish Council
Little Barningham Parish Council
Little Snoring Parish Council
Ludham Parish Council
Martham Parish Council
Matlaske Parish Council
Melton Constable Parish Council
Morston Parish Council
Mundesley Parish Council



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Neatishead Parish Council

Norfolk County Association of Parish & Town Councils

North Creake Parish Council

North Elmham Parish Council

North Walsham Town Council

Northrepps Parish Council

Oulton Parish Council

Overstrand Parish Council

Paston Parish Council

Plumstead Parish Council

Potter Heigham Parish Council

Pudding Norton Parish Council

Raynham Parish Council

Repps with Bastwick Parish Council

Roughton Parish Council

Runton Parish Council

Ryburgh Parish Council

Salhouse Parish Council

Salthouse Parish Council

Scottow Parish Council

Sculthorpe Parish Council

Sea Palling & Waxham Parish Council

Sheringham Town Council

Sidestrand Parish Council

Skeyton Parish Council

Sloley Parish Council

Smallburgh Parish Council

Somerton Parish Council

South Creake Parish Council

South Walsham Parish Council

Southrepps Parish Council

Stalham Town Council

Stibbard Parish Council

Stody Parish Council

Suffield Parish Council



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Sustead Parish Council
Sutton & Catfield Parish Council
Swanton Abbott Parish Council
Swanton Novers Parish Council
Syderstone Parish Council
Tattersett Parish Council
Thornage Parish Council
Thorpe Market Parish Council
Thurne Parish Council
Thurning Parish Meeting
Thursford Parish Council
Tittleshall Parish Council
Trimingham Parish Council
Trunch Parish Council
Tunstead Parish Council
Upper Sheringham Parish Council
Upton with Fishley Parish Council
Walsingham Parish Council
Walsingham Parish Council
Weasenham St Peter Parish Council
Wellingham Parish Council
Wells-next-the-Sea Town Council
West Rudham Parish Council
Westwick Parish Meeting
Weybourne Parish Council
Weybourne Parish Council
Wickmere Parish Council
Wighton Parish Council
Winterton-on-Sea Parish Council
Witton Parish Council
Wood Dalling Parish Council
Wood Norton Parish Council
Woodbastwick Parish Council
Worstead Parish Council
Wroxham Parish Council



Site Specific Proposals Draft Plan: Final Consultation Statement

Individuals and Organisations Invited to the Coastal Service Villages Workshops

Private Sector Agent
Organisation
Priors Estate Agents
Howard Page Estate Agents
Private Sector Business
Cable Gap Holiday Park
White Horse Public House
Kiln Cliffs Caravan Park
Sandy Gulls Caravan Park
Cliff House Guest House
Castaways Holiday Park
The Muckleburgh Collection
JF & CE Gooch Garage Services
Beach Café
Horton Levi Ltd
The Ship Inn P.H
Sea Marge Hotel
Creative Tourism Ideas & Solutions (CTIS)
Manor Caravan Site
Home Farm Cottages
Undici B&B
Kelling Heath Holiday Park
Danum House B&B
Bolding Way Holiday Cottages
The Pleasaunce
Anstruthers Ltd
Weybourne Forest Lodges
County and District Councillors
All relevant North Norfolk District and Norfolk County Councillors
Public Interest Health Care Facility
Mundesley Medical Centre
Individual/Landowner
Thomas Love
Chris Payne

Littlewoods Farm
William Reynolds
Bertie Farrow
Duke of Edinburgh Freehouse
Local Area Partnerships
Upcher Community Partnership
Griffon Area Partnership (North Walsham)
Poppyland Partnership (Cromer)
Stalham with Happing Partnership
Local Authorities
Norfolk County Council (Transport Strategy)
Local Interest Group
Bacton Bowls Club
Happisburgh Village Hall
Coastal Concern Action Group (CCAG)
Bacton Village Hall
Bacton Homewatch
Norfolk Rural Community Council
Coastal Concern Bacton
Coastal Concern Bacton & Walcott
National Trust (Local Office)
Weybourne Village Hall
Bacton Wednesday Club
Overstrand Millenium Group & Residents Association
Overstrand Shoreline Management Committee
Overstrand Carpet Bowls Club
Overstrand Sports Club
Happisburgh Coast Watch
Happisburgh Lighthouse Trust
Norfolk Coast Partnership
Coastal Concern Ltd
Local Service
Mundesley Volunteer Inshore Rescue Service
Media
Village News (for Bacton, Edingthorpe, Ridlington & Witton)



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Members of the Public

Jane Archer

Norman Ashton

John Whitby

Joan Larter

Mill Farm

National Interest Group

Tyndall Centre for Climate Change Research

Parish Councils

Mundesley Parish Council

Happisburgh Parish Council

Overstrand Parish Council

Weybourne Parish Council

Bacton Parish Council

Race/Religious Organisations

Weybourne Village Hall & Methodist Church

Weybourne Methodist Church

Weybourne All Saints Church

Mundesley Methodist Church

St Martins Church

School/Education

Bacton Community First School

Kelling Primary School

Overstrand Primary School

Happisburgh Primary School

Mundesley Primary School

Mundesley First School

Appendix 3 Methods of Engagement

Consultee Involvement at Regulation 25

Two databases have been created to assist with LDF preparation, the first which we have developed to include all those who we have engaged during the Reg 25 stages as well as those organisations or individuals who have asked to be kept up to date with the progress of the LDF. The second 'consultation database' has been created to allow the public to submit representations on-line and purely reflects specific statutory consultation stages.

The following shows how different bodies were involved at Regulation 25⁽⁶⁾.

Details of those held on the Planning Policy database and their respective involvement during Reg 25

Body	Sent Regular Updates	Invited to June 05 Workshops	Sent Letter Requesting Notification Issues	Invited to 'Themed' Focus Group Meetings	Sent 'Housing Options' Questionnaire	Sent 'Developer' Letter
	On-going	June / July 05	June 05	June 05	November 05	August 05
Agents	168	8	0	0	3	8
Area Partnerships	11	7	0	0	6	0
Local businesses	105	52	0	0	15	19
County Councillors	12	12	0	0	0	0
Developers	62	5	0	5	54	47
District Councillors	48	47	0	0	47	0
Government Agencies	11	0	2	2	8	1
Local health care facilities	11	0	0	0	0	1
Local Authorities	10	8	1	3	8	0
Local interest groups	188	100	1	18	143	1
Local services	39	13	4	4	17	1
Media	13	1	0	0	0	0
National interest groups	81	1	13	1	12	1
Town and Parish Councils	155	155	1	6	150	0
Schools and educational establishments	90	26	0	5	18	2
Race and religious groups	48	16	0	0	7	0

⁶ NB: At this time the database contained details of approximately 1200 individuals and organisations which had been built up over a 3 year period. Requests to be added to / removed from the database are frequent therefore the table above is intended to act as a guide to participation.



Site Specific Proposals Draft Plan: Final Consultation Statement

Body	Sent Regular Updates	Invited to June 05 Workshops	Sent Letter Requesting Notification Issues	Invited to 'Themed' Focus Group Meetings	Sent 'Housing Options' Questionnaire	Sent 'Developer' Letter
	On-going	June / July 05	June 05	June 05	November 05	August 05
Individuals	190	20	0	0	0	0
TOTAL	1243	471	22	44	488	79

General Methods of Engagement

Method of Engagement	District Councillors	Statutory Consultees	Stakeholders	General Public
NNDC Outlook magazine distribution	YES	SOME	SOME	YES
LDF Website	YES	YES	YES	YES
Quarterly LDF Newsletter distribution	YES	YES	YES	SOME
Members Bulletin (weekly) distribution	YES			
LDF Working Party attendees	YES	PUBLIC MEETINGS		
Accessibility to LDF Working party minutes	YES	YES	YES	YES
One to One meetings with Officers if requested / required	YES	YES	YES	YES
Reg 25 - Seven workshops	YES	SOME	YES	
Invites to Targeted meetings or Focus Groups	YES	SOME	YES	
Consultation Information Packs distributed to	YES			
LDF briefings and consultation launches (presentations) invitees	YES	SOME	YES	
Accessibility to Library Exhibitions	YES	YES	YES	YES
Articles in local papers through Press releases	YES	SOME	YES	YES
Articles in Parish Magazines	YES		SOME	YES
Articles on Community websites accessible to	YES	YES	YES	YES
Statutory advert in local newspapers	YES	SOME	SOME	YES
Reg 26 - 16 Exhibitions	YES	SOME	YES	YES
Consultation Documents sent	YES	YES	YES	IF REQUESTED
Posters and Leaflet drops	YES	SOME	SOME	YES
School workshops				YES

Appendix 4 Reg. 25 Correspondence

Stage 1 Reg 25: Correspondence sent to Specific Bodies (June / July 2005)

EXAMPLE

PLANNING POLICY

Email: pwake@north-norfolk.gov.uk

Direct Line: (01263) 516233

Fax: (01263) 516309

7 June 2005

Dear

North Norfolk District Council Local Development Framework (LDF)

As you will be aware, the Government has introduced a new planning policy system which replaces Structure Plans and Local Plans with Regional Spatial Strategies and Local Development Frameworks.

