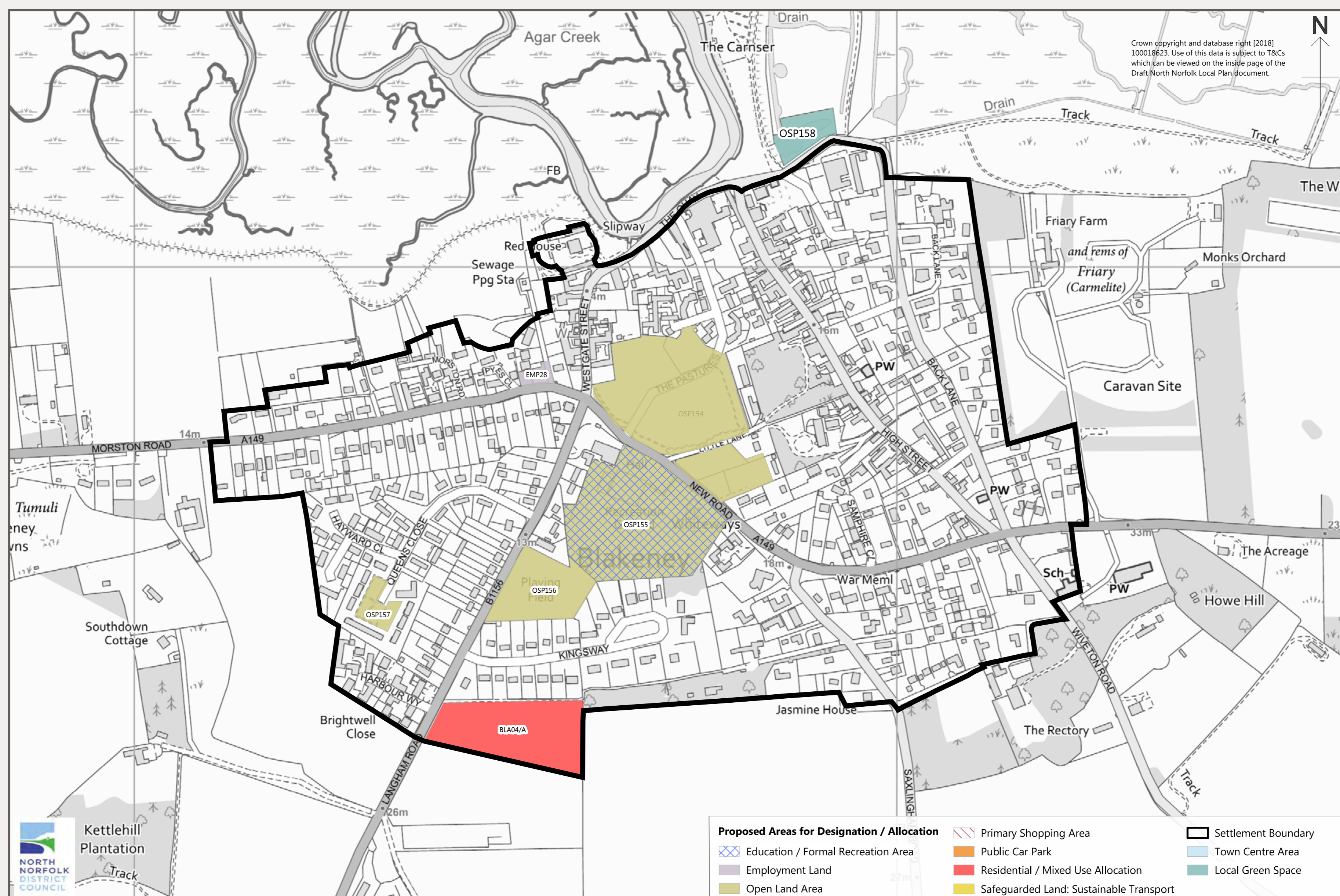


# BLAKENEY

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



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

## Proposed Development Sites

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

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

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



# PROPOSED SITES IN BLAKENEY

## Residential: Land East of Langham Road

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



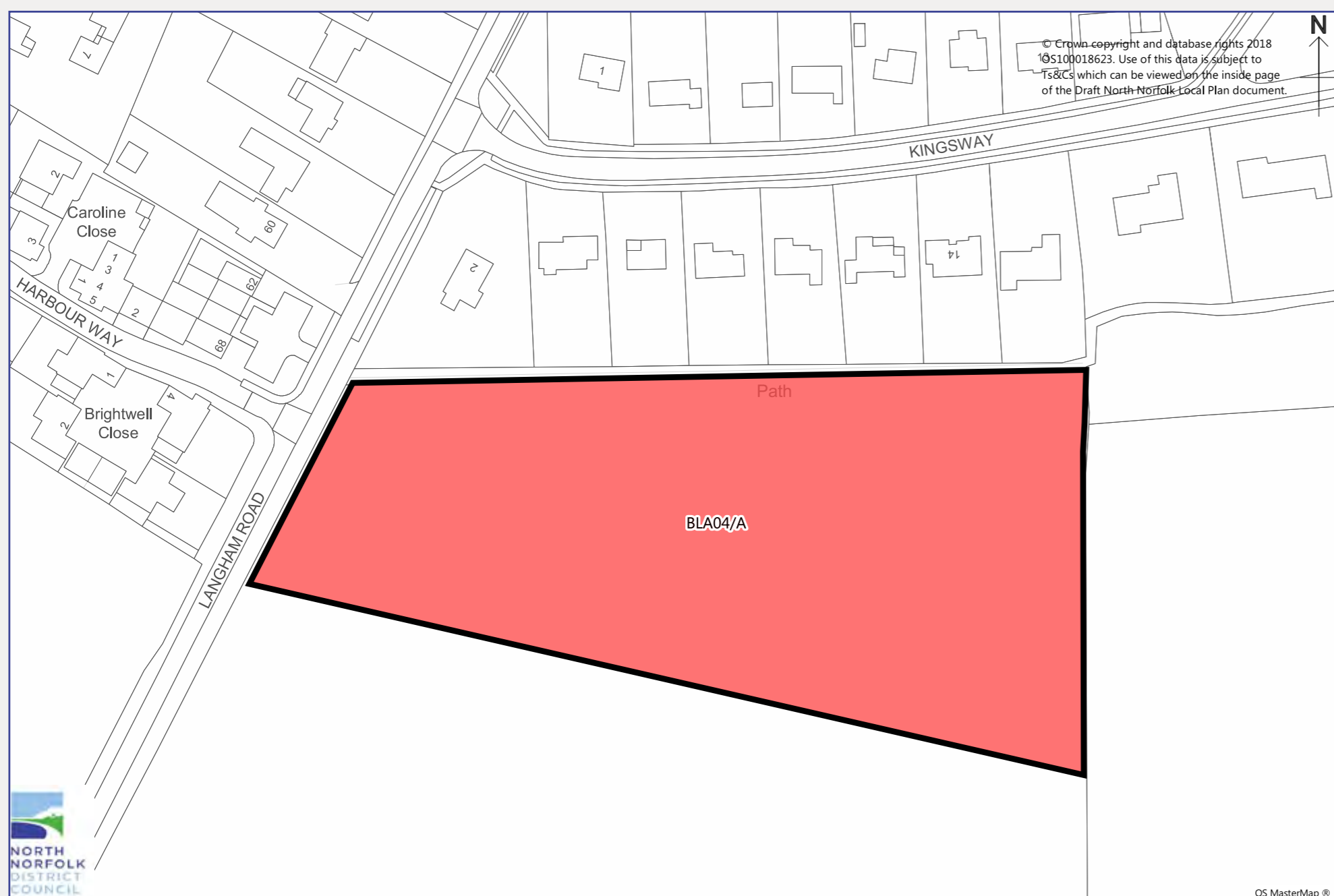
### Policy DS 24

#### Land East of Langham Road

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

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

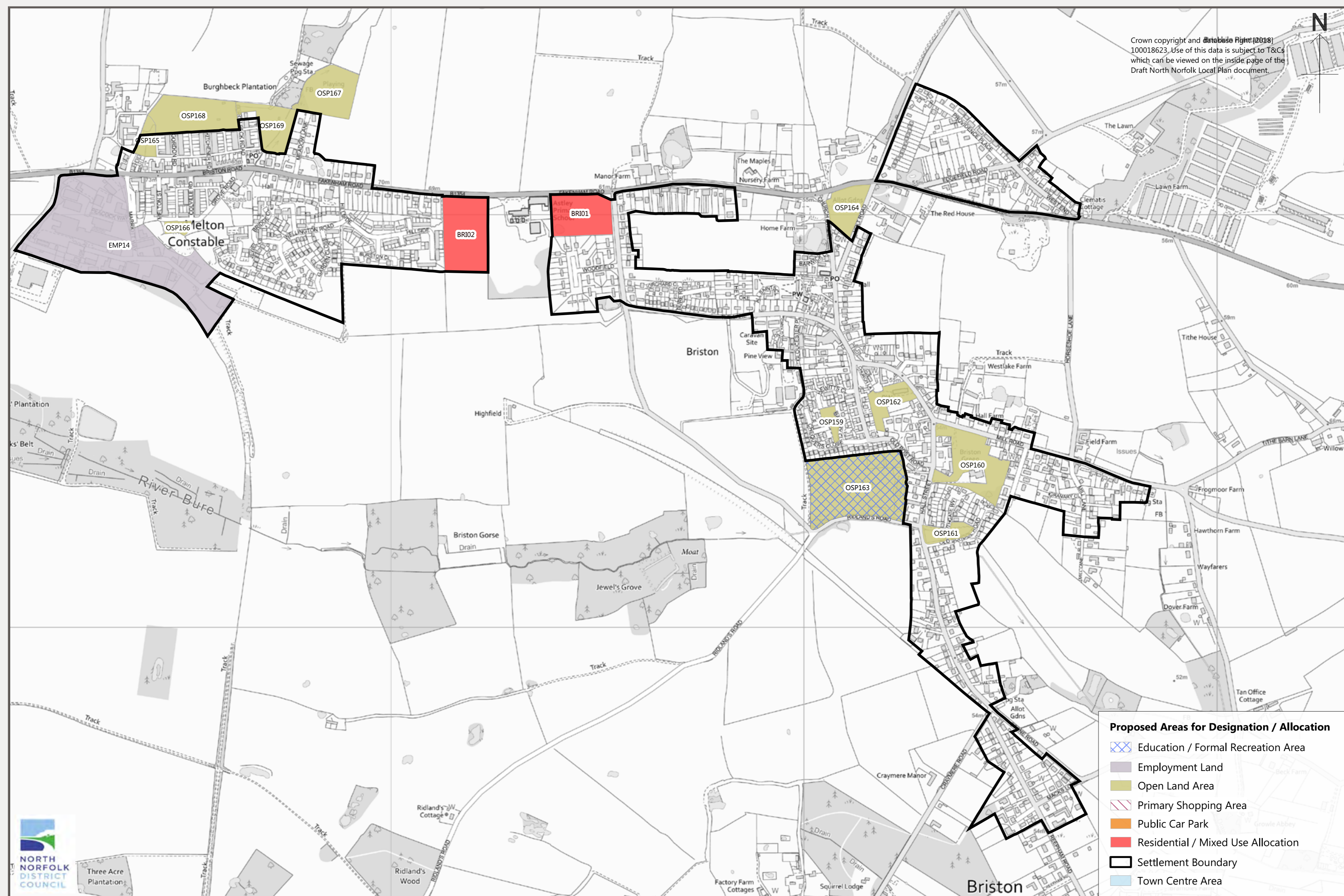
1. Careful attention to site layout, building heights and materials in order to minimise the impact of the development on the AONB, and;
2. prior approval of a scheme of mitigation to minimise potential impacts on the Wiveton Downs SSSI and the North Norfolk Coast SPA/SAC/Ramsar, and;
3. the existing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



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

# BRISTON & MELTON CONSTABLE

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



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

## Proposed Development Sites

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

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

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

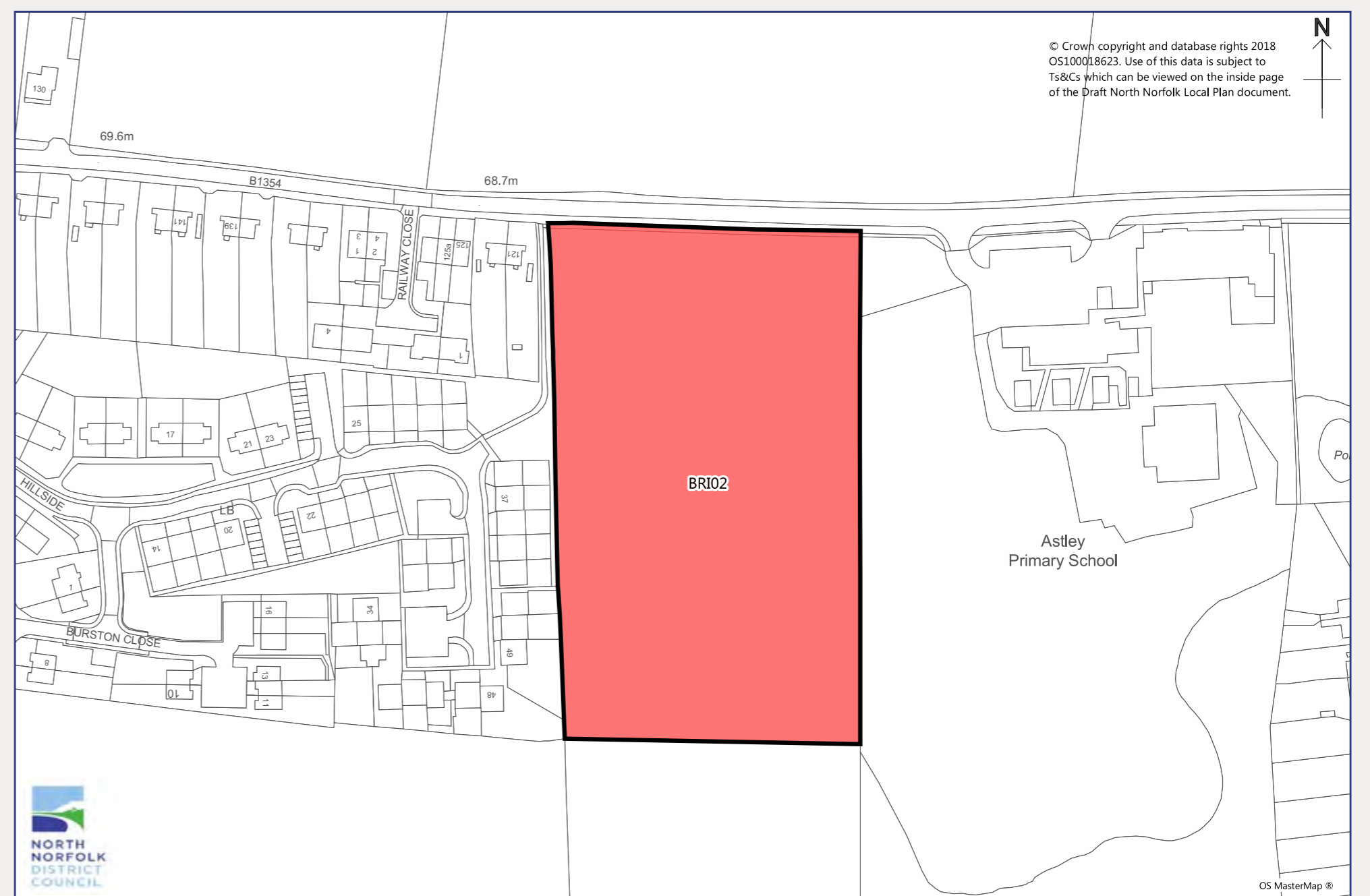
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# PROPOSED SITES IN BRISTON & MELTON CONSTABLE