As the first stage in preparing new planning policies for its area, North Norfolk District Council is presently gathering information on issues affecting the interests of the local community, service providers and other stakeholders which need to be taken into account at this early stage.

I am therefore writing to enquire whether there are any specific issues or proposals which your organisation would like to bring to our attention at this moment in time.

I would be particularly interested to hear about:

- any proposals regarding land holdings in the area
- changes to service delivery that may affect the area; and
- any strategies you have produced that may have implications for the future planning of North Norfolk.

As well as identifying issues, we would welcome any views you may have on how best these can be addressed through the planning system.

Generally, in terms of scale and location of new development that we will need to accommodate in the area we are working within the following framework set by national and regional planning policies:

- providing between 6,400 and 8,000 new dwellings in North Norfolk between 2001 and 2021.
- the majority of new development should be located in market towns and particularly those towns with a good range of employment opportunities, services and facilities
- residential growth in villages should be restricted to those settlements which have a good range of local facilities and services.

I would welcome any information you can pass on at this stage. If you would like to have a meeting to discuss any issues in greater detail please contact me on the numbers above. Once we have the basic information, the next stage will be to seek your views and assistance in identifying preferred solutions for the scale and location of new development in terms of how the needs arising from it can be serviced and provided for. I look forward to hearing from you in due course.

Yours sincerely



Polly Wake
Senior Planner



Stage 1 Reg 25: Letter sent to Developers, Agents and top 25 employers in North Norfolk (August 2005)

**EXAMPLE
PLANNING POLICY**
Contact: Mark Ashwell
Tel. 01263 516325
11 August 2005



Dear

Re : Preparation of Local Development Framework

As you may be aware North Norfolk District Council has commenced work on preparing a Local Development Framework. This is a collection of new documents which will eventually replace the North Norfolk Local Plan and will constitute part of the statutory framework for assessing future development proposals.

The first of the new documents will be prepared over the next eighteen months or so. As with the previous Local Plan there will be periods for formal comment and objection prior to adoption. We are currently working on identifying the key issues which the new plans will need to address and are consulting as wide a range of interested parties as possible to seek their views. We will shortly be commencing work on considering whether individual sites should be allocated for development.

Any new Plans will need to contribute to the aims and objectives of the North Norfolk Community Strategy to

- Ensure decent Housing for all residents
- Develop the local economy
- Maintain a high quality of life and attractive natural environment.

Furthermore in terms of the scale of development and its location the new plans will need to reflect national and regional planning policies which suggest that most new development should take place in Market towns and particularly those towns with a good range of facilities. Residential development in villages should be limited. Until the East of England Plan is agreed we do not know the exact level of housing provision, but it is likely to be between 6,400 and 8,000 new dwellings between 2001 and 2021.

In the next few months we will be undertaking a range of consultation exercises designed to seek views on the main issues. This is prior to formal consultation on policy and site allocation options programmed for the spring of 2006. We recognise that the development industry and significant employers in the District will play a key role. If you would like to contribute to this process we would be pleased to hear from you. We hope that by involving you at an early stage in the plan process we might be able to reduce any areas of disagreement in the later stages of plan preparation. We would be particularly interested to hear if you have any specific development proposals which should be considered as part of the new plans.

I appreciate that there may be a wide range of issues which concern you and that extensive correspondence may not be productive. I would be happy to discuss issues with you, or if you prefer I would be happy to meet with you.

I look forwards to hearing from you.

Yours faithfully,

Mark Ashwell
Senior Planning Officer
E-mail. mashwell@north-norfolk.gov.uk

Appendix 5 Reg. 25 Coastal Service Villages Correspondence

Letter to Parish Councils

20th March 2008

Sent to:
Bacton Parish Council
Mundesley Parish Council
Overstrand Parish Council
Weybourne Parish Council
Happisburgh Parish Council

Dear ,

North Norfolk Local Development Framework Site Specific Proposals Development Plan Document

Thank you for allowing officers to speak to the recent Parish Council meeting about the possible housing allocations proposed through the Site Specific Proposals LDF document. Several useful comments were made at the meeting, and various issues were raised which are being investigated before taking sites to Members of the LDF Working Party for decision.

It is proposed that on 14th April Members of the LDF Working Party will discuss the advantages and disadvantages of the sites that have been put forward and that at the meeting on 19th May they will agree which sites should be published as the 'preferred' sites for consultation. These meetings are open to the public if you would like to attend.

Once the Council has considered the options that are available and has identified its Preferred Options it will publish public consultation documents. These will include details of all of the sites considered, identify the Councils preferences, and explain the process for reaching decisions. A formal six week period of consultation, including exhibitions in each of the villages, will seek views on the options and will inform the final selection process.

I am writing to invite the parish council to make any further comments on the sites, or raise particular issues to be addressed, at this stage before they are published for consultation. The attached sheet provides space for comments on each of the sites, and allows them to be ranked in order of preference.

The issue of possible flood risk on the site around the village hall at Bacton is being investigated, however it appears that the land levels are sufficiently high that the site should not be at risk, even allowing for future climate change predictions. If your local knowledge suggests otherwise it would be useful if you could provide any evidence you may have at this stage.

If you have any queries on the process or any of the sites please contact me using the details below. I would be grateful for any comments at this stage to be received by **Monday 28 April**. Many thanks in advance for your help.

Yours sincerely,



Polly Wake
Senior Planner (Planning Policy)
01263 516233
polly.wake@north-norfolk.gov.uk



Letter to Specific Consultees

20th March 2008

Sent to:
Specific Consultees

Ref: 967/05/13

Dear Ms Simmons,

North Norfolk Local Development Framework Site Specific Proposals Development Plan Document – Coastal Service Villages

During 2008 the Council will be building on previous work and preparing a Site Specific Proposals Development Plan Document that will be submitted to Government in 2009 for independent examination. The document will identify development sites for a range of uses including new housing, employment, shopping, car parking and other types of development in the district.

You were consulted in Autumn 2006 at the Preferred Options stage of this document and we are grateful for any comments that were received. This previous consultation document did not, however, include any proposals for the Coastal Service Villages of Bacton, Happisburgh, Mundesley, Overstrand or Weybourne as at that time it was intended to cover these in a separate Coastal Management Plan. This is no longer the case and we are therefore preparing to consult on preferred options for these Coastal Service Villages in June 2008 prior to drafting the submission document.

I am writing to invite you to make early comments on the sites that are being considered for development in the Coastal Service Villages prior to the formal preferred options consultation. The Core Strategy allows for allocations of up to 26 dwellings to be made in these villages (up to 50 in Mundesley).

Enclosed are plans showing all of the sites that have been put forward for development and which are being appraised in accordance with the Council's draft sustainability appraisal methodology. It is already clear that not all of these sites will be necessary or suitable and early appraisal results do indicate a few initial 'preferred' sites (shown on the reverse of this letter). Therefore, whilst we would welcome comments on any of the sites on the enclosed plans, if you have limited time then comments on the sites listed overleaf would be most helpful.

Settlement	Initial 'Preferred' Sites
Bacton	BACT01, BACT03, BACT05, BACT07
Happisburgh	HAP04, HAP07, HAP08
Mundesley	MUN03, MUN04, MUN07
Overstrand	OVS03, OVS04, OVS08, OVS09, OVS10
Weybourne	WEY02, WEY03, WEY09

The Coastal Service Villages Preferred Options document will be published for consultation in June / July 2008 and there will be a further opportunity to comment at this stage if you wish. There will also be a further opportunity to comment on the full



Site Specific Proposals Draft Plan: Final Consultation Statement

Site Specific Proposals DPD when it is published for consultation prior to submission for independent examination.

If you have any queries on the process or any of the sites please contact me using the details below. I would be grateful for any comments at this stage to be received by **Monday 28th April**.

Many thanks in advance for your help.

Yours sincerely,

Polly Wake
Senior Planner (Planning Policy)
01263 516233
polly.wake@north-norfolk.gov.uk



Letter to Norfolk County Council

19 March 2008

To: Stephen Faulkner, Norfolk County Council

Dear Mr Faulkner

**North Norfolk Local Development Framework
Site Specific Proposals Development Plan Document – Coastal Service Villages**

During 2008 the Council will be building on previous work and preparing a Site Specific Proposals Development Plan Document that will be submitted to Government in 2009 for independent examination. The document will identify development sites for a range of uses including new housing, employment, shopping, car parking and other types of development in the district.

You were consulted in Autumn 2006 at the Preferred Options stage of this document and we are grateful for any comments that were received. This previous consultation document did not, however, include any proposals for the Coastal Service Villages of Bacton, Happisburgh, Mundesley, Overstrand or Weybourne as at that time it was intended to cover these in a separate Coastal Management Plan. This is no longer the case and we are therefore preparing to consult on preferred options for these Coastal Service Villages in June 2008 prior to drafting the submission document.

I am writing to invite you to make early comments on the sites that are being considered for development in the Coastal Service Villages prior to the formal preferred options consultation. Highways have already been consulted separately, however I would welcome comments from any other departments that may wish to comment. The Core Strategy allows for allocations of up to 26 dwellings to be made in these villages (up to 50 in Mundesley). I enclose plans showing all of the sites that have been put forward for development and which are being appraised in accordance with the Council's draft sustainability appraisal methodology. It is already clear that not all of these sites will be necessary or suitable and early appraisal results do indicate a few initial 'preferred' sites (listed below). Therefore, whilst we would welcome comments on any of the sites on the enclosed plans, if you have limited time then comments on the sites listed below would be most helpful.