## Residential: Land West of Astley Primary School

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



### Policy DS 26

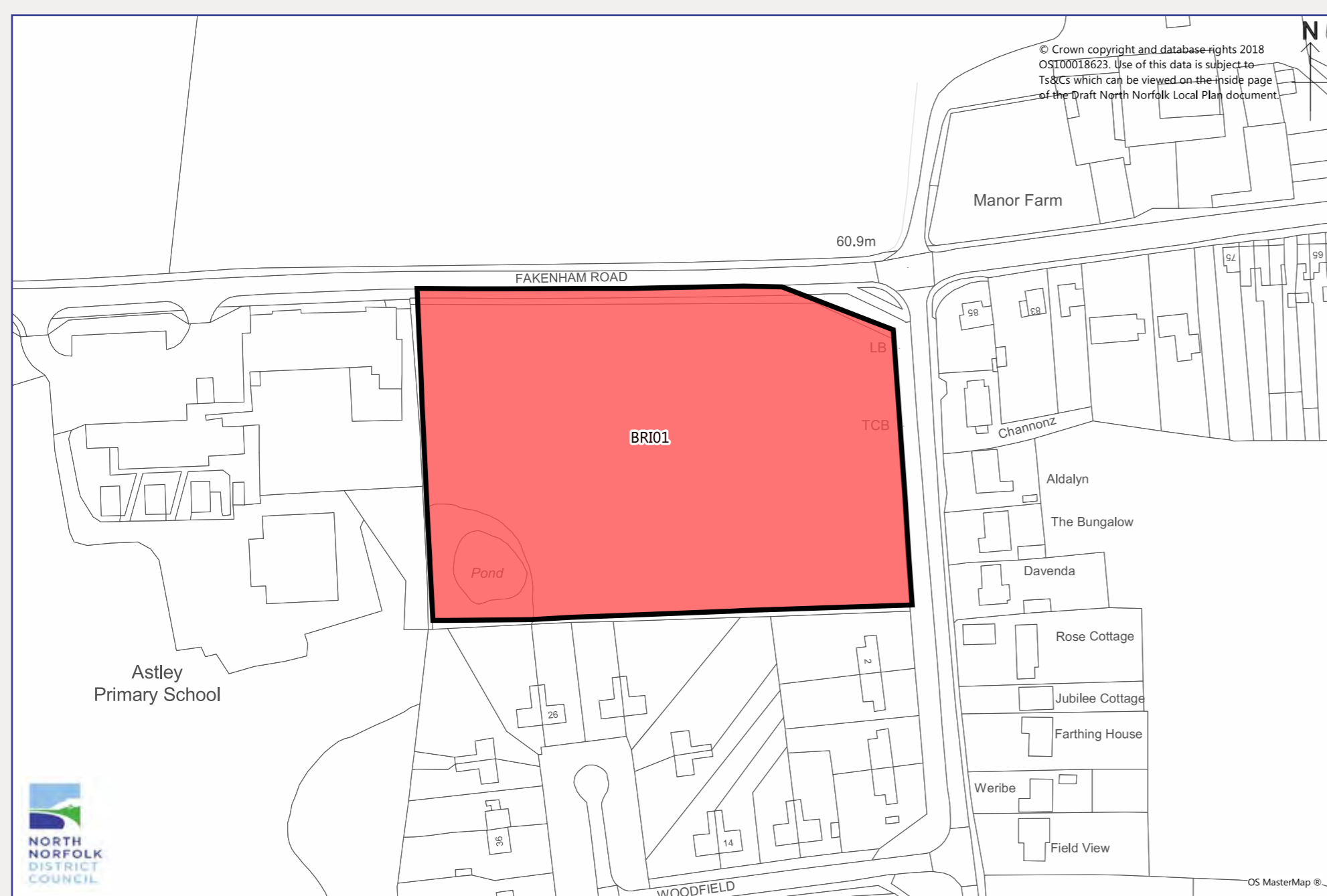
#### Land West of Astley Primary School

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

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

## Residential: Land East of Astley Primary School

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



### Policy DS 25

#### Land East of Astley Primary School

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

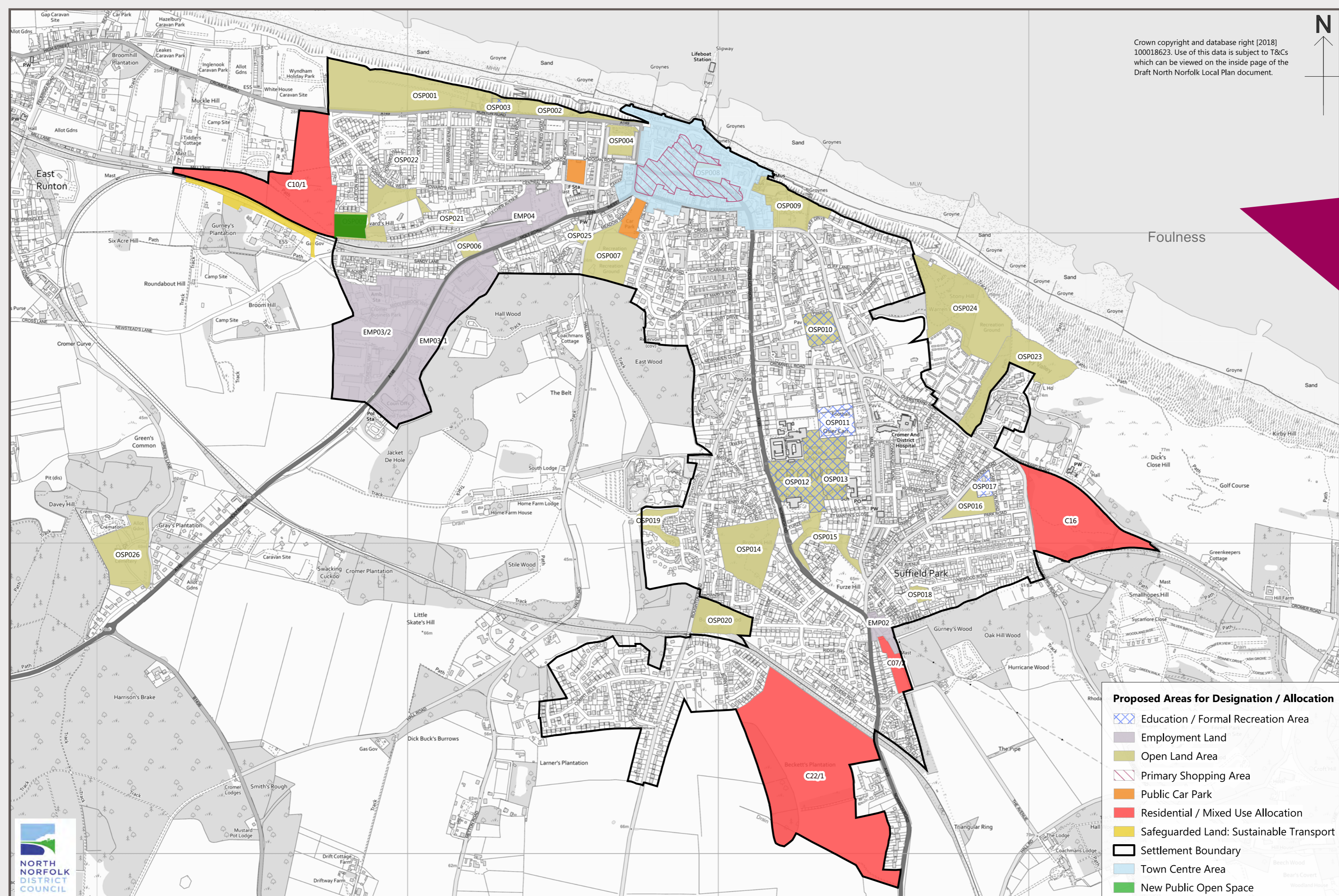
Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

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

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

# CROMER

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



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

## Proposed Development Sites

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

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

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

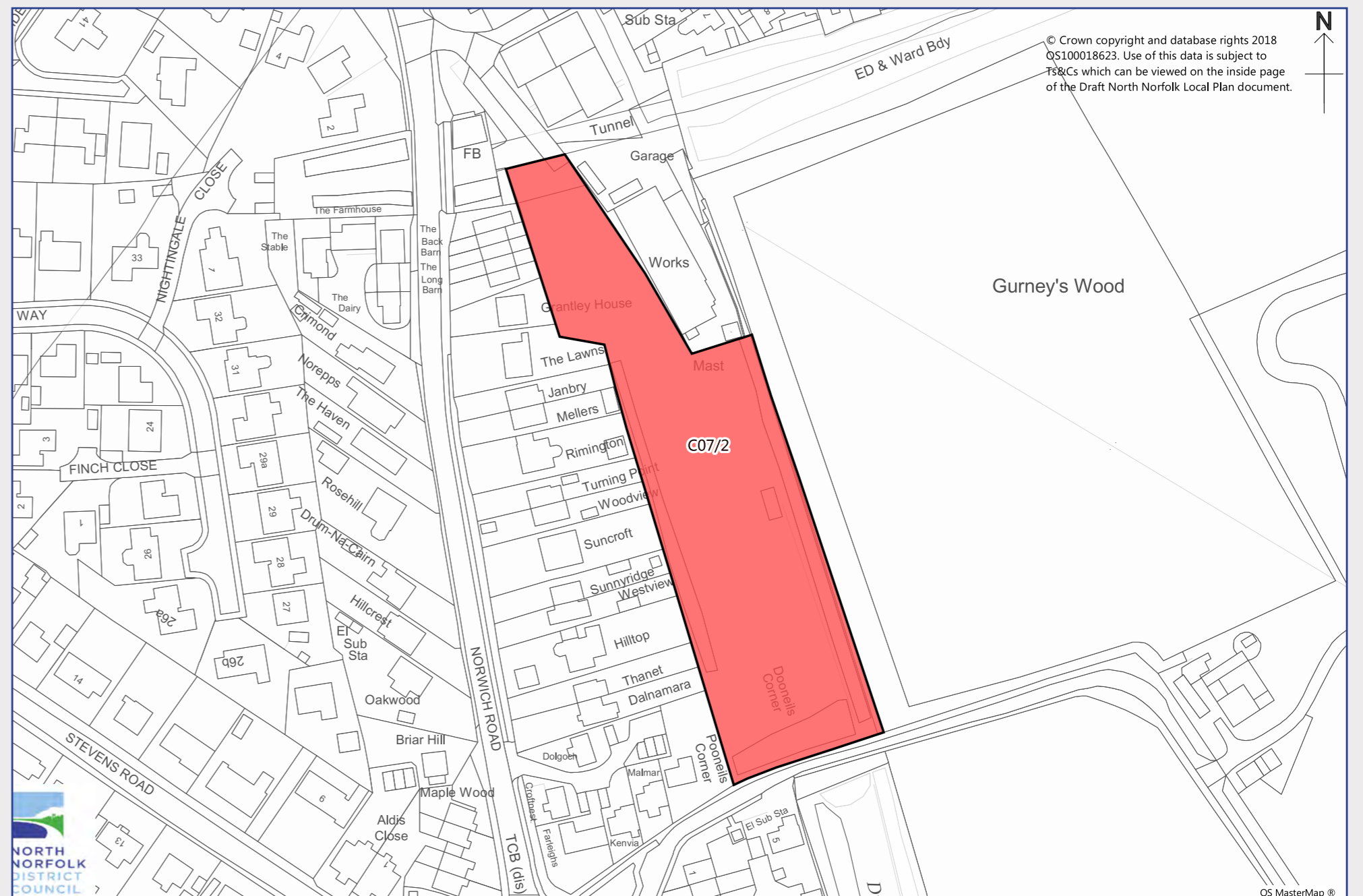
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# PROPOSED SITES IN CROMER

## Residential: Land at Cromer High Station

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



### Policy DS 2

#### Land at Cromer High Station

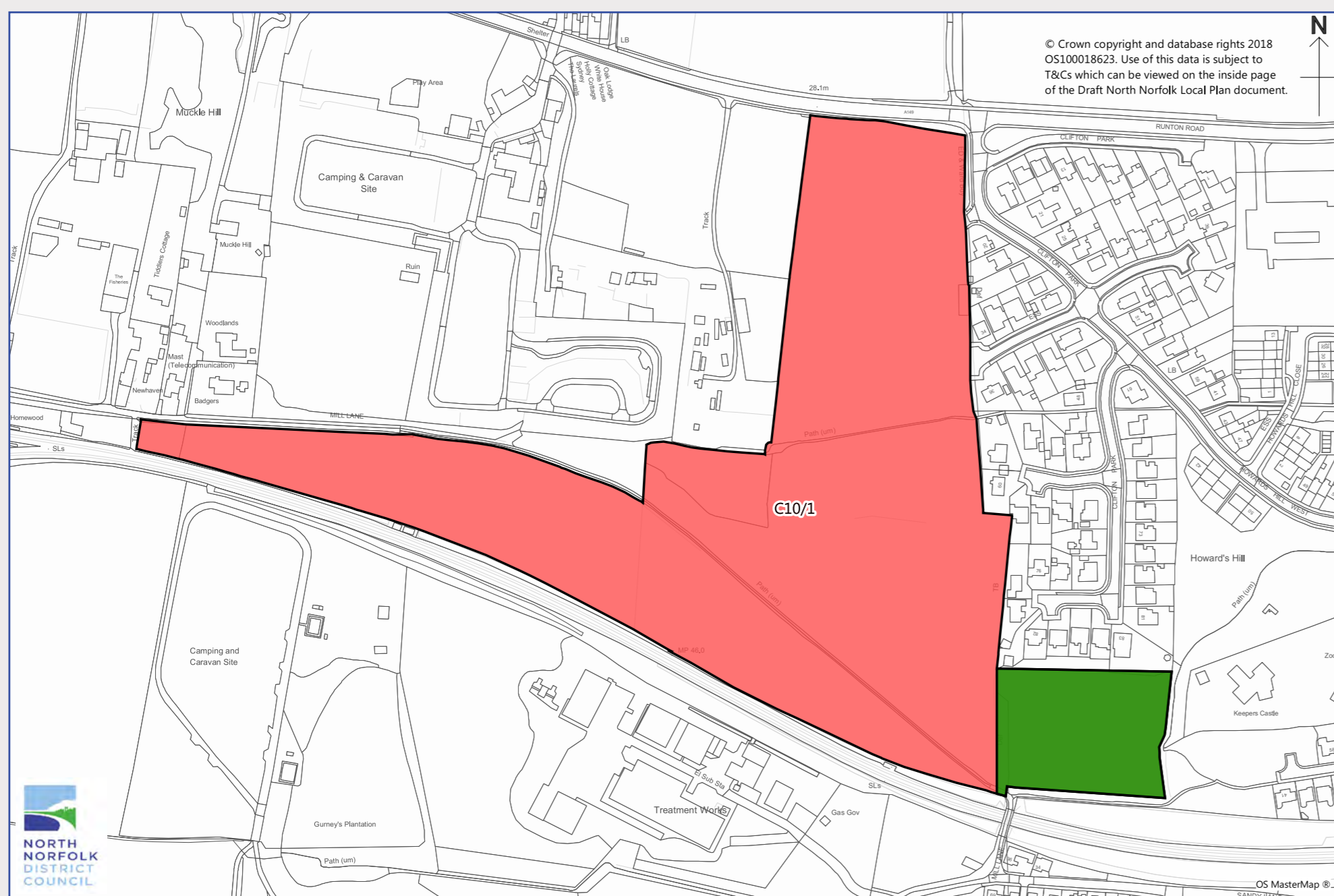
Land amounting to approximately 0.8 hectares is proposed to be allocated for development comprising approximately 22 dwellings inclusive of affordable homes, public open space and associated on and off site infrastructure.