Settlement	Initial 'preferred' sites
Bacton	BACT01, BACT03, BACT05, BACT07
Happisburgh	HAP04, HAP07, HAP08
Mundesley	MUN03, MUN04, MUN07
Overstrand	OVS03, 04, 08,09 and10
Weybourne	WEY02, WEY03, WEY09



Site Specific Proposals Draft Plan: Final Consultation Statement

The Coastal Service Villages preferred options document will be published for consultation in June / July 2008 and there will be further opportunity to comment at this stage if you prefer. There will also be further opportunity to comment on the full Specific Proposals Development Plan Document when it is published for consultation prior to submission for independent examination.

If you have any queries on the process or any of the sites please contact me at the details below. I would be grateful for any comments at this stage to be received by **Monday 28th April**. Many thanks in advance for your help.

Polly Wake

Senior Planning Officer
01263 516233
Polly.wake@north-norfolk.gov.uk



Site Specific Proposals Draft Plan: Final Consultation Statement

Appendix 6 Reg. 26 Correspondence

Letter sent to Reg 26 Statutory consultees containing DPD Matters

PLANNING POLICY

Email: jfisher@north-norfolk.gov.uk

Direct Line: (01263) 516304

Fax: (01263) 516309

21 September 2006

Sent to all Statutory Consultees

Dear *Consultee*,

North Norfolk Local Development Framework (LDF) Preferred Options Consultation

Following consultation with interest and community groups, North Norfolk District Council has prepared its 'preferred options' reports for the following documents:

- **Core Strategy Development Plan Document** – this will set the overall planning policies for North Norfolk, including the Development Strategy that specifies the general locations for new development.
- **Site Specific Proposals Development Plan Document** – this identifies sites for new houses, employment, retail opportunities, open space in North Norfolk and includes details of the sites which have been considered but are not preferred at this stage.

We have sent you these documents as you have been consulted at previous stages of developing the Local Development Framework for North Norfolk.

A copy of each document is enclosed and we are seeking your views on these under the formal preferred options ('Regulation 26' stage) consultation. Please note that this is a statutory period of consultation and all comments must be received between **midday on 25 September and midday on 6 November 2006** in order to be considered.

Further copies of the consultation documents (in paper format or CD-ROM) will be available from;

- North Norfolk District Council Offices in Cromer and Fakenham, and North Norfolk Housing Trust in North Walsham during normal office hours.
- To view at North Norfolk libraries - please call individual libraries for opening times.
- Our web site - www.northnorfolk.org/ldf - all information, including an on-line consultation system for submitting comments is available on the Council's website.
- A series of exhibitions - please refer to the autumn newsletter that you recently received from us or call us for details.

Please note that there is a £10 postage charge for sending additional copies of the documents, however CD-ROMs are provided and posted free of charge. All comments should be made on the response form contained within the documents or via the interactive online system – please see the website for



Site Specific Proposals Draft Plan: Final Consultation Statement

details. Paper representations should be sent to: Jill Fisher, Planning Policy Manager, North Norfolk District Council, Holt Road, Cromer, NR27 9EN.

Please note that the Site Specific Proposals have been prepared to be in conformity with the Core Strategy, which outlines where new development should be located. Therefore if you wish to comment on the suitability of a particular site allocation in the Site Specific Proposals it may also be necessary to comment on the Development Strategy contained within the Core Strategy document.

Sustainability Appraisal reports have been prepared for each document to consider the social, environmental and economic effects of the proposals. These have also been published for consultation and are available on our website, to view in local libraries and can be sent on request on CD-ROM or paper copy (a £10 postage fee applies for paper copies).

A series of background reports and studies, which help to explain how the Council has arrived at the preferred options, are available for information on the website.

Next steps

All comments received within the consultation period will be acknowledged, reported to Members and will inform the preparation of the revised documents that will be submitted to the Secretary of State for independent examination. The revised Core Strategy is timetabled to be submitted in April 2007 and the Site Specific Proposals in September 2007 - there will be a further period of public consultation at this stage. Please note that you may request with your representation to be notified when the document has been submitted to the Secretary of State for independent examination.

Please take this opportunity to influence the policies and allocations that will determine where new development can go in North Norfolk in the future and I look forward to receiving your views on the enclosed documents.

If you have any queries about the public consultation or the Local Development Framework as a whole, please contact a member of the Planning Policy Team on 01263 516318.

Yours sincerely

Jill Fisher
Planning Policy Manager

Appendix 7 Reg. 26 Coastal Service Villages Correspondence

Regulation 26 Letter to consultees Coastal Service Villages

6 June 2008

Local Development Framework
Regulation 25 Consultee

Dear Consultee,

North Norfolk Local Development Framework
Public consultation on possible development sites in Coastal Service Villages

Following consultation with stakeholders at a series of workshops in Autumn 2007 the Council has published the sites that it considers to be its 'preferred options' for development in the Coastal Service Villages of Bacton, Happisburgh, Mundesley, Overstrand and Weybourne.

I enclose a copy of the Site Specific Proposals Coastal Service Villages preferred options report which has been published for a six week public consultation period from **9 June to 21 July 2008**. A CD Rom is also enclosed which contains the document and two supporting documents – a Sustainability Appraisal report (assessing the social, economic and environmental impacts of the proposals) and an Appropriate Assessment report (assessing potential impacts on European Wildlife Sites).

We are seeking the public's views on the possible development sites, and are inviting suggestions of any other alternative development sites in these villages that may not have been considered. Further copies of the documents and comments form are available from:

- The Councils website www.northnorfolk.org/ldf
- NNDC offices in Cromer and Fakenham (during office hours)
- To view in North Norfolk libraries (please call for opening times)
- A series of exhibitions being held in the villages (see below).

Exhibitions are being held in each village to enable the public to discuss the proposals with planning officers and obtain further copies of the documents. These have been arranged for:

Mundesley	Coronation Hall	3.00 pm to 7.00 pm	Tuesday 10 June
Happisburgh	Wenn Evans Centre		Wednesday 11 June
Overstrand	Parish Hall		Tuesday 17 June
Weybourne	Village Hall		Wednesday 18 June
Bacton	Village Hall		Thursday 19 June
Cromer	Council offices	9.30 am to 4.00 pm	Mon – Fri 9 June to 21 July

Comments should be received by midday on 21 July and submitted via the on-line consultation system www.northnorfolk.org/ldf or by sending the comments form to:



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- FREEPOST RRAY-JSLS-TZTE, Planning Policy, NNDC, Holt Road, Cromer, NR27 9EN
- Email: planningpolicy@north-norfolk.gov.uk
- Fax 01263 516309

Following this consultation the Council will consider all comments and prepare another document which will be subject to further consultation before it is submitted to the Government for independent examination. If you wish to be notified when the document has been submitted please indicate so on your comments form.

We look forward to receiving your comments about the possible future development sites in the Coastal Service Villages. If you have any queries about the consultation, or the Local Development Framework as a whole, please contact the Planning Policy team on 01263 516318.

Yours sincerely,

Jill Fisher
Planning Policy Manager
01263 516304
Jill.fisher@north-norfolk.gov.uk

Appendix 8 Reg. 26 Consultation Notification

Is future development in North Norfolk going to affect you?

PUBLIC CONSULTATION

North Norfolk District Council is responsible for preparing plans that will guide where new development is and is not allowed as well as producing policies that impact on North Norfolk's housing, economic and environmental issues.

We are currently seeking your views on our proposals.

For further details on how you can comment on our proposals see our advert under 'Public Notices' or visit our website (www.northnorfolk.org/ldf).

Consultation period: midday 25 September to midday 6 November

LOCAL DEVELOPMENT FRAMEWORK



North Norfolk District Council,
Holt Road, Cromer, Norfolk NR27 9EN
Tel: 01263 516318 / 01263 516321
E mail: planningpolicy@north-norfolk.gov.uk

**LOCAL DEVELOPMENT FRAMEWORK
CORE STRATEGY AND SITE SPECIFIC PROPOSALS PREFERRED
OPTIONS DEVELOPMENT PLAN DOCUMENTS
NOTICE OF PUBLIC CONSULTATION
PLANNING AND COMPULSORY PURCHASE ACT 2004
THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT)
(ENGLAND) REGULATIONS 2004**

NORTH NORFOLK DISTRICT COUNCIL

In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (Regulation 26) the following information provides details about the Core Strategy and Site Specific Proposals Development Plan Document Preferred Options Reports and consultation process.

Core Strategy Preferred Options Document
The Core Strategy Document will set the overall policies for North Norfolk against which planning applications will be considered.

Site Specific Proposals Preferred Options Document
The Site Specific Proposals Document identifies sites for new housing, employment and retail opportunities, open space, car parks and other uses in North Norfolk.

Sustainability Appraisal Reports
Sustainability Appraisals have been carried out for each of the above documents to appraise their social, environmental and economic effects of the proposals.

Consultation Period
We are inviting comments on the above documents during the consultation period which will run for six weeks commencing midday on Monday 25 September 2006 and ending midday on Monday 6 November 2006.