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

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

## Mixed Use: Land at Runton Road / Clifton Park

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



### Policy DS 3

#### Land at Runton Road / Clifton Park

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

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

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

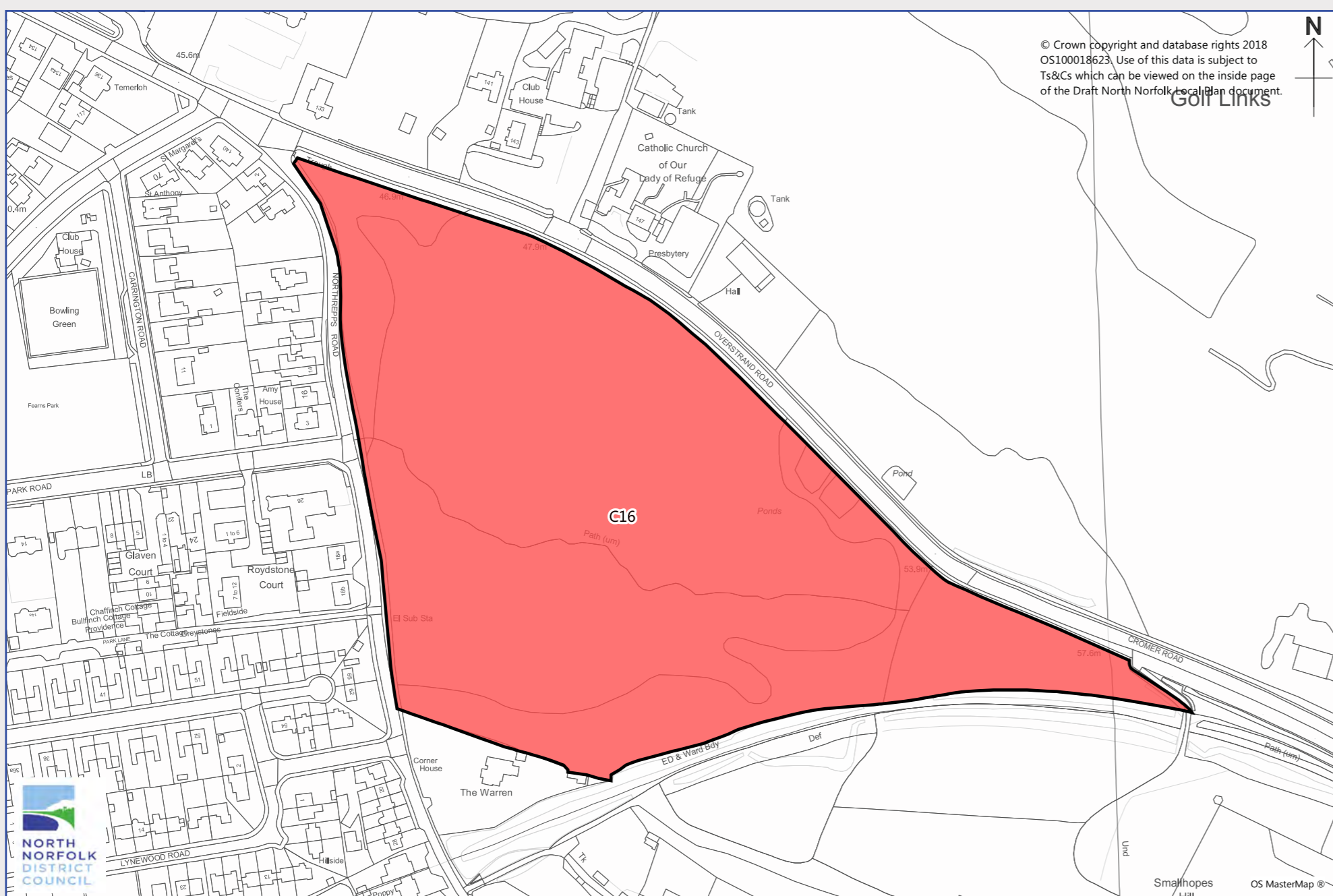
**PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS**



# PROPOSED SITES IN CROMER

## Residential: Former Golf Practice Ground, Overstrand Road

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



### Policy DS 4

#### Former Golf Practice Ground

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

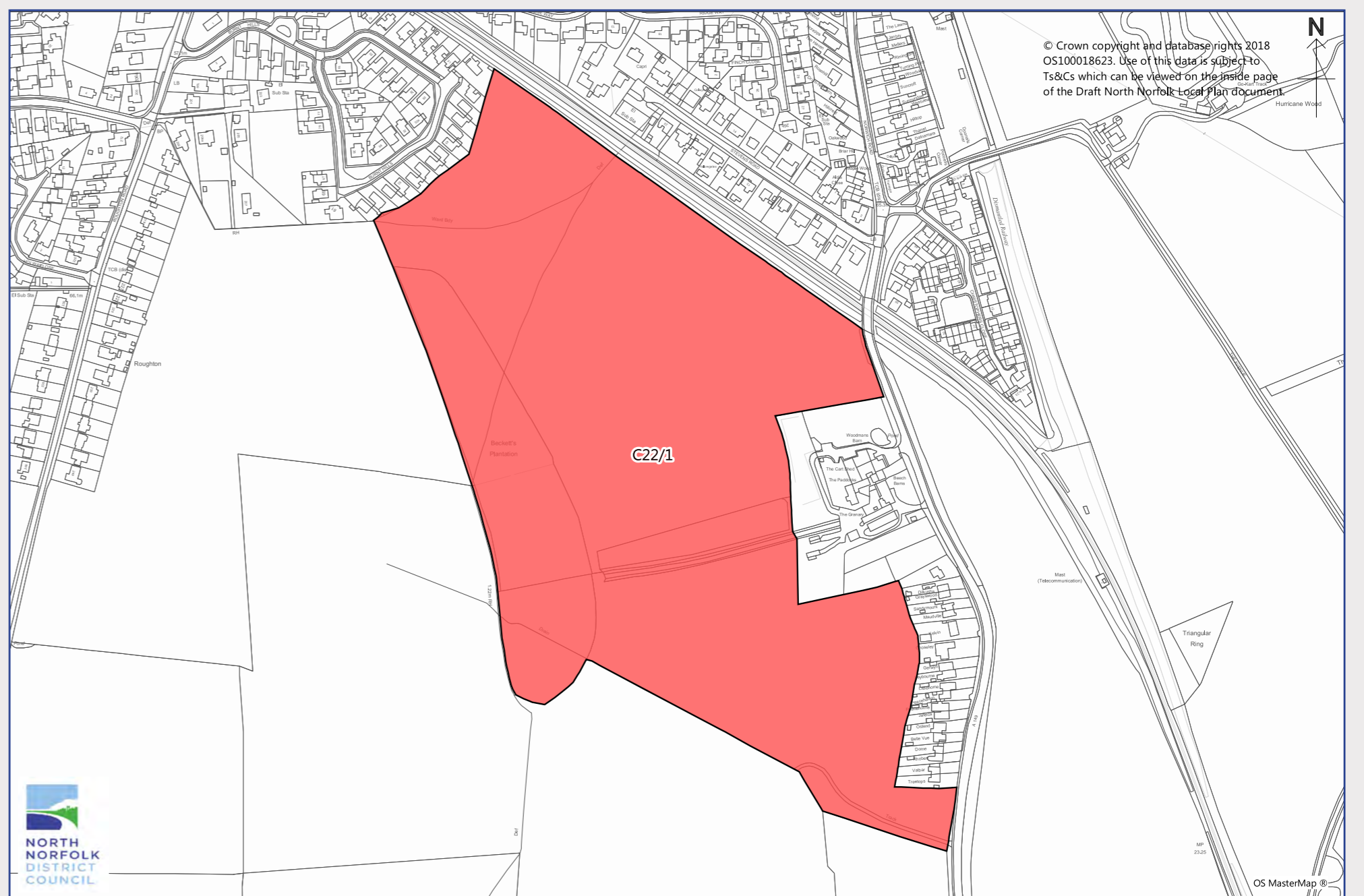
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

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

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

## Residential: Land West of Pine Tree Farm

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



### Policy DS 5

#### Land West of Pine Tree Farm

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

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

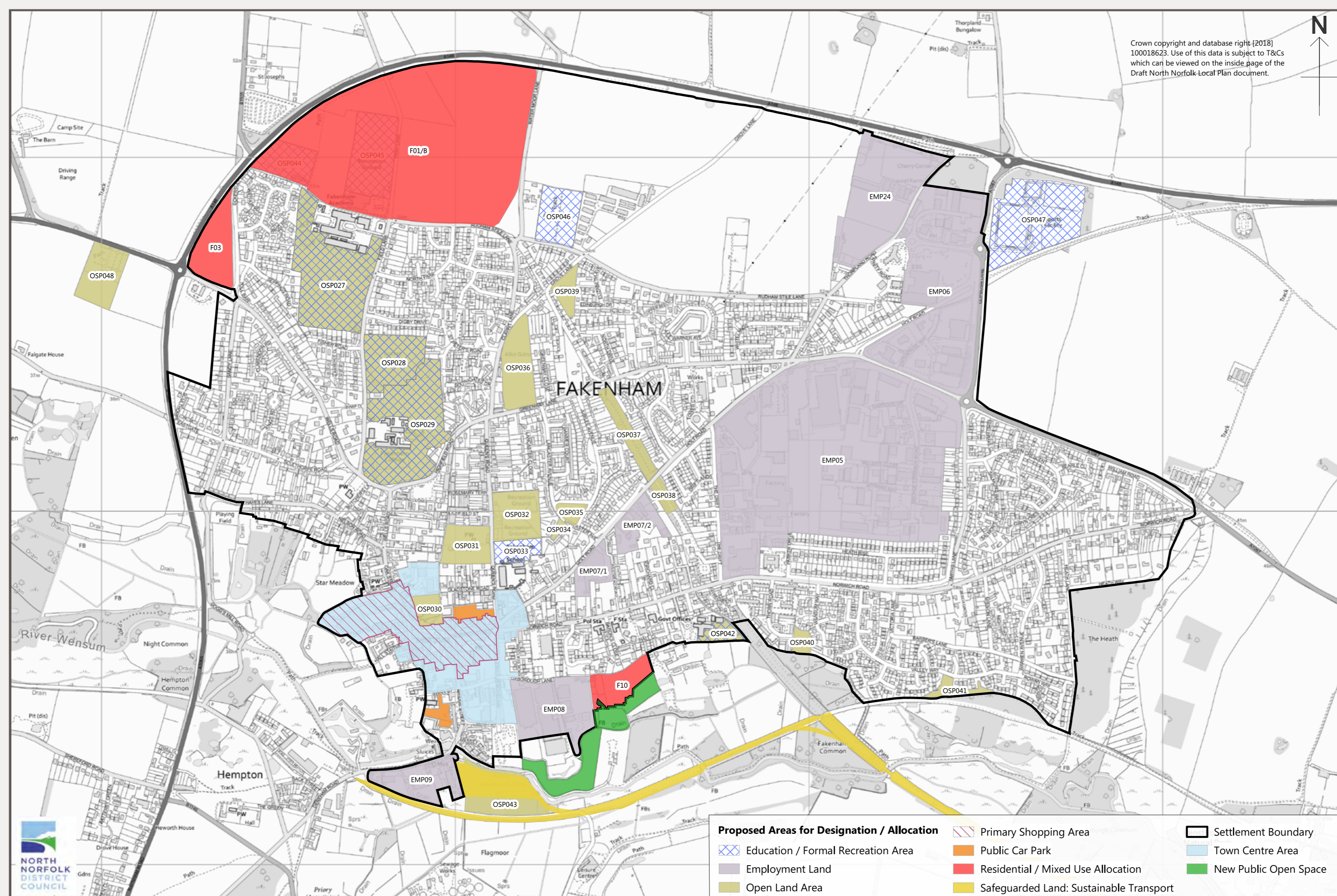
1. Layout, design and landscaping that has regard to the setting of the town, the sites location within the Norfolk Coast AONB and the proximity of the Listed Building;
2. provision of vehicle access to the A149 by means of a roundabout;
3. provision of a footbridge or suitable alternative to provide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

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

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

# FAKENHAM

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



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

## Proposed Development Sites

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

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

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

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

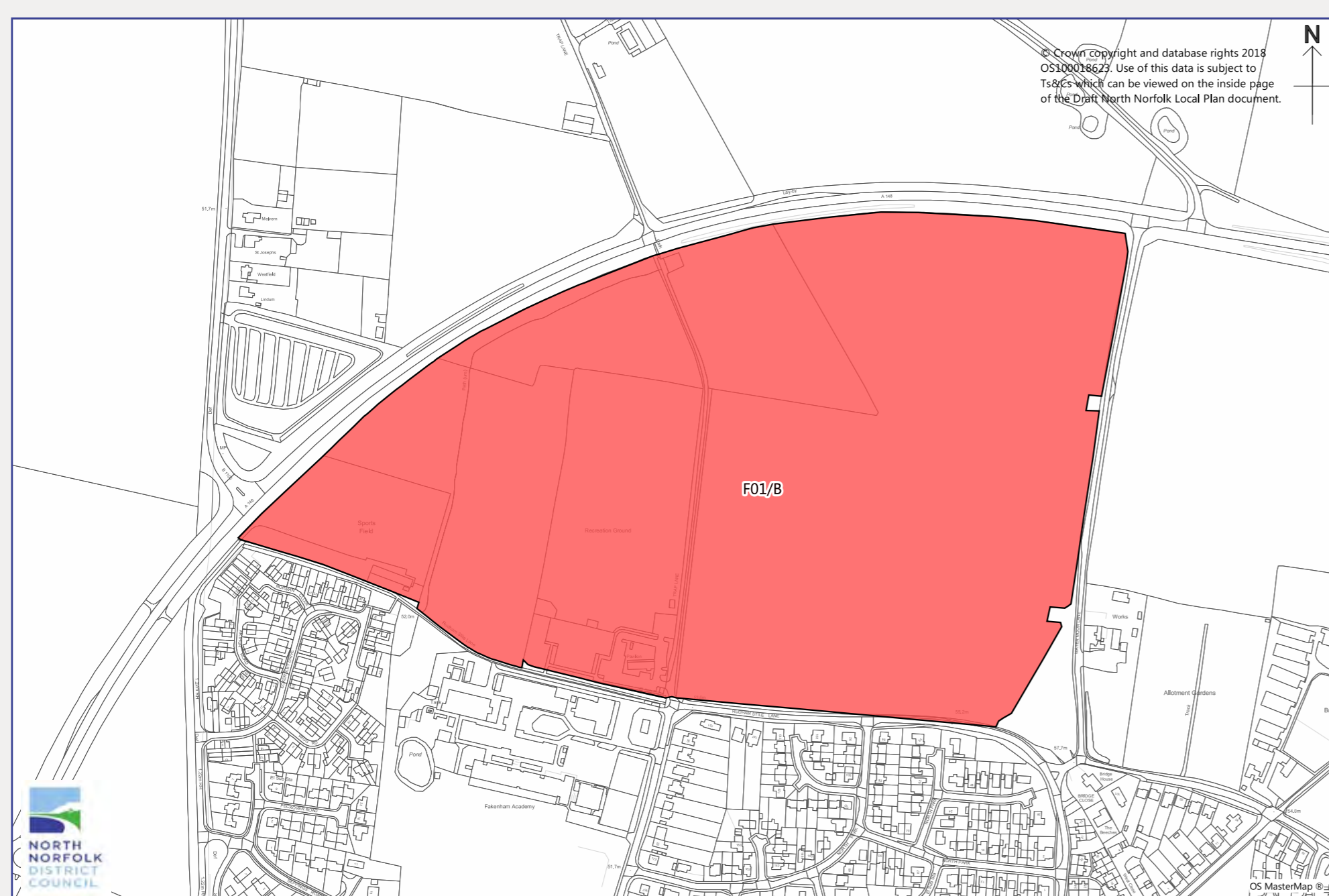




# PROPOSED SITES IN FAKENHAM

## Residential: Land North of Rudham Stile Lane

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



### Policy DS 6

#### Land North of Rudham Stile Lane

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

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

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

## Residential: Land at Junction of A148 & B1146

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



### Policy DS 7

#### Land at Junction of A148 & B1146

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

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

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

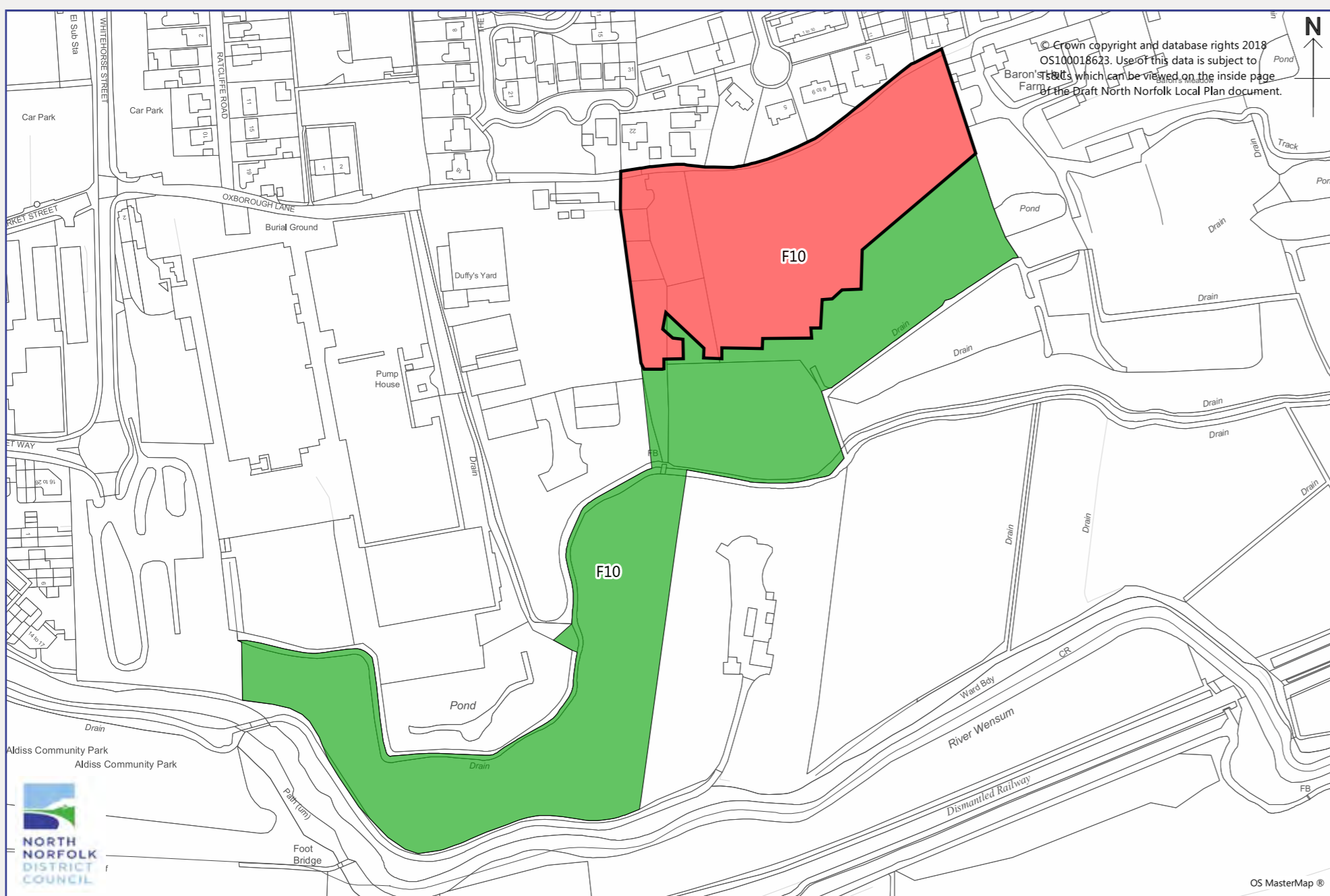
**PLEASE SEE SECTION 12 OF THE DRAFT  
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## PROPOSED SITES IN FAKENHAM