Inspection of Documents
Copies of the consultation documents (in paper format or CD ROM) will be available from:
• North Norfolk District Council Offices in Cromer, Fakenham and North Walsham during normal office hours.
• To view at North Norfolk libraries. Please call individual libraries for opening times.
• Our web site - www.northnorfolk.org/ldf. All information, including an on-line consultation system for submitting comments is available on the Council's website.
• A series of exhibitions - see below.

Submitting Comments
Comments can be made via the Council's web-site at www.northnorfolk.org/ldf or in writing using our comments (representation) form. The forms are available in the back of the consultation documents, can be downloaded from our website, picked up at the exhibitions (details below) or posted - Tel 01263 516318 to request one. Comments must be received no later than midday on Monday 6 November 2006 and submitted:
• By post to: FREEPOST FRAH-JLSL-TZTE North Norfolk District Council, Planning Policy Team, Holt Road, Cromer, Norfolk NR27 9EN.
• By fax: 01263 516309
• By e-mail: planningpolicy@north-norfolk.gov.uk
• On-line at www.northnorfolk.org/ldf
Late comments cannot be considered.

A series of exhibitions have been arranged (see below) to enable the public to discuss proposals with planning officers, obtain copies of the consultation documents, and to submit their comments.

Exhibitions	Date	Venue	Open
Wells-next-the-Sea	Tuesday 26.09.06	The Matings, Slathe Street, Wells	10.00 am - 6.00 pm
Holt	Wednesday 27.09.06	Holt Community Centre, Kenridge Way, Holt	10.00 am - 6.00 pm
Staham	Wednesday 04.10.06	Staham Town Hall, High Street, Staham	10.00 am - 6.00 pm
Cromer	Friday 06.10.06	Cromer Parish Hall, Church Street, Cromer	10.00 am - 6.00 pm
Mundesley	Monday 09.10.06	Cooperation Hall, Cromer Road, Mundesley	10.00 am - 6.00 pm
North Walsham	Thursday 12.10.06	NIW Community Centre, New Road, North Walsham	10.00 am - 6.00 pm
Sheringham	Wednesday 18.10.06	Station Road Car Park (mobile unit)	10.00 am - 6.00 pm
Fakenham	Thursday 19.10.06	Bridge Street Car park (mobile unit)	10.00 am - 6.00 pm
Hoveton	Wednesday 25.10.06	Broadland Community Centre, Staham Road, Hoveton	10.00 am - 5.00 pm
Cromer Council Offices (Monday to Friday only)	25.09.06 to 06.11.06	NNDC Offices, Holt Road, Cromer	9.30 am - 4.00 pm
Evening exhibitions	Date	Venue	Open
Ludham	Thursday 28.09.06	Ludham Village Hall	5.00 pm - 7.30 pm
Aldborough	Monday 02.10.06	Aldborough Community Centre	5.00 pm - 7.30 pm
Southrepps	Tuesday 10.10.06	Southrepps Village Hall	5.00 pm - 7.30 pm
Little Walsingham	Monday 16.10.06	Little Walsingham Village Hall	5.00 pm - 7.30 pm
Briston	Monday 23.10.06	Copeman Centre, Briston	5.00 pm - 7.30 pm
Blakeney	Thursday 26.10.06	Harbour Rooms, High Street, Blakeney	5.00 pm - 7.30 pm
NNDC Cromer	Tuesday 31.10.06	District Council Offices, Holt Road, Cromer	5.00 pm - 7.30 pm

Any comments/representations should state whether or not you wish to be notified when the documents are submitted to the Secretary of State for independent examination.
For further information: Web: www.northnorfolk.org/ldf
E-Mail: planningpolicy@north-norfolk.gov.uk
Telephone: 01263 516318 or 516321
Write to: Mrs J Fisher, Planning Policy Team, North Norfolk District Council, Holt Road, Cromer NR27 9EN.



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42 North Norfolk News, Thursday, June 5, 2008

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Site Specific Proposals Draft Plan: Final Consultation Statement

Appendix 10 Reg. 26 Other Correspondence

Update letter sent to Town and Parish Councils Feb 2007

EXAMPLE

PLANNING POLICY

Email: mashwell@north-norfolk.gov.uk
 Direct Line: (01263) 516325
 Fax: (01263) 516309
 Our Ref: 967/05/04
 Date: 14th February 2007



To all Parish Councils

Dear

RE: Update on Preparation of Local Development Framework

I am writing to provide a brief update on the work we are undertaking on producing the Local Development Framework which will eventually replace the North Norfolk Local Plan.

You may recall that last Autumn we asked for comments on two documents, the first outlining our preferred policies and broad strategies for future development (Core Strategy), the second asking for views on a number of possible development sites (Site Specific Proposals). The Authority has decided that the main priority should be to complete the Core Strategy document as soon as possible. It is this document that will determine if your village is identified as a suitable location for further small scale development, how big those developments might be, and what types of development will be considered. It will not identify specific development sites. We will be considering the comments which were made on the Site Specific Proposals when work on the Core Strategy is nearer completion.

The Submission Core Strategy, which is the document that will be submitted to the Government for approval, is currently being prepared and it is hoped that this will be completed, for approval by Full Council, by April and submitted to the Government in early summer. When we submit the document there will be a further six week period of public consultation when the public and stakeholders including the Parish Council will be able to make further comments on the Submission Plan.

In the mean time, I thought, it might be helpful to outline some of the initial views of the Working Party in response to the consultation comments. In doing so, I should stress that these are not final decisions and may be subject to further change as the plan progresses through the various stages towards final adoption.

The Working Party considers that the broad distribution of future development suggested in the consultation document is correct. This would see most new development taking place in towns and a relatively small number of the larger villages in the District. Having carefully considered the representation the Working Party will be recommending that the following villages are identified as suitable locations for a limited amount of new development:

Service Villages

- | | |
|---|--|
| <ul style="list-style-type: none"> • Aldborough • Bacton • Blakeney • Briston & Melton Constable • Corpusty & Saxthorpe • Catfield • Happisburgh | <ul style="list-style-type: none"> • Horning • Little Snoring • Little Walsingham • Ludham • Mundesley • Overstrand • Roughton • Southrepps • Weybourne |
|---|--|



Site Specific Proposals Draft Plan: Final Consultation Statement

If your village is on the list of selected Service Villages the main implications would be:

- The development boundary (the line shown in the current local plan which for planning purposes defines the built up part of the village) would be retained and, in principle, further development within the defined boundary would be acceptable. This means that the Authority would continue to consider granting planning permission for small developments where suitable sites are available. (Usually referred to as 'infill' development).
- The Authority will give further consideration to identifying one or more small areas of land outside of the existing development boundaries to allow further residential development. The Working Party has considered the scale of development which may be appropriate on any sites which may be identified. The Core Strategy consultation document suggested that the Council would consider proposals for up to 50 dwellings. The Working Party considers that in most cases (other than Briston and Mundesley) this is too high and the maximum number should be reduced to approximately 30 dwellings. Furthermore, the plan should make it clear that these 30 dwellings could be built on one or more sites provided the total number in the village does not exceed 30. This change is being recommended to take account of the concerns that in some locations larger scale estate developments may not be appropriate. The final decision on how much development will take place, and on how many sites, will be addressed in the Site Specific Proposals document.
- The Council is concerned about the lack of affordable housing in many villages and the Working Party will be recommending that at least half of all new dwellings in villages, on both small infill sites and allocated development sites, are 'affordable'.
- Many people replying to the consultation felt that if housing were to be built in villages local people in housing need should be given priority. The Working Party has asked for further specialist advice on whether it would be possible to restrict the occupation of a proportion of these affordable houses to local people. This would, however, have implications for addressing the housing needs of those people who do not live in the village and may be seen as discriminating against those in most need.

If your village is not on the selected list the main implications would be:

- The existing development boundary (the line shown in the current local plan which for planning purposes defines the built up part of the village) would be deleted. This would effectively mean that for the purposes of determining planning applications proposals for development in the village would be considered in the same way as those in the wider countryside. Housing on infill plots would not be permitted, however, development for some types of employment, tourism, community and other rural based enterprises would remain possible. The Council would not be seeking to identify any new housing development sites with the exception of proposals for affordable housing.
- Small scale affordable housing schemes would be considered provided there was a locally identified need and the site was well related to other housing areas.

There are a number of other key themes which the Working Party considers may require further consideration and in the next few weeks we will be looking at draft policies which aim to improve the standard of design in all developments, increase energy efficiency, source more power from renewable resources, ensure that the right type of housing is provided in the right places, and provide better opportunities for employment.

Thank you for the comments you have made so far. If you would like to discuss the above or any other issues please do not hesitate to contact me.

Yours sincerely

Mark Ashwell
Senior Planner

Appendix 11 Letter for Further Consultation to Specific Consultees

NORTH NORFOLK DISTRICT COUNCIL
HOLT ROAD CROMER NORFOLK NR27 9EN

Telephone 01263 513811
Fax 01263 515042

www.northnorfolk.org

24 October 2008



Sent to : Norfolk Landscape Archaeology, British Pipeline Agency Ltd (North Walsham Terminal) Mobile Operators Association (MOA), English Heritage/Historic Buildings and Monuments Commission, Environment Agency, Natural England, Broads Authority, Broadland District Council East of England Strategic Health Authority, Norfolk Primary Care Trust (PCT), Anglian Water, British Pipeline Agency Ltd, East of England Development Agency (EEDA), Norfolk Police Authority, EDF Energy, British Telecom, Eon UK, Association of Drainage Authorities, Atkins OSM (Cable & Wireless), Norfolk Wildlife Trust, Norfolk County Council, Norfolk Constabulary (HQ), Norfolk County Council, Norfolk Fire Service (North Norfolk Area), National Grid Property Holdings Ltd, National Grid UK Transmission, National Grid Gas Distribution, Norfolk Primary Care Trust (PCT) - Northern Locality, EDF Energy, The Coal Authority, Virgin Media

Dear ,

North Norfolk Local Development Framework Site Specific Proposals Development Plan Document

As you may recall you were consulted in Autumn 2006 on possible allocations for new development contained in the Site Specific Proposals Preferred options report, and also more recently on possible sites in the 'Coastal Service Villages' of Bacton, Happisburgh, Mundesley, Overstrand and Weybourne. We are very grateful for any comments that you made.

The Council is currently building on this previous work and preparing a Site Specific Proposals Draft Plan that will be submitted to Government in 2009. The document will identify development sites for a range of uses including new housing, employment, shopping, car parking and other types of development in the selected settlements.

I am writing to invite you to make any additional comments on the sites that you wish to make at this stage. It would be extremely helpful if you could let us know of any constraints facing the sites that need to be borne in mind when considering possible allocations and / or what mitigation measures you would like to see in place should the sites come forward. This would also be a good opportunity to let us know of any particular site requirements in the settlements that you may have. Comments made at the previous preferred options stage have been recorded and do not need to be repeated if the situation has not changed. Previous consultation responses on sites can be viewed via the Councils on-line consultation system at <http://consult.north-norfolk.gov.uk/portal>.

Enclosed are plans showing all of the sites that have been put forward for development. Some of these you will have seen before in the previous consultations, and some are new sites that have come forward since the previous consultation. Clearly not all of the sites put forward are needed to meet the Council's housing requirement. Early appraisal results indicate that many of the sites are not suitable for various reasons and therefore several of the sites on the enclosed maps have already been discounted. It may therefore be sensible to limit your response to the

A member of the North Norfolk Community Partnership



Site Specific Proposals Draft Plan: Final Consultation Statement

sites that are included on the attached spreadsheet as these are the sites that at this stage appear the most likely to be allocated for development. We would however welcome any particular comments you wish to make on the other sites. The spreadsheet also sets out the total number of houses that we are seeking to provide in each settlement.

In order that your views can inform the site selection process and feed into the draft document we require your response by **Friday 11 December**. If you are unable to make comments at this time there will be further opportunity to comment on the final document when it is published for public consultation in Spring/Summer.

Thank you very much for your help with this work. Further copies of the sites can be sent by post or emailed to you on request. If you have any other queries please contact me using the details below.

Yours sincerely

Polly Wake

Senior Planner, Planning Policy
polly.wake@north.norfolk.gov.uk

Appendix 12 Example of Stakeholder Opinion Survey

Example of Stakeholder Opinions Survey - Parish & Town Councils and Area Partnerships

<p>LOCAL DEVELOPMENT FRAMEWORK Site Specific Proposals Stakeholder Opinions</p> <p style="font-size: small;">www.northnorfolk.org/ldf</p>
<p>In preparation of the Site Specific Proposals Draft Plan document, North Norfolk District Council is consulting Parish & Town Councils and Area Partnerships for their opinions on the selection of sites put forward to the Council for development. This exercise is part of an information gathering process with key stakeholders. The formal public consultation will take place in Spring of 2009. Please complete the form giving your organisation's view on the potential sites and rank them in order of preference.</p> <p>Please return the completed form to: Planning Policy, FREEPOST RRAY-JSLS-TZTE, North Norfolk District Council, Holt Rd, Cromer, NR27 9EN. Please use additional sheets if you wish to make any further comments. Thank you</p>

<p>• Your Organisation Please complete the following section if you are the sole person agreed to respond on behalf of your organisation.</p>	
Your Organisation	
Your Name	
Your Position e.g. Clerk	

<p>• Sites Suggested for Residential Development Please use the following section to give your organisation's opinion on each site suggested for residential development. Please also rank these sites in order of preference e.g. from 1 to 10 (1 being the best option). Please use additional sheets if necessary.</p>			
Site	Location	Comments	Rank
SOU01	Land at Gimingham Road		Rank <input style="width: 30px; height: 20px;" type="text"/>
SOU02	Land West of Long Lane		Rank <input style="width: 30px; height: 20px;" type="text"/>



Site Specific Proposals Draft Plan: Final Consultation Statement

Appendix 13 Reg. 27 Correspondence

PLANNING POLICY

Email: planningpolicy@north-norfolk.gov.uk

Tel: (01263) 516318

Fax: (01263) 516309

11 June 2009

Dear Specific Consultee,

North Norfolk Local Development Framework (LDF) Site Specific Proposals Draft Plan (incorporating Proposals Map amendments) - Public Consultation 15 June - 31 July 2009

As you will be aware, the District Council has been engaged for some time in the search for appropriate development sites in order to accommodate future growth within North Norfolk. We are now entering into the latter stages of this process and are once again seeking your opinion on recommended development sites.

The **Site Specific Proposals Draft Plan** is open for Public Consultation from 15 June to the 31 July. This document includes the Council's final recommendation of sites to be allocated for development, and also shows changes to the **Proposals Map** that result from the allocations. The purpose of the consultation now is for consultees to explain why the document is, or is not fit for purpose, i.e. legally compliant or 'sound'. Further information is provided in the guidance notes enclosed.

Consultation Documents

Site Allocations are being recommended in the 24 settlements highlighted in the Core Strategy (Policy SS1) as being appropriate locations for new development, with an additional employment allocation being made at Tattersett Business Park.

I am pleased to enclose a consultation pack which includes:

- **Site Specific Proposals Draft Plan (incorporating Proposals Map amendments)**
- **Publication Stage Comments Form & Guidance Notes**
- A **CD** containing electronic copies of all of the above and the following supporting documents:
 - **Appropriate Assessment** - has been prepared to assess any likely significant effects on the integrity of a European site
 - **Consultation Statement** - states how the community have been involved in the documents preparation
 - **Sustainability Appraisal** - considers the social, environmental and economic effects of the proposals
 - **Strategic Housing Land Availability Assessment** - outlines key background information on the potential availability of land for development
 - **Statement of the Representations Procedure**
 - **Comments Form and Guidance Notes.**



Site Specific Proposals Draft Plan: Final Consultation Statement

Consultation Portal

We are keen to promote the use of our online consultation system for those wishing to submit comments. All comments will ultimately be published here for public viewing. Using the system is extremely easy and allows users of the system to ensure that their comments are recorded quickly and accurately. To access the **Consultation Portal** please visit <http://consult.north-norfolk.gov.uk>

Next Steps

All comments received within the consultation period will be acknowledged and recorded onto a publicly viewable website/document summarising the representations. These will be reported to Members and will inform the preparation of the submission document that will be submitted to the Secretary of State for independent examination. The submission of the document is timetabled for February 2010 with the following Examination by a Planning Inspector scheduled to begin in Spring 2010. It is only representations made at this current stage which will be considered by the Planning Inspector.

If you have any queries about the public consultation or the Local Development Framework as a whole, please contact a member of the Planning Policy Team on 01263 516318 or visit www.northnorfolk.org/ldf. We look forward to receiving your views on the enclosed documents.

Yours sincerely,

Mark Ashwell
Planning Policy Manager
01263 516325
mark.ashwell@north-norfolk.gov.uk

PLANNING POLICY

Email: planningpolicy@north-norfolk.gov.uk

Tel: (01263) 516318

Fax: (01263) 516309

11 June 2009

Dear Specific Consultee (electronic) ,

**North Norfolk Local Development Framework (LDF)
Site Specific Proposals Draft Plan (incorporating Proposals Map
amendments) - Public Consultation 15 June - 31 July 2009**

As you will be aware, the District Council has been engaged for some time in the search for appropriate development sites in order to accommodate future growth within North Norfolk. We are now entering into the latter stages of this process and are once again seeking your opinion on recommended development sites.

The **Site Specific Proposals Draft Plan** is open for Public Consultation from 15 June to the 31 July. This document includes the Council's final recommendation of sites to be allocated for development, and also shows changes to the **Proposals Map** that result from the allocations. The purpose of the consultation now is for consultees to explain why the document is, or is not fit for purpose, i.e. legally compliant or 'sound'. Further information is provided in the guidance notes enclosed.

Consultation Documents

Site Allocations are being recommended in the 24 settlements highlighted in the Core Strategy (Policy SS1) as being appropriate locations for new development, with an additional employment allocation being made at Tattersett Business Park.

I am pleased to enclose a consultation pack which includes a **CD** containing electronic copies of the **Site Specific Proposals Draft Plan (incorporating Proposals Map amendments)** and the following supporting documents:

- **Appropriate Assessment** - has been prepared to assess any likely significant effects on the integrity of a European site
- **Consultation Statement** - states how the community have been involved in the documents preparation
- **Sustainability Appraisal** - considers the social, environmental and economic effects of the proposals
- **Strategic Housing Land Availability Assessment** - outlines key background information on the potential availability of land for development
- **Statement of the Representations Procedure**
- **Comments Form and Guidance Notes.**

Consultation Portal

We are keen to promote the use of our online consultation system for those wishing to submit comments. All comments will ultimately be published here for public viewing.