### Mixed Use: Land South of Barons Close

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



### Policy DS 8

#### Land South of Barons Close

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

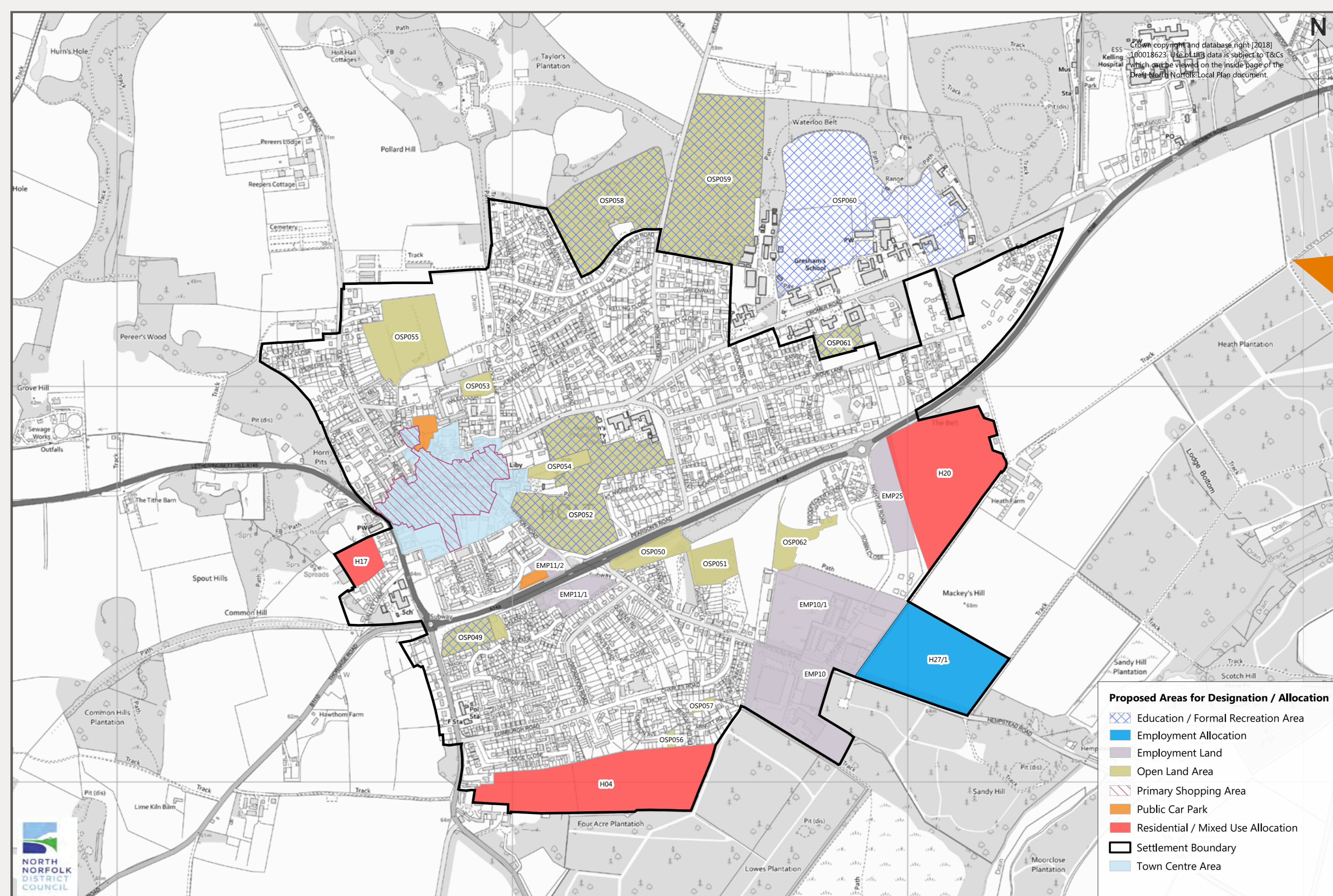
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

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

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

# HOLT

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



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

## Proposed Development Sites

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

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

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

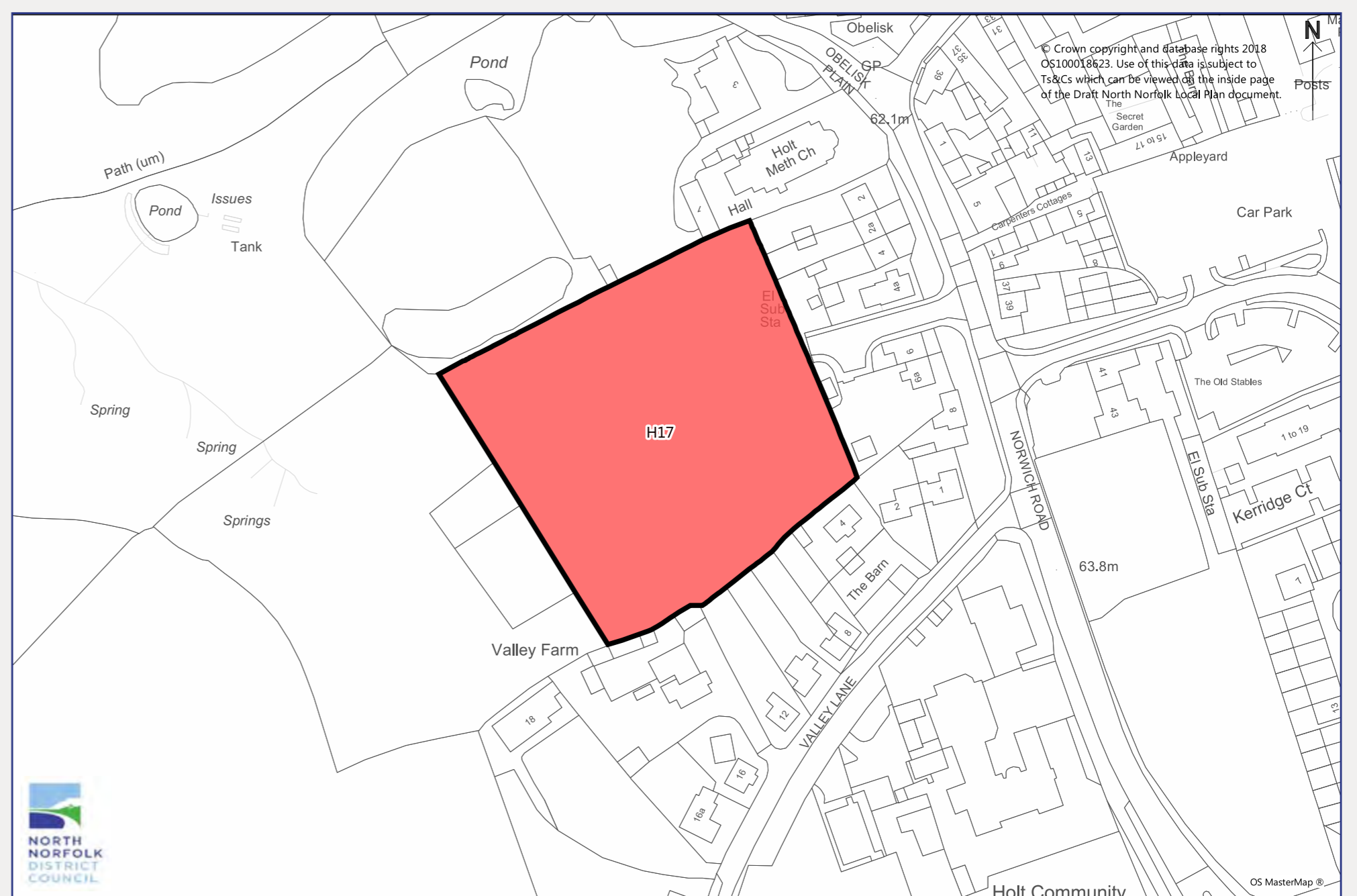
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# PROPOSED SITES IN HOLT

## Residential: Land North of Valley Lane

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



### Policy DS 10

#### Land North of Valley Lane

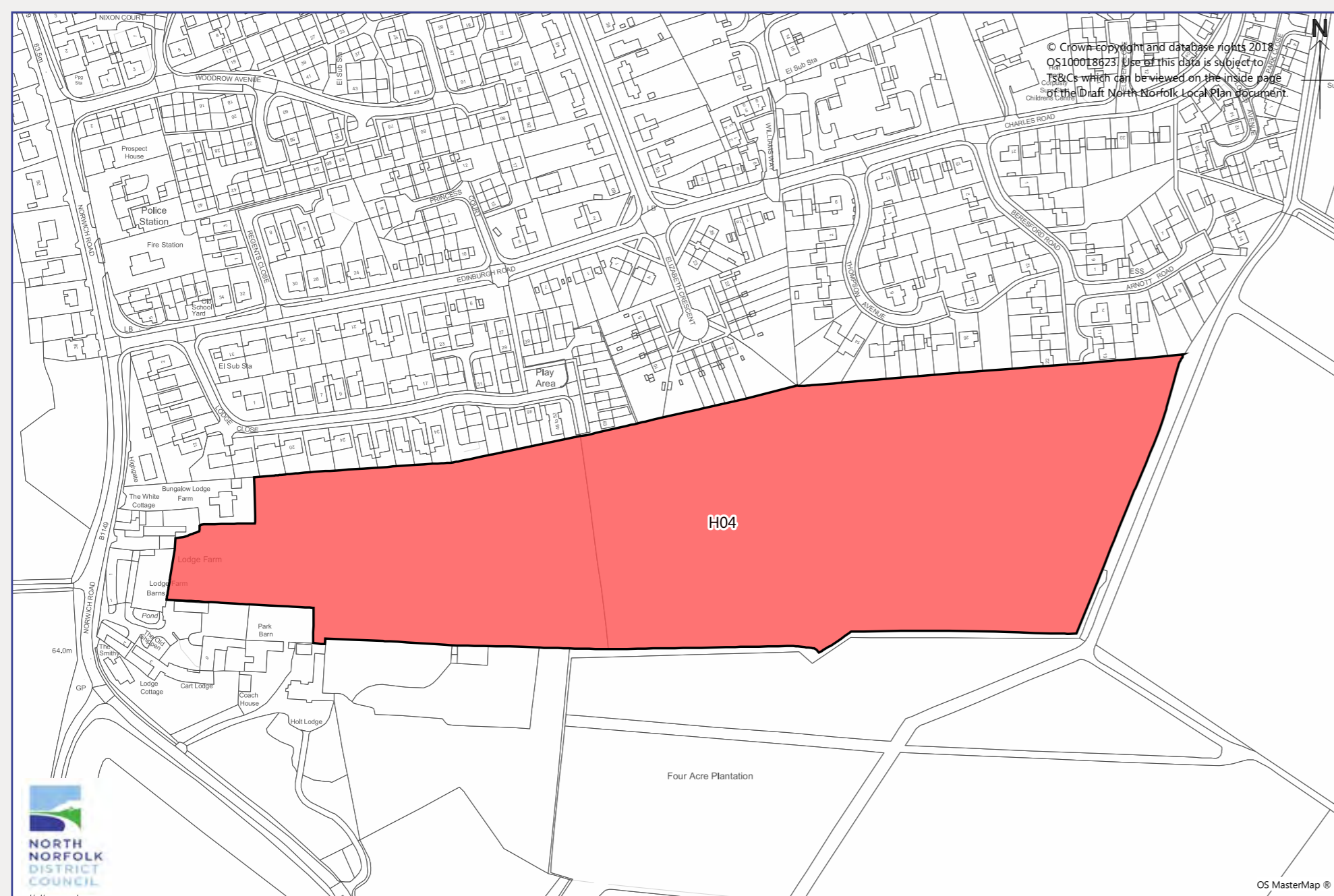
Land amounting to approximately 0.9 hectare is proposed to be allocated for residential development of approximately 27 dwellings.