Site Specific Proposals Draft Plan: Final Consultation Statement

Using the system is extremely easy and allows users of the system to ensure that their comments are recorded quickly and accurately. To access the **Consultation Portal** please visit <http://consult.north-norfolk.gov.uk>

Next Steps

All comments received within the consultation period will be acknowledged and recorded onto a publicly viewable website/document summarising the representations. These will be reported to Members and will inform the preparation of the submission document that will be submitted to the Secretary of State for independent examination. The submission of the document is timetabled for February 2010 with the following Examination by a Planning Inspector scheduled to begin in Spring 2010. It is only representations made at this current stage which will be considered by the Planning Inspector.

If you have any queries about the public consultation or the Local Development Framework as a whole, please contact a member of the Planning Policy Team on 01263 516318 or visit www.northnorfolk.org/ldf. We look forward to receiving your views on the enclosed documents.

Yours sincerely,

Mark Ashwell
Planning Policy Manager
01263 516325
mark.ashwell@north-norfolk.gov.uk

PLANNING POLICY

Email: planningpolicy@north-norfolk.gov.uk
Tel: (01263) 516318
Fax: (01263) 516309

24 February, 2010

Dear General Consultee,

**North Norfolk Local Development Framework (LDF)
Site Specific Proposals Draft Plan (incorporating Proposals Map
amendments) - Public Consultation 15 June - 31 July 2009**

As you will be aware, the District Council has been engaged for some time in the search for appropriate development sites in order to accommodate future growth within North Norfolk. We are now entering into the latter stages of this process and are once again we are seeking the opinions of organisations and members of the public on the recommended development sites.

The **Site Specific Proposals Draft Plan** is open for Public Consultation from 15th June to the 31st July. This document includes the Council's final recommendation of sites to be allocated for development, and also shows changes to the **Proposals Map** that result from the allocations. The purpose of the consultation now is for consultees to explain why the document is, or is not fit for purpose, i.e. legally compliant or 'sound'. Further information is provided in the guidance notes enclosed.

Consultation Documents

I am pleased to enclose a consultation pack which includes a **CD** containing electronic copies of the **Site Specific Proposals Draft Plan** and the following supporting documents:

- **Appropriate Assessment** - has been prepared to assess any likely significant effects on the integrity of a European site
- **Consultation Statement** - states how the community have been involved in the documents preparation
- **Sustainability Appraisal** - considers the social, environmental and economic effects of the proposals
- **Strategic Housing Land Availability Assessment** - outlines key background information on the potential availability of land for development
- **Statement of the Representations Procedure**
- **Comments Form and Guidance Notes.**



Site Specific Proposals Draft Plan: Final Consultation Statement

We have also included electronic copies of the statement of Representations Procedure which outlines the consultation arrangements including where to view the documents and planned exhibitions and the Publication Stage Comments Form with Guidance Notes. We can supply paper copies of documents on request; however a postal charge will be levied.

Consultation Portal

We are keen to promote the use of our online consultation system for those wishing to submit comments. All comments will ultimately be published here for public viewing. Using the system is extremely easy and allows users of the system to ensure that their comments are recorded quickly and accurately. To access the **Consultation Portal** please visit <http://consult.north-norfolk.gov.uk>

Next Steps

All comments received within the consultation period will be acknowledged and recorded onto a publicly viewable website/document summarising the representations. These will be reported to Members and will inform the preparation of the submission document that will be submitted to the Secretary of State for independent examination. The submission of the document is timetabled for February 2010 with the following Examination by a Planning Inspector scheduled to begin in Spring 2010. It is only representations made at this current stage which will be considered by the Planning Inspector.

If you have any queries about the public consultation or the Local Development Framework as a whole, please contact a member of the Planning Policy Team on 01263 516318 or visit www.northnorfolk.org/ldf. We look forward to receiving your views on the enclosed documents.

Yours sincerely,

Mark Ashwell
Planning Policy Manager
01263 516325
mark.ashwell@north-norfolk.gov.uk

PLANNING POLICY

Email: planningpolicy@north-norfolk.gov.uk
Tel: (01263) 516318
Fax: (01263) 516309

Dear Cllr/MP,

**North Norfolk Local Development Framework (LDF)
Site Specific Proposals Draft Plan (incorporating Proposals Map amendments)
- Public Consultation 15 June - 31 July 2009**

As you will be aware, the District Council has been engaged for some time in the search for appropriate development sites in order to accommodate future growth within North Norfolk. We are now entering into the latter stages of this process and once again we are seeking the opinions of organisations and members of the public on the recommended development sites.

The **Site Specific Proposals Draft Plan** is open for Public Consultation from 15th June to the 31st July. This document includes the Council's final recommendation of sites to be allocated for development, and also shows changes to the **Proposals Map** that result from the allocations. The purpose of the consultation now is for consultees to explain why the document is, or is not fit for purpose, i.e. legally compliant or 'sound'. Further information is provided in the guidance notes enclosed.

The purpose of the consultation now is for consultees to explain why the document is, or is not fit for purpose, i.e. legally compliant or 'sound'. Further information is provided in the guidance notes enclosed. This is an important stage in the process for your constituents as it is the last stage where representations can be submitted. It is also only the comments from this consultation which will be examined by the Planning Inspector prior to his/her decision.

Consultation Documents

I am pleased to enclose a consultation pack which includes:

- **Site Specific Proposals Draft Plan (incorporating Proposals Map amendments)**
- **Publication stage comments form & Guidance Notes**
- **Advertising posters and flyers**
- A **CD** containing electronic copies of all of the above and the following supporting documents:
 - **Appropriate Assessment** - has been prepared to assess any likely significant effects on the integrity of a European site
 - **Consultation Statement** - states how the community have been involved in the documents preparation



Site Specific Proposals Draft Plan: Final Consultation Statement

- **Sustainability Appraisal** - considers the social, environmental and economic effects of the proposals
- **Strategic Housing Land Availability Assessment** - outlines key background information on the potential availability of land for development
- **Statement of the Representations Procedure**
- **Comments Form and Guidance Notes.**

Consultation Portal

We are keen to promote the use of our online consultation system for those wishing to submit comments. All comments will ultimately be published here for public viewing. Using the system is extremely easy and allows those using the system to ensure that their comments are recorded quickly and accurately. To access the **Consultation Portal** please visit <http://consult.north-norfolk.gov.uk>

Next Steps

All comments received within the consultation period will be acknowledged and recorded onto a publicly viewable website/document summarising the representations. These will be reported to Members and will inform the preparation of the submission document that will be submitted to the Secretary of State for independent examination. The submission of the document is timetabled for February 2010 with the following Examination by a Planning Inspector scheduled to begin in Spring 2010. It is only representations made at this current stage which will be considered by the Planning Inspector.

Publicity

We are keen to advertise the consultation as widely as possible and we would be extremely grateful for your support in placing the posters enclosed in locations you feel are appropriate in your area, e.g. parish notice boards, shop windows, village halls etc. We also intend to place notices at the sites which are recommended for development.

If you have any queries about the public consultation or the Local Development Framework as a whole, please contact a member of the Planning Policy Team on 01263 516318 or visit www.northnorfolk.org/ldf.

Yours sincerely,

Mark Ashwell
Planning Policy Manager
01263 516325
mark.ashwell@north-norfolk.gov.uk

PLANNING POLICY

Email: planningpolicy@north-norfolk.gov.uk
Tel: (01263) 516318
Fax: (01263) 516309

24 February, 2010

Dear Selected Parish,

**North Norfolk Local Development Framework (LDF)
Site Specific Proposals Draft Plan (incorporating Proposals Map
amendments) - Public Consultation 15 June - 31 July 2009**

As you will be aware, the District Council has been engaged for some time in the search for appropriate development sites in order to accommodate future growth within North Norfolk. We are now entering into the latter stages of this process and are once again seeking Parish and Town Councils opinions on the recommended development sites. Allocations for development have been recommended in your Parish.

The **Site Specific Proposals Draft Plan** is open for Public Consultation from 15th June to the 31st July. This document includes the Councils final recommendation of sites to be allocated for development, and also shows changes to the **Proposals Map** that result from the allocations. The purpose of the consultation now is for consultees to explain why the document is, or is not fit for purpose, i.e. legally compliant or 'sound'. Further information is provided in the guidance notes enclosed.

Consultation Documents

Site Allocations are being recommended in the 24 settlements highlighted in the Core Strategy (Policy SS1) as being appropriate locations for new development, with an additional employment allocation being made at Tattersett Business Park.

I am pleased to enclose a consultation pack which includes:

- **Site Specific Proposals Draft Plan (incorporating Proposals Map amendments)**
- **Publication stage comments form & Guidance Notes**
- **Advertising posters and flyers**
- A CD containing electronic copies of all of the above and the following supporting documents:
 - **Appropriate Assessment** - has been prepared to assess any likely significant effects on the integrity of a European site



Site Specific Proposals Draft Plan: Final Consultation Statement

- **Consultation Statement** - states how the community have been involved in the documents preparation
- **Sustainability Appraisal** - considers the social, environmental and economic effects of the proposals
- **Strategic Housing Land Availability Assessment** - outlines key background information on the potential availability of land for development
- **Statement of the Representations Procedure**
- **Comments Form and Guidance Notes.**

Consultation Portal

We are keen to promote the use of our online consultation system for those wishing to submit comments. All comments will ultimately be published here for public viewing. Using the system is extremely easy and allows those using the system to ensure that their comments are recorded quickly and accurately. To access the **Consultation Portal** please visit <http://consult.north-norfolk.gov.uk>

Next Steps

All comments received within the consultation period will be acknowledged and recorded onto a publicly viewable website/document summarising the representations. These will be reported to Members and will inform the preparation of the submission document that will be submitted to the Secretary of State for independent examination. The submission of the document is timetabled for February 2010 with the following Examination by a Planning Inspector scheduled to begin in Spring 2010. It is only representations made at this current stage which will be considered by the Planning Inspector.

Publicity

We are keen to advertise the consultation as widely as possible and we would be extremely grateful for your support in placing the posters enclosed in locations you feel are appropriate in your parish, e.g. parish notice boards, parish office, shop windows, parish halls etc. We also intend to place notices at the sites which are recommended for development.

If you have any queries about the public consultation or the Local Development Framework as a whole, please contact a member of the Planning Policy Team on 01263 516318 or visit www.northnorfolk.org/ldf. We look forward to receiving your views on the enclosed documents.

Yours sincerely,

Mark Ashwell
Planning Policy Manager
01263 516325
mark.ashwell@north-norfolk.gov.uk

PLANNING POLICY

Email: planningpolicy@north-norfolk.gov.uk
Tel: (01263) 516318
Fax: (01263) 516309

24 February, 2010

Dear Non-Selected Parish,

**North Norfolk Local Development Framework (LDF)
Site Specific Proposals Draft Plan (incorporating Proposals Map
amendments) - Public Consultation 15 June - 31 July 2009**

As you will be aware, the District Council has been engaged for some time in the search for appropriate development sites in order to accommodate future growth within North Norfolk. We are now entering into the latter stages of this process and are once again seeking Parish Councils opinions on the recommended development sites. No sites have been allocated for development in your parish.

The **Site Specific Proposals Draft Plan** is open for Public Consultation from 15th June to the 31st July. This document includes the Councils final recommendation of sites to be allocated for development, and also shows changes to the **Proposals Map** that result from the allocations. The purpose of the consultation now is for consultees to explain why the document is, or is not fit for purpose, i.e. legally compliant or 'sound'. Further information is provided in the guidance notes enclosed.

Consultation Documents

I am pleased to enclose a consultation pack which includes a **CD** containing electronic copies of the **Site Specific Proposals Draft Plan** and the following supporting documents:

- **Appropriate Assessment** - has been prepared to assess any likely significant effects on the integrity of a European site
- **Consultation Statement** - states how the community have been involved in the documents preparation
- **Sustainability Appraisal** - considers the social, environmental and economic effects of the proposals
- **Strategic Housing Land Availability Assessment** - outlines key background information on the potential availability of land for development
- **Statement of the Representations Procedure**
- **Comments Form and Guidance Notes.**



Site Specific Proposals Draft Plan: Final Consultation Statement

We have also included electronic copies of the statement of Representations Procedure which outlines the consultation arrangements including where to view the documents and planned exhibitions and the Publication Stage Comments Form with Guidance Notes. We can supply paper copies of documents on request; however a postal charge will be levied.

Consultation Portal

We are keen to promote the use of our online consultation system for those wishing to submit comments. All comments will ultimately be published here for public viewing. Using the system is extremely easy and allows those using the system to ensure that their comments are recorded quickly and accurately. To access the **Consultation Portal** please visit <http://consult.north-norfolk.gov.uk>

Next Steps

All comments received within the consultation period will be acknowledged and recorded onto a publicly viewable website/document summarising the representations. These will be reported to Members and will inform the preparation of the submission document that will be submitted to the Secretary of State for independent examination. The submission of the document is timetabled for February 2010 with the following Examination by a Planning Inspector scheduled to begin in Spring 2010. It is only representations made at this current stage which will be considered by the Planning Inspector.

If you have any queries about the public consultation or the Local Development Framework as a whole, please contact a member of the Planning Policy Team on 01263 516318 or visit www.northnorfolk.org/ldf. We look forward to receiving your views on the enclosed documents.

Yours sincerely,

Mark Ashwell
Planning Policy Manager
01263 516325
mark.ashwell@north-norfolk.gov.uk

Appendix 14 Reg. 27 Statement of the Representations Procedure

LOCAL DEVELOPMENT FRAMEWORK Statement of the Representations (Comments) Procedure



TITLE: Site Specific Proposals Draft Plan (incorporating Proposals Map Amendments)

SUBJECT MATTER: Includes details of specific land allocations for developments, amendments to Proposals Map and policies relating to the delivery of the allocations. Policies may include; broad design principles, detailed development control policies, details of the infrastructure and other requirements arising from the development.

AREA: Applies to the North Norfolk District (excluding the Broads Executive area).

SUBMITTING REPRESENTATIONS: Representations must be made between midday 15 June and 5pm 31 July 2009.

Representations should be made via the Consultation Portal at www.northnorfolk.org/ldf or alternatively in writing using the Representation Form. Forms are available from, and should be returned to, the contacts listed at the bottom of this page.

NOTIFICATION OF PUBLICATION OF INSPECTOR'S REPORT AND/OR ADOPTION

Representations may be accompanied by a request to be notified at a specified address; that the documents have been submitted for independent examination, of the publication of the recommendations of the Inspector appointed to carry out the examination and at the adoption of the documents.

INSPECTION OF DOCUMENTS

From 15 June to 31 July 2009 the following DPD document is available for inspection and comment:

- **Site Specific Proposals Draft Plan (incorporating Proposals Map Amendments)**

The following supporting documents will also be available to view:

- **Sustainability Appraisal, Appropriate Assessment, Consultation Statement and Strategic Housing Land Availability Assessment.**

All documents can be viewed and downloaded from the Council's website at www.northnorfolk.org/ldf and are available for inspection at the following locations:

- **District Council Offices**, Holt Road, Cromer NR27 9EN
- **District Council Offices**, Fakenham Connect, Oak Street, Fakenham, NR21 9DY
(Opening hours for both Offices are 8.30am - 5.00pm Monday - Thursday, Friday 8.30am - 4.30pm)
- **Local Libraries** (during normal opening hours). Aylsham, Cromer, Dereham, Fakenham, Holt, Mundesley, North Walsham, Norwich (Forum), Reepham, Sheringham, Stalham, Wells & Wroxham.
- **Mobile Libraries** operating from Dereham, North Walsham and Wells.

Or come along to one of the following 'drop-in' exhibitions from 3-7pm on:

- | | |
|--------------------|---|
| • Tuesday 16 June | North Walsham , Community Centre |
| • Friday 19 June | Sheringham , Oddfellows Hall |
| • Tuesday 23 June | Fakenham , Community Centre |
| • Friday 26 June | Stalham , Town Hall |
| • Wednesday 1 July | Cromer , Parish Hall |
| • Thursday 2 July | Wells-next-the-Sea , The Maltings |
| • Friday 3 July | Hoveton , Broadland Community Centre |
| • Tuesday 7 July | Holt , Community Centre |

Permanent exhibitions will be available for public viewing at the Cromer and Fakenham Council Offices during normal office hours and throughout the consultation period.

For further information please contact the Planning Policy Team:

Tel: 01263 516318

Email: planningpolicy@north-norfolk.gov.uk

Web: www.northnorfolk.org/ldf

Post: Planning Policy, North Norfolk District Council, Council Offices,
Holt Road, Cromer NR27 9EN



Site Specific Proposals Draft Plan: Final Consultation Statement

Appendix 15 Reg. 27 Consultation Notification

Regulation 27. Statutory Newspaper Advert



North Norfolk District Council - Local Development Framework

NOTICE OF PUBLIC CONSULTATION

Site Specific Proposals Draft Development Plan Document (incorporating Proposals Map Amendments)

This plan identifies land in the district for future development over the next 15 years and makes proposed allocations for housing, employment, town centre developments, and new car parks in the district. It also includes changes to the Proposals Map which are required as a result of the proposed allocations.

Consultation Period

We are inviting comments on the Site Specific Proposals Draft Plan during the consultation period commencing midday on Monday 15 June 2009 and ending at 5pm on Friday 31 July 2009.

Inspection of Documents

From 15 June to 31 July 2009 the following DPD document is available to view or make comments:

- Site Specific Proposals Draft Plan (incorporating Proposals Map Amendments)

The following supporting documents will also be available to view:

- Sustainability Appraisal, Appropriate Assessment, Consultation Statement and Strategic Housing Land Availability Assessment.