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

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

## Mixed Use: Land South of Beresford Road

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



### Policy DS 9

#### Land South of Beresford Road

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

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

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

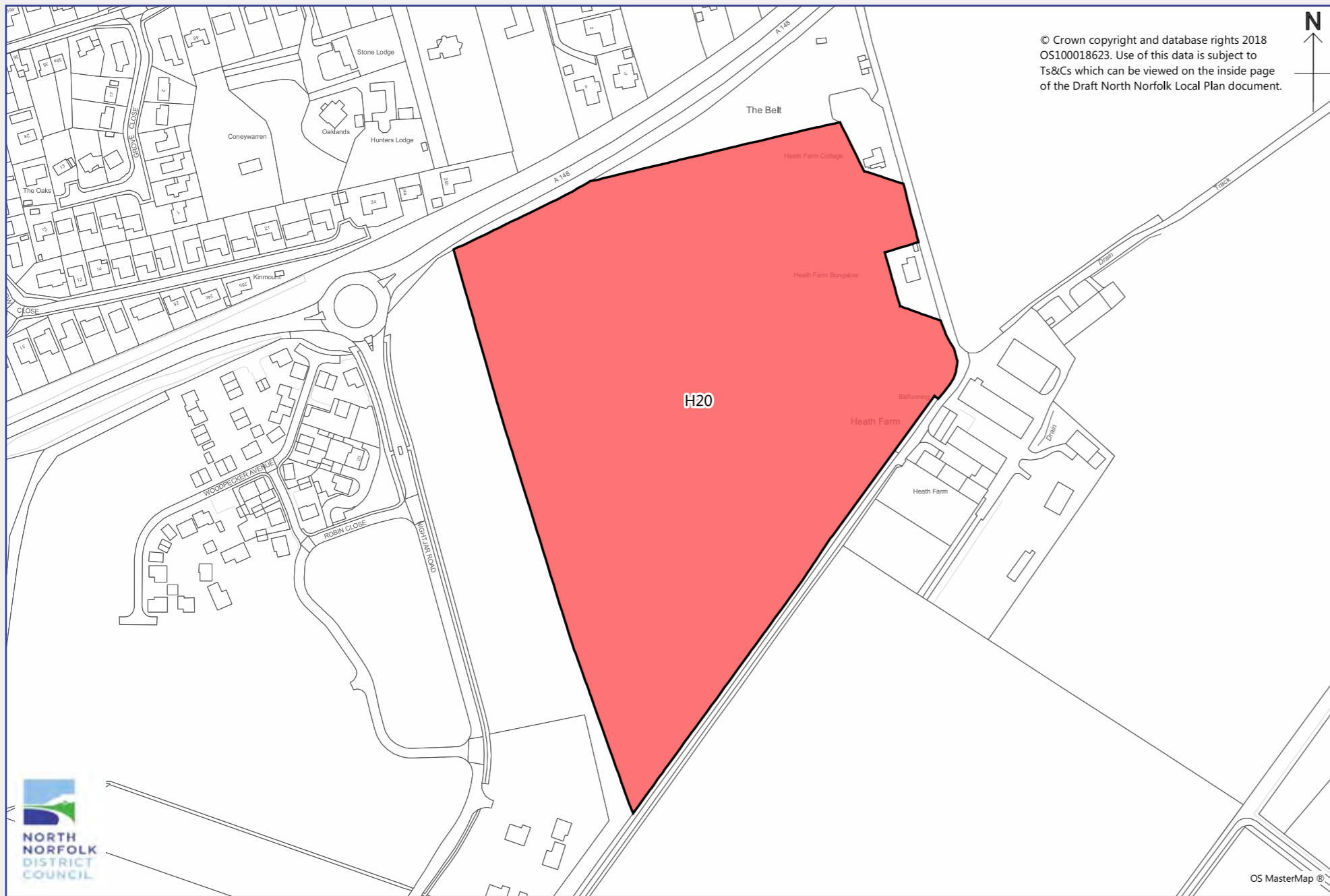
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# PROPOSED SITES IN HOLT

## Residential: Land at Heath Farm

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



### Policy DS 11

#### Land at Heath Farm

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

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

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

## Employment: Land at Heath Farm

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



### Policy DS 12

#### Land at Heath Farm

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

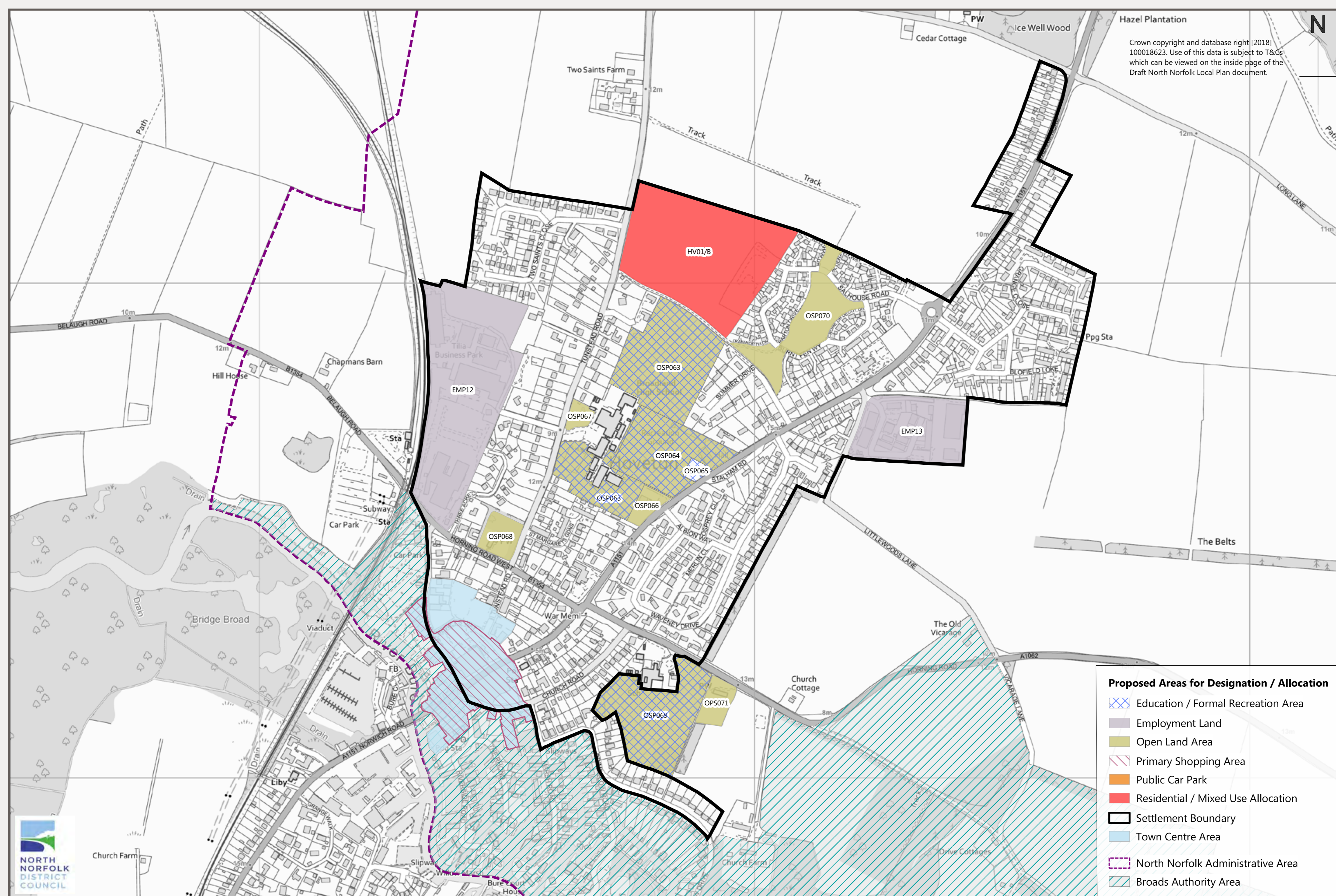
Development will be subject to:

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

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# HOVETON

Hoveton is an attractive location for residents and visitors, it thrives as a local service centre for and as a centre for holidays on the Broads. It has a wide range of leisure, retail and service businesses to support the existing and growing population and to meet future needs. We are planning **relatively small scale housing growth** of 150 homes including 53 affordable homes up to 2036.



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

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

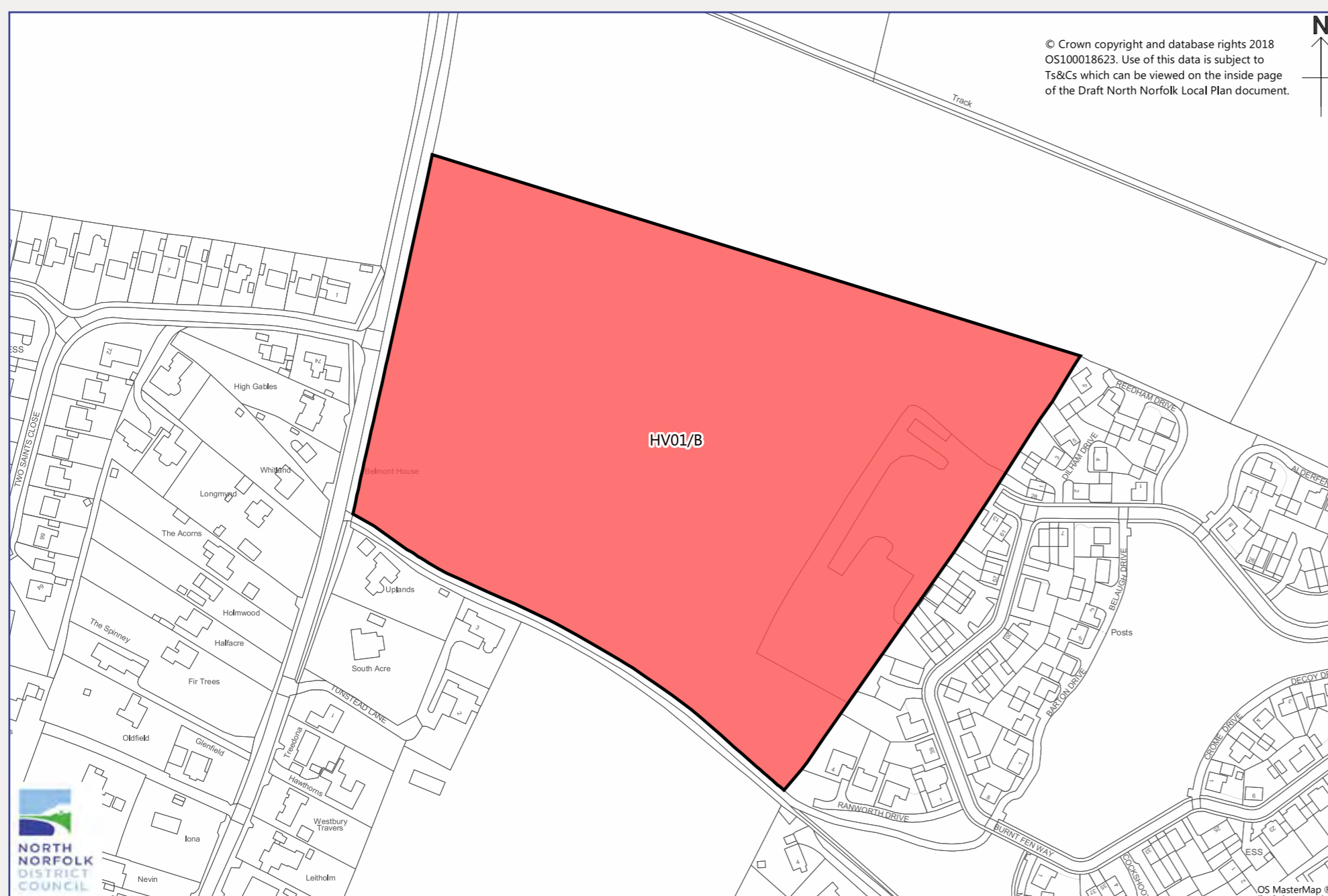
**PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS**



# PROPOSED SITES IN HOVETON

## Residential: Land East of Tunstead Road

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



### Policy DS 13

#### Land East of Tunstead Road

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

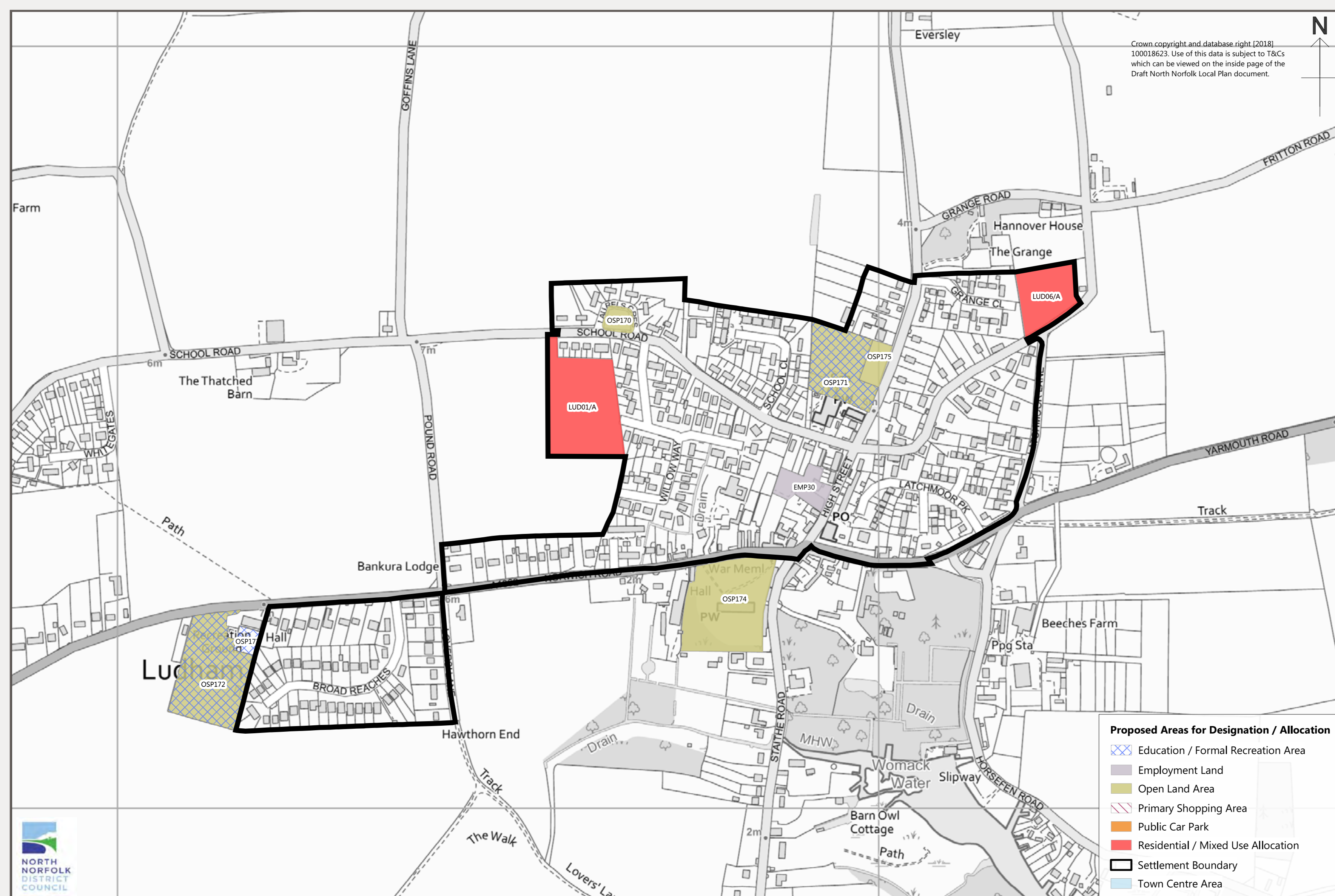
Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