All documents can be viewed and downloaded from the Council's website www.northnorfolk.org/ldf and are available for inspection at the following locations:

- District Council Offices, Holt Road, Cromer NR27 9EN
- District Council Offices, Fakenham Connect, Oak Street, Fakenham, NR21 9DY (Opening hours are 8.30am - 5.00pm Monday - Thursday, Friday 8:30am - 4:30pm)
- Local Libraries: Aylsham, Cromer, Dereham, Fakenham, Holt, Mundesley, North Walsham, Norwich (Forum), Reepham, Sheringham, Stalham, Wells & Wroxham.
- Mobile Libraries operating from Dereham, North Walsham and Wells.

Or come along to one of the following 'drop-in' exhibitions from 3-7pm on:

- Tuesday 16 June North Walsham, Community Centre
- Friday 19 June Sheringham, Oddfellows Hall
- Tuesday 23 June Fakenham, Community Centre
- Friday 26 June Stalham, Town Hall
- Wednesday 1 July Cromer, Parish Hall
- Thursday 2 July Wells-next-the-Sea, The Maltings
- Friday 3 July Hoveton, Broadland Community Centre
- Tuesday 7 July Holt, Community Centre

Submitting Comments

Comments should be made via the Council's web-site at www.northnorfolk.org/ldf but may also be submitted in writing using the appropriate comments form and returned using the contact details given below. The forms can be downloaded from our website, picked up at the drop-in events or posted to you on request - Tel 01263 516318.

Comments must be received no later than 5pm on Friday 31 July 2009.

Post: Planning Policy Team, North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN.
Fax: 01263 516309
Email: planningpolicy@north-norfolk.gov.uk
Web www.northnorfolk.org/ldf

Representations may be accompanied by a request to be notified at a specified address, that the documents have been submitted for independent examination, of the publication of the recommendations of the Inspector appointed to carry out the examination and at the adoption of the documents.



Site Specific Proposals Draft Plan: Final Consultation Statement

Appendix 16 Reg. 27 Outlook Article



This summer the Council is consulting on a draft plan which identifies land in the District for future development which will take place over the next 15 years. This Site Specific Proposals Development Plan will form part of the Local Development Framework for North Norfolk and together with our adopted Core Strategy will replace the North Norfolk Local Plan. The plan makes proposals for housing, employment, open space, town centre developments, community facilities and services and new car parks in the District.

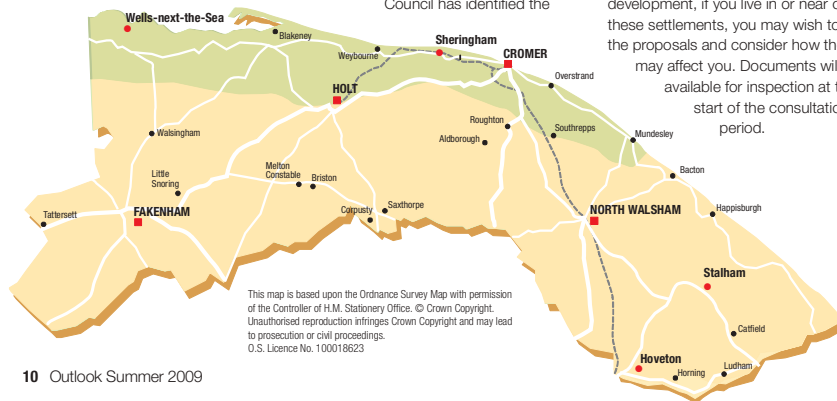
The document will be published for public consultation from the 15 June to 31 July 2009.

North Norfolk District Council has already involved local groups, parish and town councils, developers, landowners, relevant organisations and members of the public in assessing many sites suggested for development. In-depth suitability and sustainability studies have been carried out into each site investigating issues such as access to local services and the possible impacts of the new development. It is from the results of these investigations that the Council has identified the

proposed development sites. During the consultation we will be seeking your opinions on these proposals before submitting the plan to the Government for independent examination.

The document identifies each site, gives details of the suggested development, and states what actions will need to be taken before any development takes place. For example, it may be necessary to ensure that additional school places are provided or the local drainage is improved.

The following settlements contain land it is proposed to allocate for future development, if you live in or near one of these settlements, you may wish to view the proposals and consider how they may affect you. Documents will be available for inspection at the start of the consultation period.



10 Outlook Summer 2009



Site Specific Proposals Draft Plan: Final Consultation Statement



Aldborough

Principal settlements

- Cromer
- Fakenham
- Holt
- North Walsham

Secondary settlements

- Hoveton
- Sheringham
- Stalham
- Wells

Service villages

- Aldborough
- Bacton
- Blakeney
- Briston/Melton Constable
- Catfield
- Corpusty/Saxthorpe
- Happisburgh
- Horning
- Little Snoring
- Ludham
- Mundesley
- Overstrand
- Roughton
- Southrepps
- Tattersett
- Walsingham
- Weybourne

If you would like to inspect or comment (make a representation) on the Site Specific Proposals Draft Plan or view the supporting documents please visit NNDC's website at www.northnorfolk.org/ldf

Stalham



Southrepps

Paper copies will be available at these locations:

- ▶ **North Norfolk District Council**
Holt Road, Cromer
- ▶ **Fakenham Connect**
Oak Street, Fakenham
- ▶ **Local and mobile libraries**

Once the consultation period is over, the Council will consider all the comments received and make any necessary amendments to the document. All comments from this consultation stage will be publicly viewable and will be submitted alongside the amended document to an independent Planning Inspector.

The Inspector will then consider these comments at a public examination planned for March 2010, before making his or her final decision on what changes should be made to the document prior to the Council's adoption of the document. It is very important to make your comments during this consultation period (June/July '09) as it is only comments made now that will be considered at the examination.

Contact Planning Policy on 01263 516318 or email planningpolicy@north-norfolk.gov.uk

Melton Constable



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Permanent exhibitions will be available for public viewing at the Cromer Council Offices and Fakenham Connect during normal office hours throughout the consultation period. Alternatively you can come along to one of the following drop-in exhibitions from 3 to 7 pm at:

- ▶ **North Walsham**
Tuesday 16 June at the Community Centre
- ▶ **Sheringham**
Friday 19 June at Oddfellows Hall
- ▶ **Fakenham**
Tuesday 23 June at the Community Centre
- ▶ **Stalham**
Friday 26 June at the Town Hall
- ▶ **Cromer**
Wednesday 1 July at the Parish Hall
- ▶ **Wells-next-the-Sea**
Thursday 2 July at The Maltings
- ▶ **Hoveton**
Friday 3 July at Broadland Community Centre
- ▶ **Holt**
Tuesday 7 July at the Community Centre

Documents will be available to view and planning officers will be on hand to answer any of your questions about the proposed development sites.

Review of Rural Buildings Policy

North Norfolk District Council is currently reviewing its planning policy for the conversion of rural buildings to dwellings. A consultation document has been prepared and outlines five possible policy options. The document will be published for initial consultation this June accompanied by a questionnaire which will inform the policy's approach.

For more information contact the Planning Policy Team on 01263 516304.

Appendix 17 Key Changes Consultation Notification

Key Changes Statutory Notice



Local Development Framework NOTICE OF PUBLIC CONSULTATION

Site Specific Proposals Draft Plan: Schedule of Key Changes

The Site Specific Proposals Draft Plan details specific land allocations and policies for proposed developments (including amendments to the Proposals Map) in the North Norfolk Local Authority Area. The document was available for public consultation in summer 2009.

Following the consultation some representations were received which the Council would like to address by requesting changes to the Draft Plan. These changes are included in the 'Schedule of Key Changes' document which North Norfolk District Council is now consulting on before submitting the documents for independent examination.

Consultation Period

We are inviting comments on the Schedule of Key Changes document during the consultation period commencing midday on Tuesday 5 January 2010 and ending at 5pm on Tuesday 16 February 2010.

Inspection of Documents

From 5 January to 16 February 2010 the Site Specific Proposals Draft Plan: Schedule of Key Changes document is available for inspection and comment.

The document includes a Sustainability Appraisal and Appropriate Assessment.

The document can be viewed or downloaded from the Council's website www.northernorfolk.org/ldf and is available for inspection at the following locations:

- District Council Offices, Holt Road, Cromer NR27 9EN
- District Council Offices, Fakenham Connect, Oak Street, Fakenham, NR21 9DY (Opening hours for both offices are 8.30am - 5.00pm Mon - Thurs, Fri 8.30am - 4.30pm)
- Libraries: Aylsham, Fakenham, Holt, Sheringham & Stalham (during normal opening hours).

In relation to the changes proposed in Stalham, an exhibition will be held at Stalham Town Hall on Tuesday 12 January from 3 - 7pm. Officers will be available here to discuss any of the Key Changes.

Submitting Comments

Comments should be made via the Council's web-site at www.northernorfolk.org/ldf but may also be submitted in writing using the appropriate comments form and returned using the contact details given below. The forms can be downloaded from our website or posted to you on request - Tel 01263 516318. Comments must be received no later than 5pm on Tuesday 16 February 2010.

Post: Planning Policy Team, North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN.

Fax: 01263 516309

Email: planningpolicy@north-norfolk.gov.uk

Web: www.northernorfolk.org/ldf

Representations may be accompanied by a request to be notified at a specified address; that the documents have been submitted for independent examination, of the publication of the recommendations of the Inspector appointed to carry out the examination, and at the adoption of the documents.



Site Specific Proposals Draft Plan: Final Consultation Statement