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

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

# LUDHAM

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



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

## Proposed Development Sites

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

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

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

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

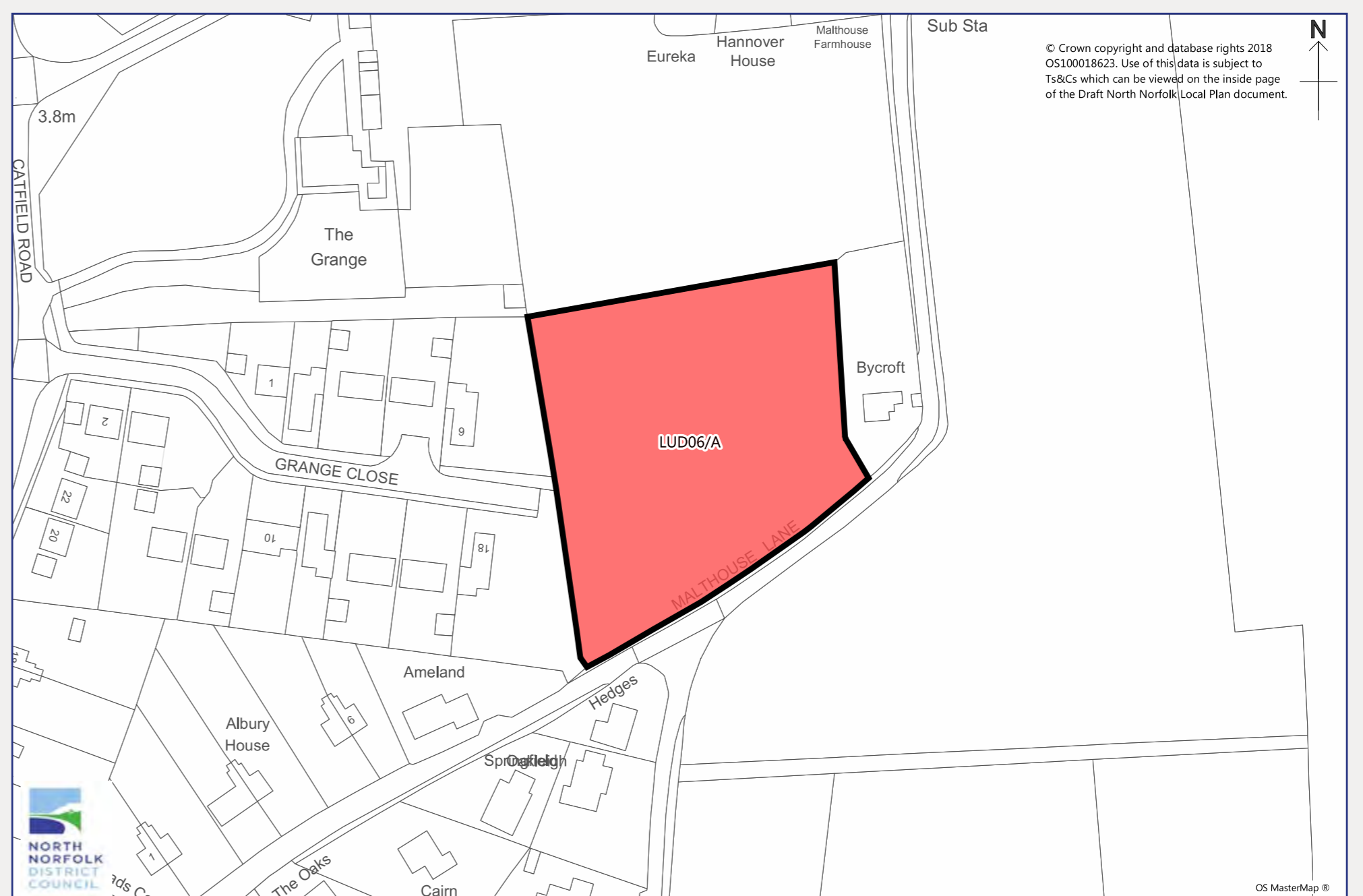




# PROPOSED SITES IN LUDHAM

## Residential: Land at Eastern End of Grange Road

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



### Policy DS 28

#### Land at Eastern End of Grange Road

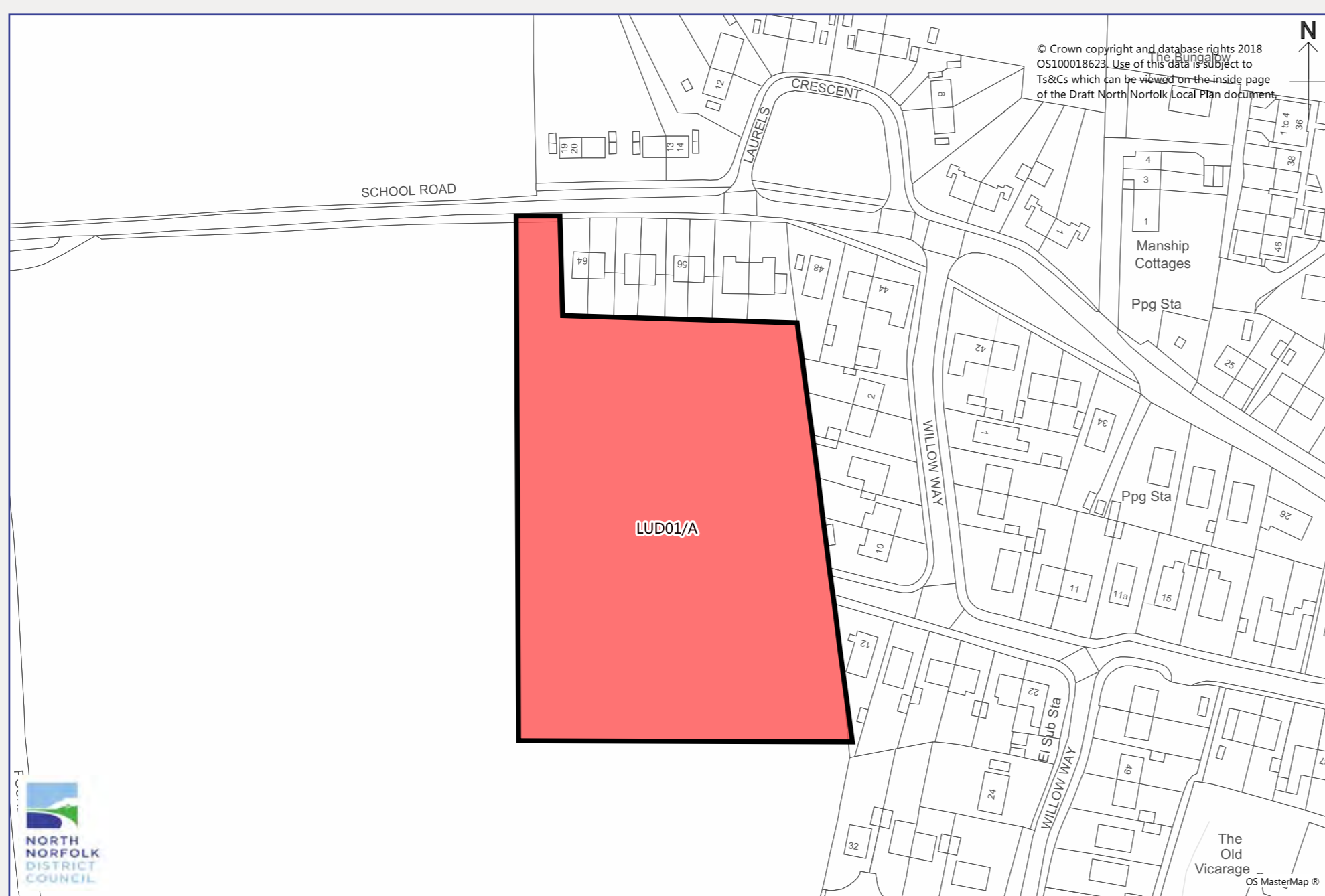
Land amounting to approximately 0.6 hectares is proposed to be allocated for development comprising approximately 10 to 20 dwellings, inclusive of affordable homes, public open space, and associated on and off site infrastructure.

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

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

## Residential: Land South of School Road

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



### Policy DS 27

#### Land South of School Road

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

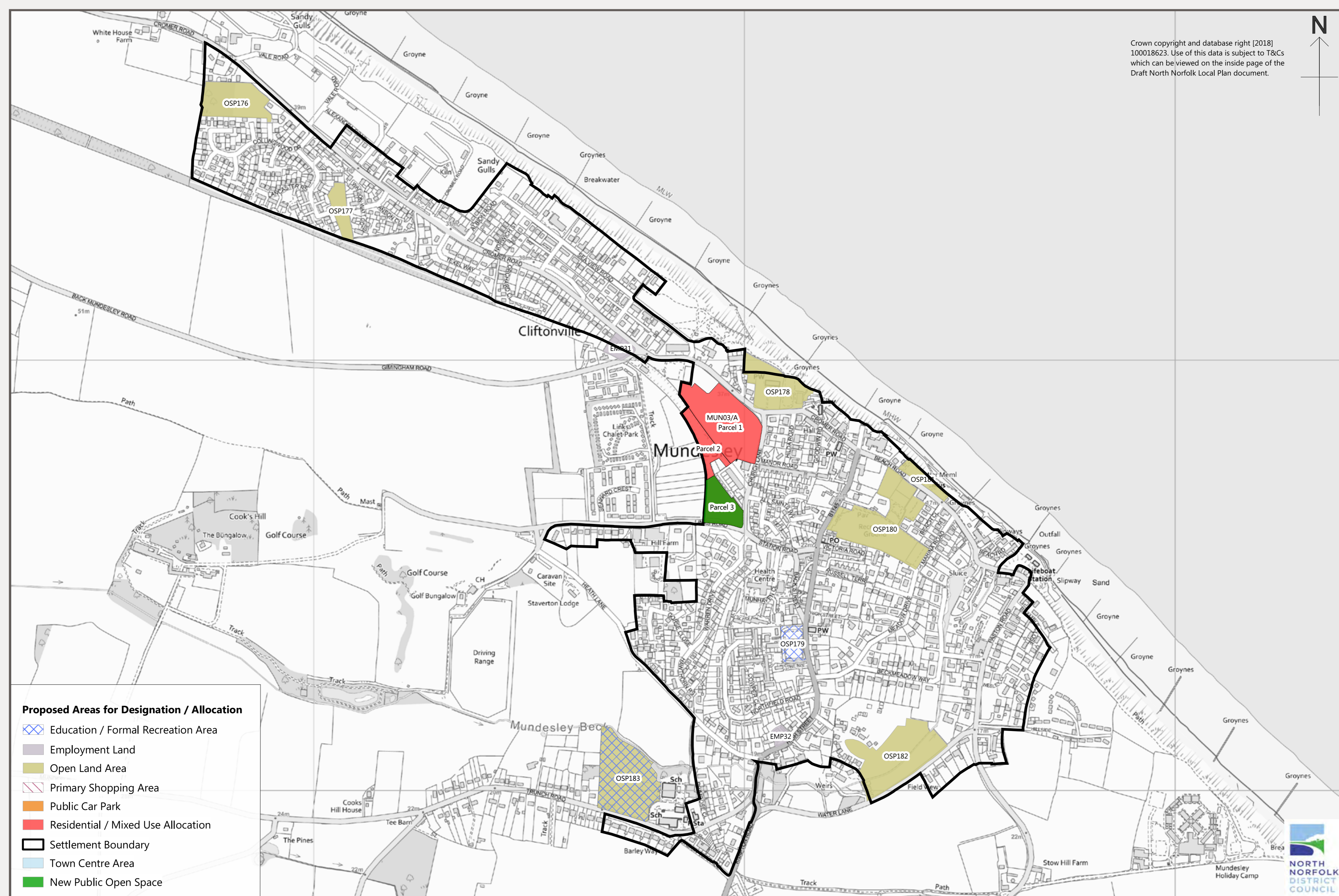
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

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

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

# MUNDESLEY

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



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

## Proposed Development Sites

**One site MUN03/A: Land off Cromer Road & Church Lane** has been identified which will provide for approximately **50 dwellings** including approximately **18 affordable homes**.

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

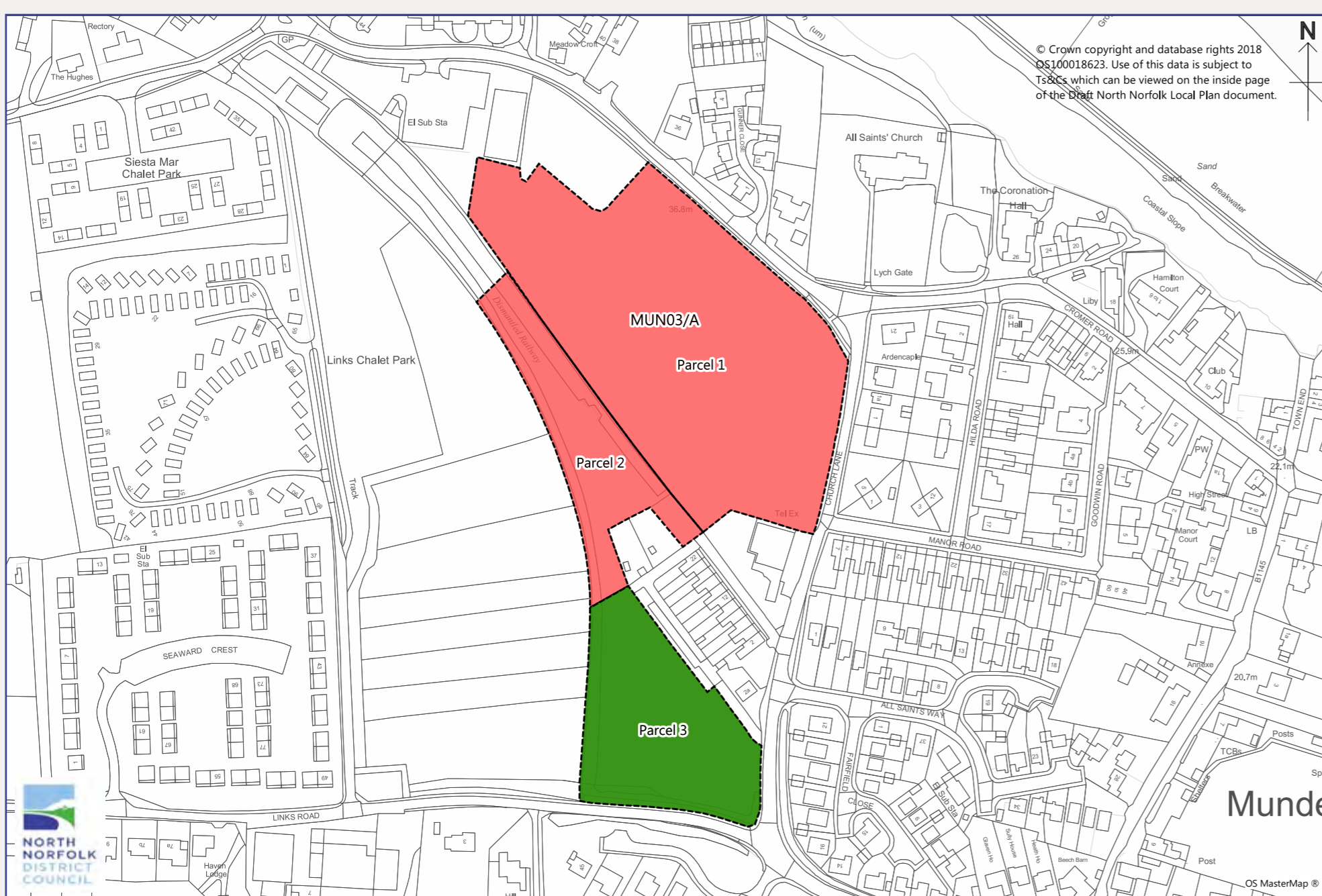
**PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS**



# PROPOSED SITES IN MUNDESLEY

## Mixed Use: Land off Cromer Road & Church Lane

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



### Policy DS 29

#### Land off Cromer Road & Church Lane

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

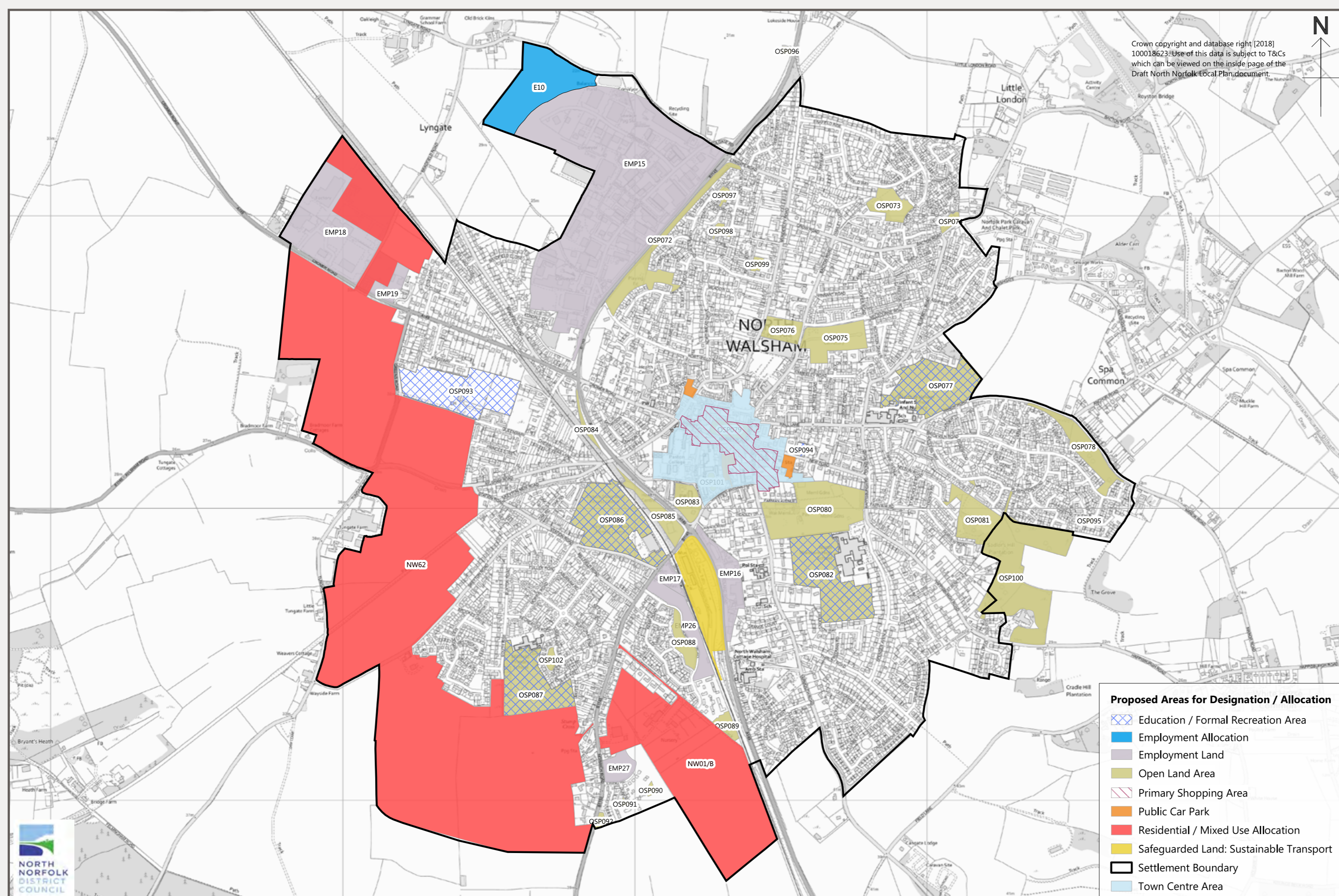
Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, supporting infrastructure) elsewhere in this plan and the following site specific requirements:

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

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

# NORTH WALSHAM

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



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

## Proposed Development Sites

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

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

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

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



# PROPOSED SITES IN NORTH WALSHAM

## Policy DS 15

### North Walsham Western Extension

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

#### Development Brief

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

The development brief is to include:

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

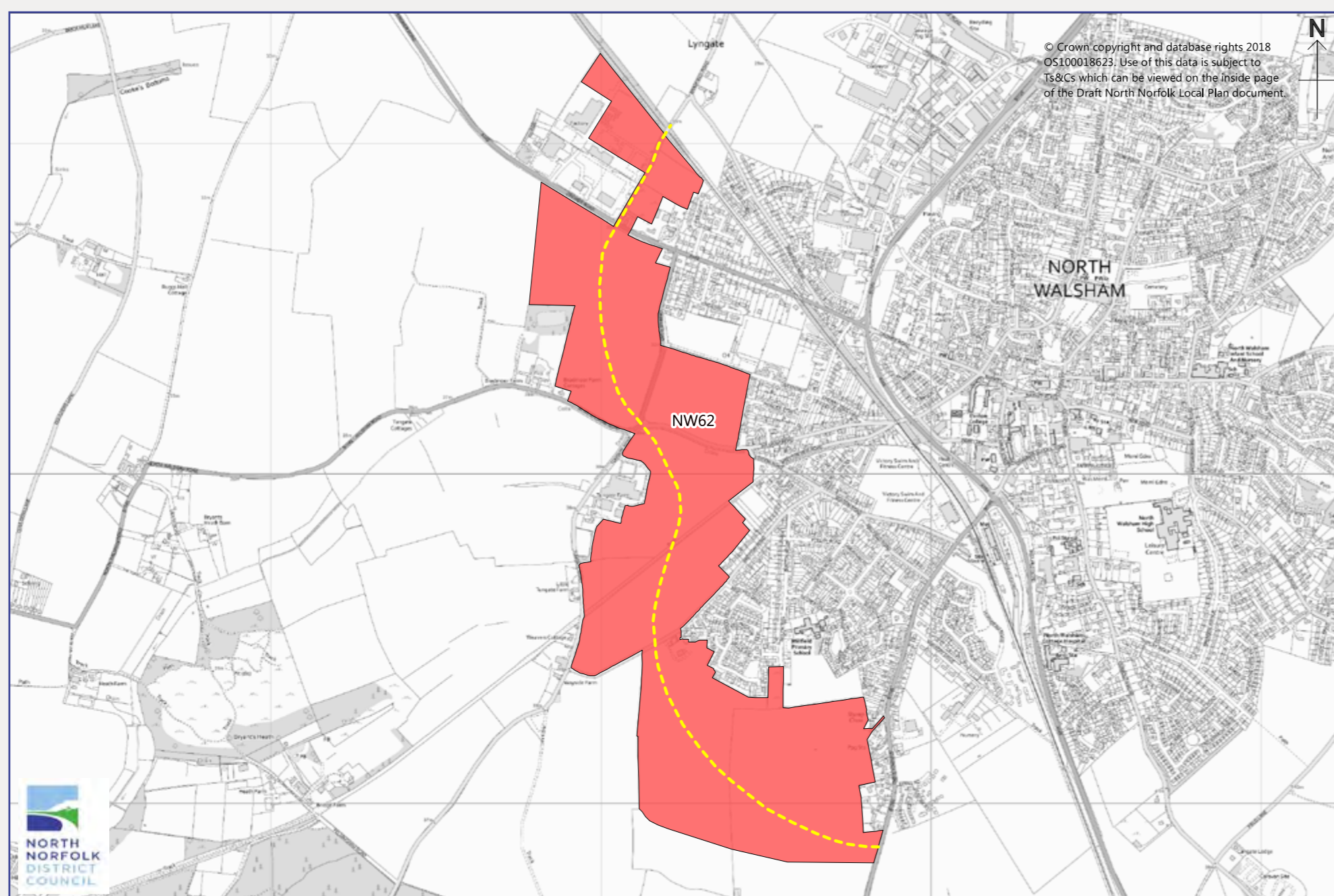
**The Development Brief will be developed in partnership between the landowners/promoters and the Council and will be subject to public consultation.**

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

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

### Mixed Use: North Walsham Western Extension

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



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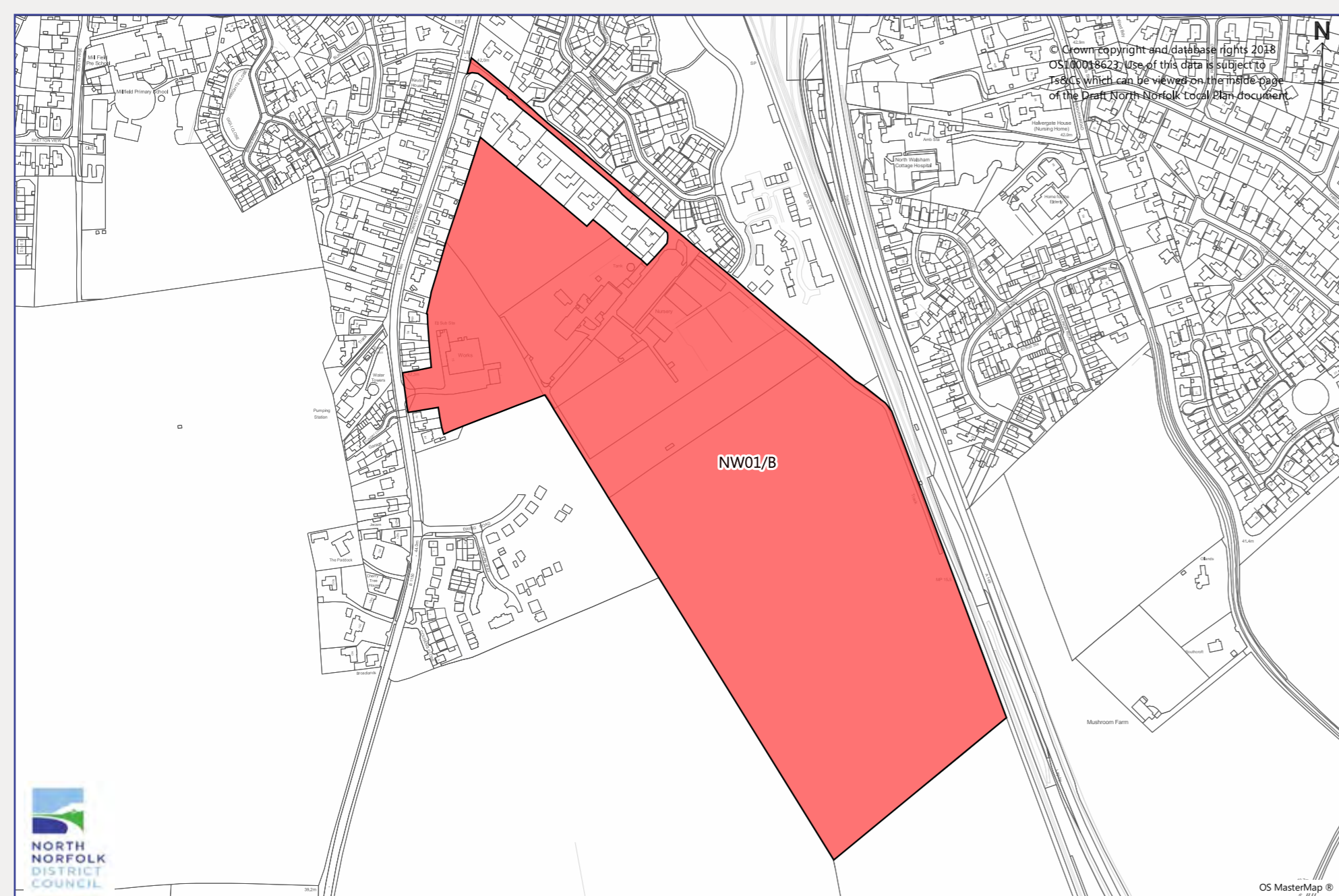


## PROPOSED SITES IN NORTH WALSHAM



### Mixed Use: Land at Norwich Road & Nursery Drive

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



### Policy DS 14

#### Land at Norwich Road & Nursery Drive

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

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

#### Development Brief

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


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

**PLEASE SEE SECTION 12 OF THE DRAFT  
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# PROPOSED SITES IN NORTH WALSHAM

## Employment: Land off Cornish Way

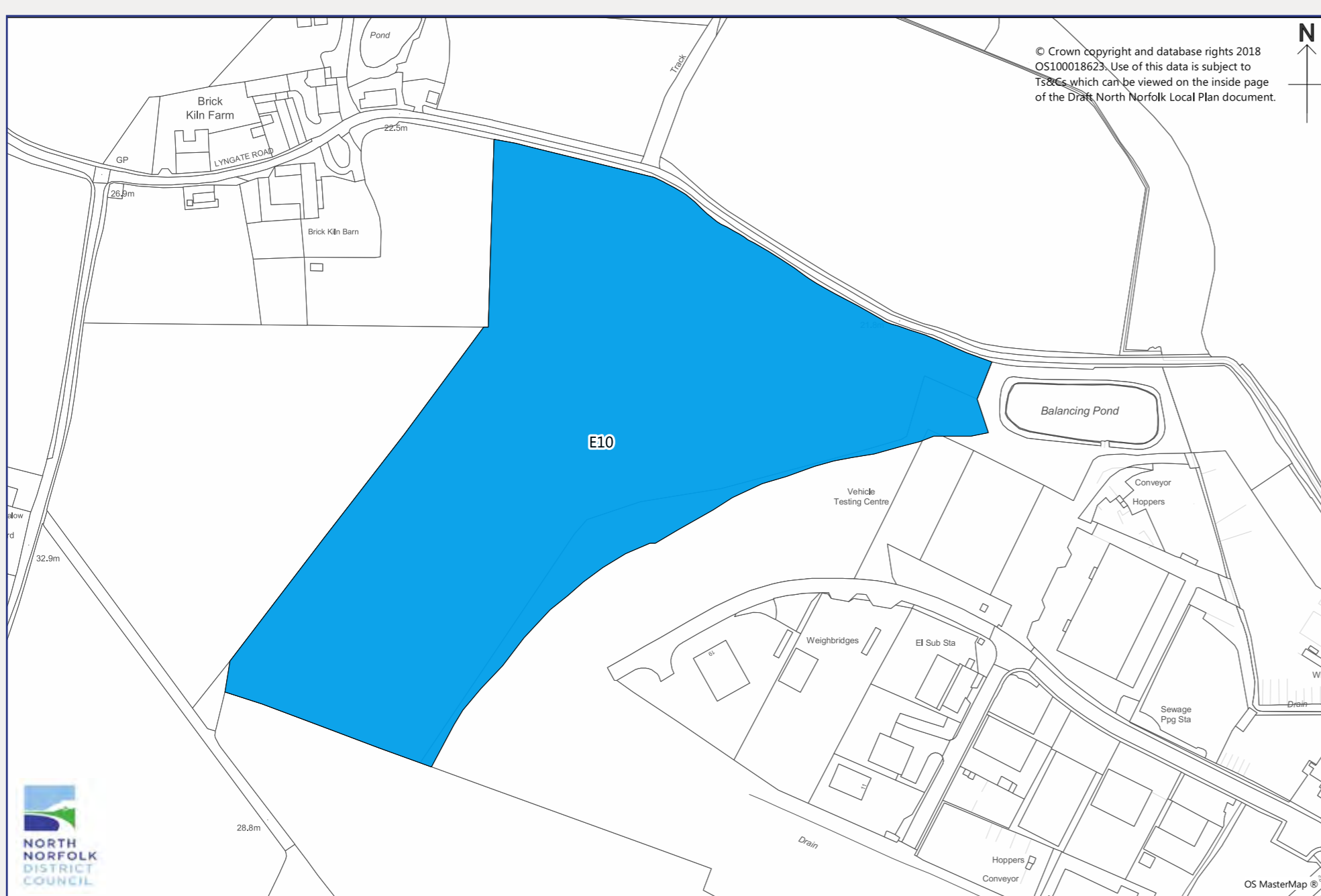
Site Reference	E10	
Site Address	Land off Cornish Way	
Site Area	5.11 hectares	
<b>Proposal</b>		
Employment development		

### Policy DS 16

#### Land off Cornish Way

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

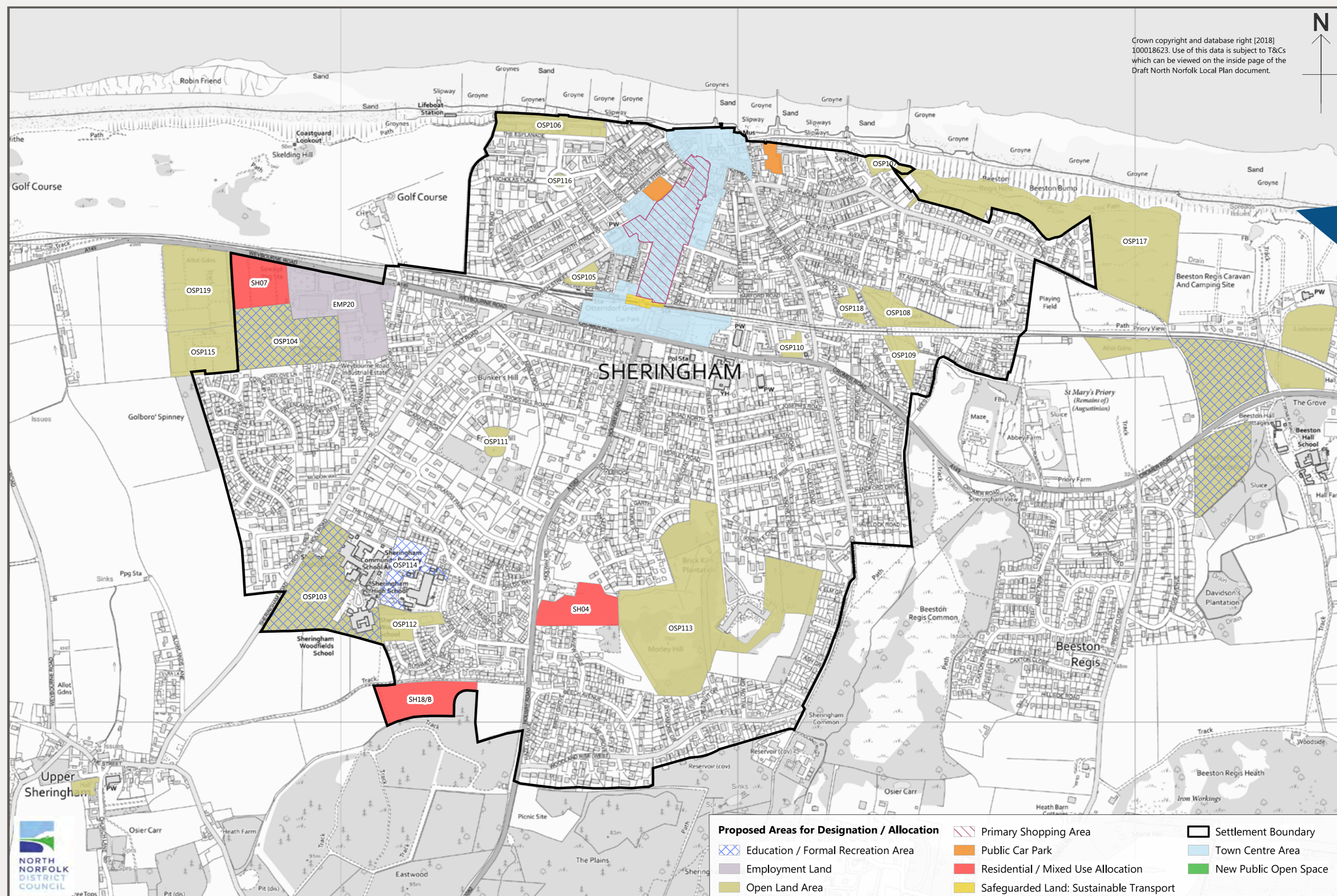
1. Provision of acceptable highway access, including passive provision for a connection to a future access road from the south west (Bradfield Road);
2. provision of extra landscaping around the site;
3. demonstration that there is acceptable capacity in utilities provision;
4. consultation with the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



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

# SHERINGHAM

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



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

## Proposed Development Sites

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

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

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

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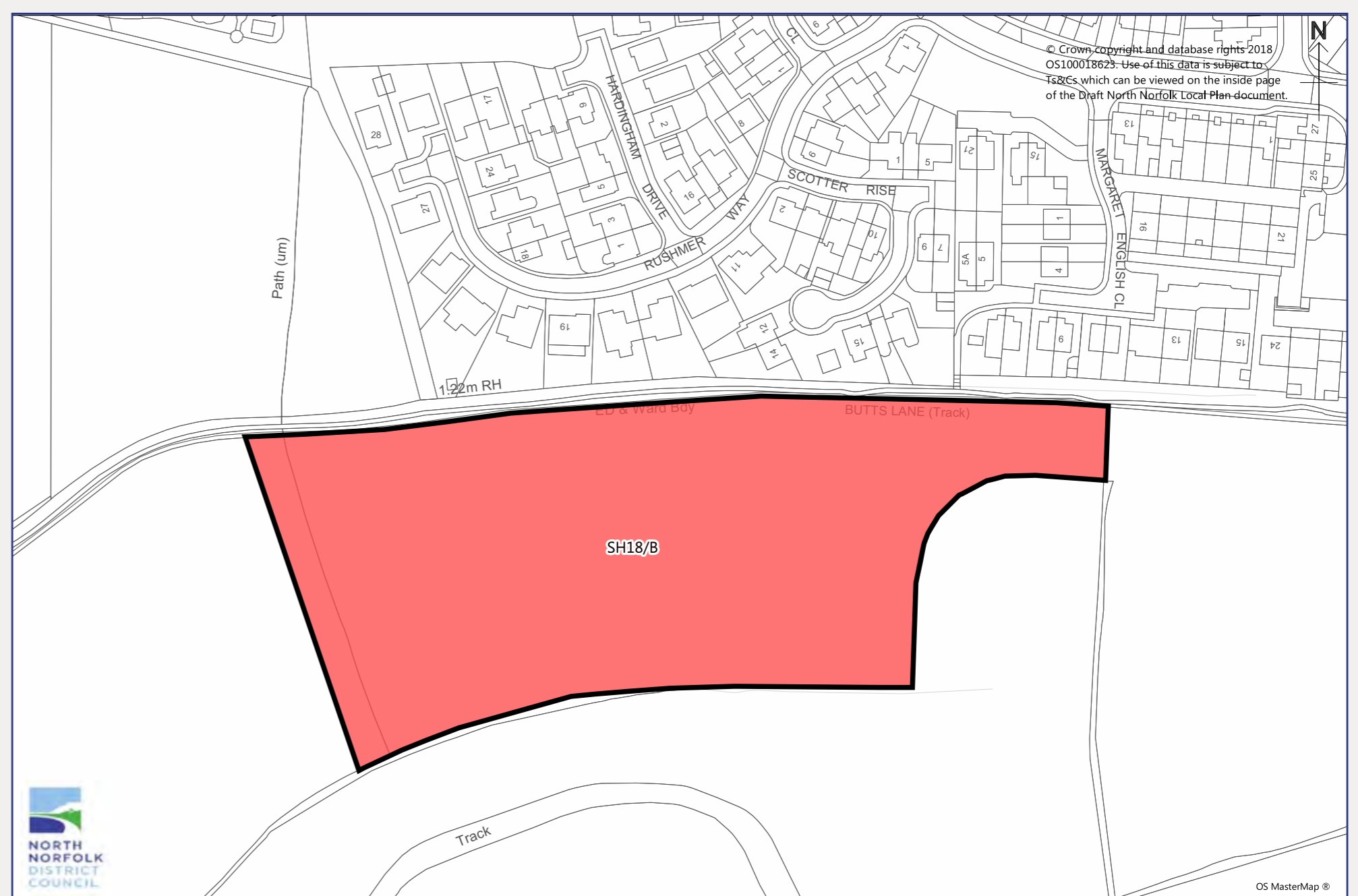




# PROPOSED SITES IN SHERINGHAM

## Residential: Land South of Butts Lane

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



### Policy DS 19

#### Land South of Butts Lane

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

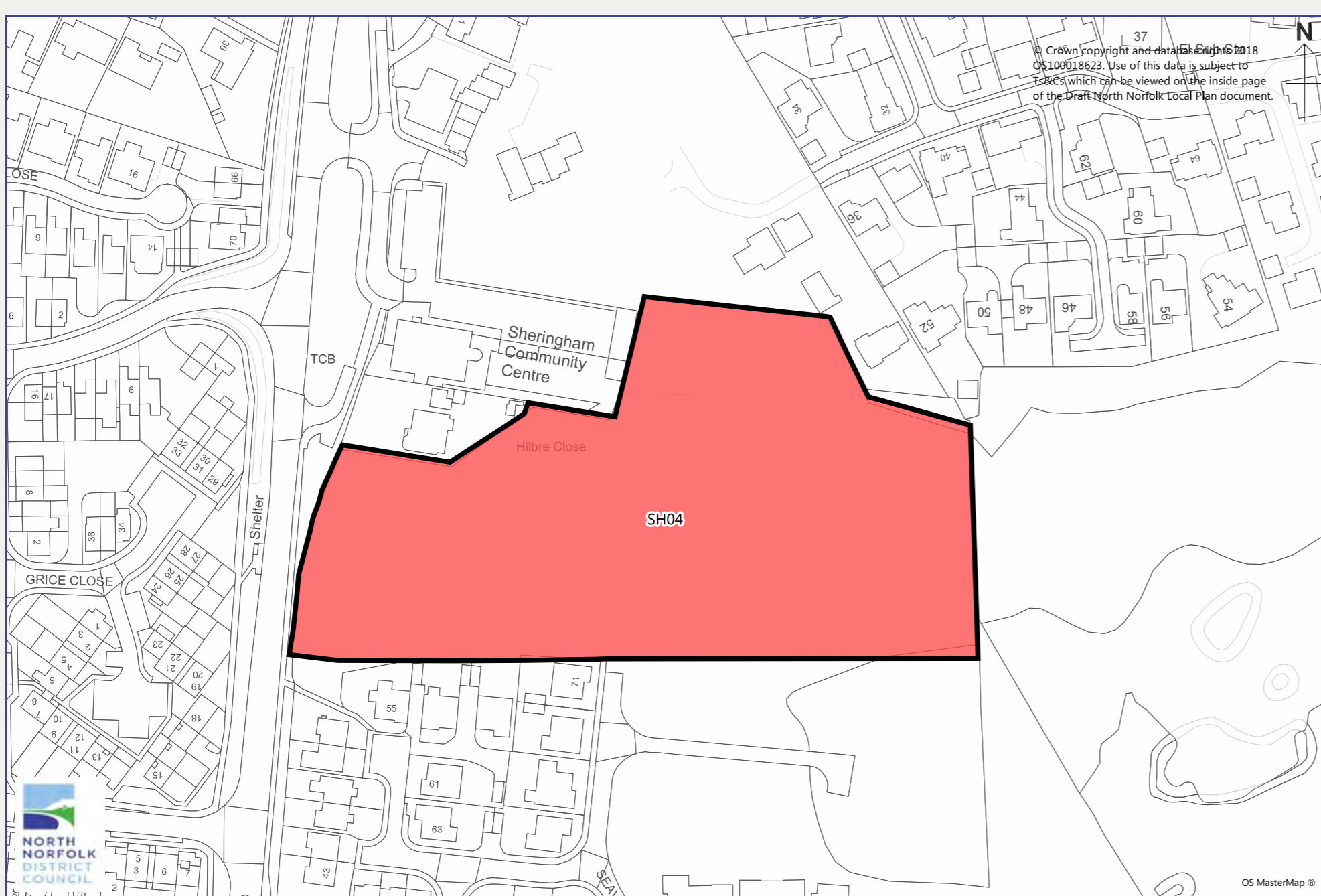
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

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

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

## Residential: Land Adjoining Seaview Crescent

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



### Policy DS 17

#### Land Adjoining Seaview Crescent

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

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

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

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

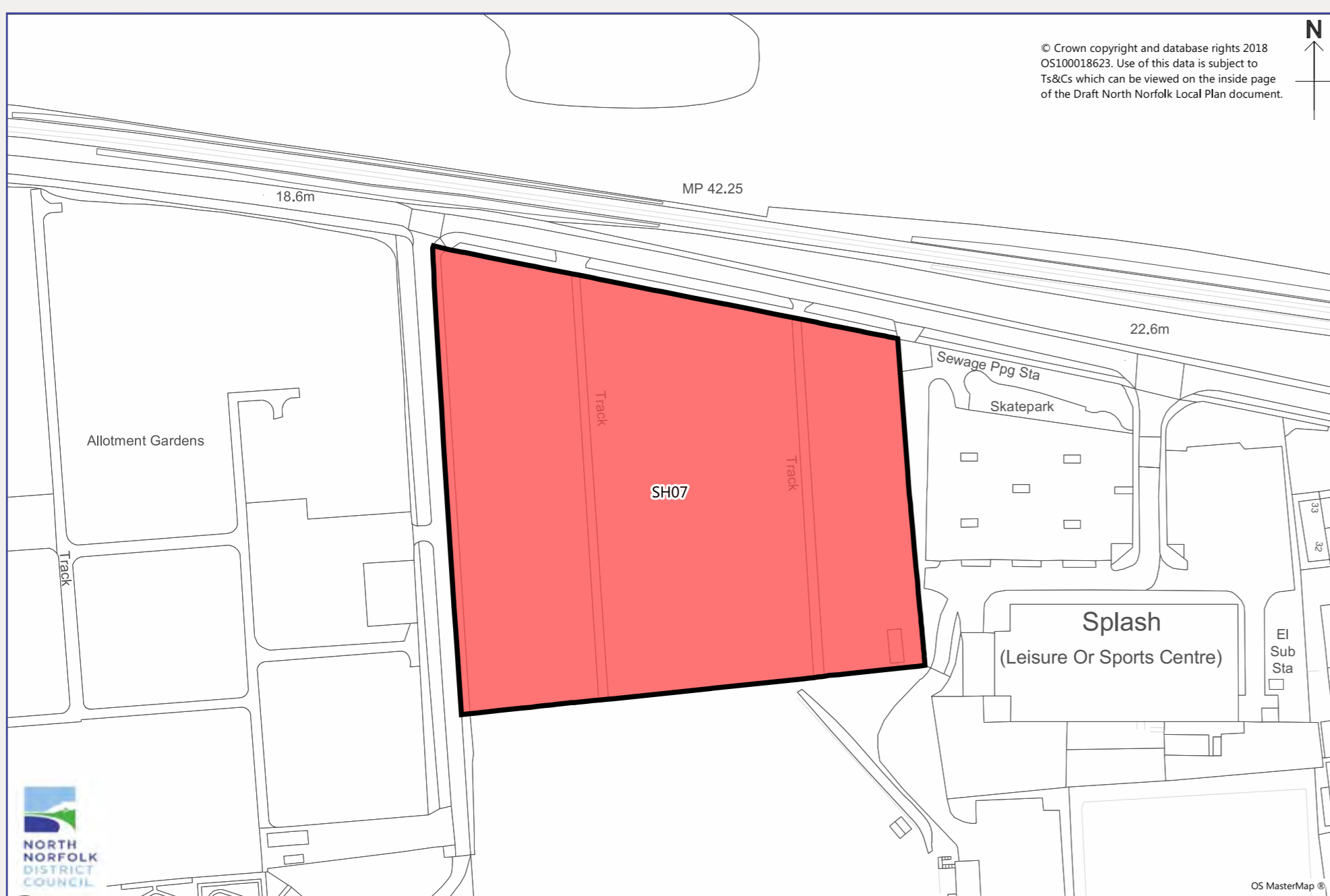
**PLEASE SEE SECTION 12 OF THE DRAFT  
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## PROPOSED SITES IN SHERINGHAM

### Residential: Former Allotments, Weybourne Road

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



### Policy DS 18

#### Former Allotments, Weybourne Road, Adjacent to Splash

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

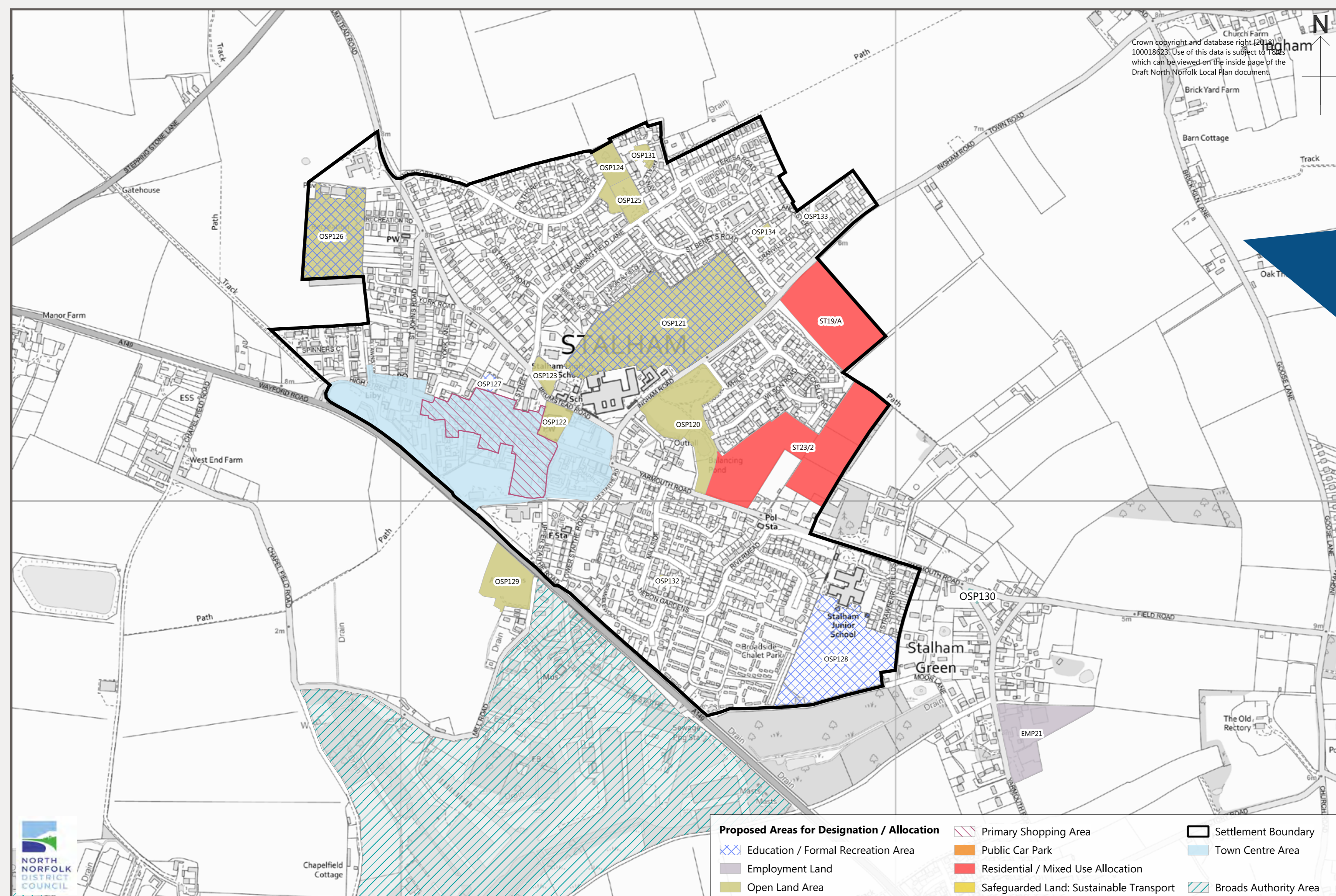
Development proposals would need to comply with a number of policies elsewhere in this Plan and the following site specific requirements:

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

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

# STALHAM

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



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

## Proposed Development Sites

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

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

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

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



# PROPOSED SITES IN STALHAM

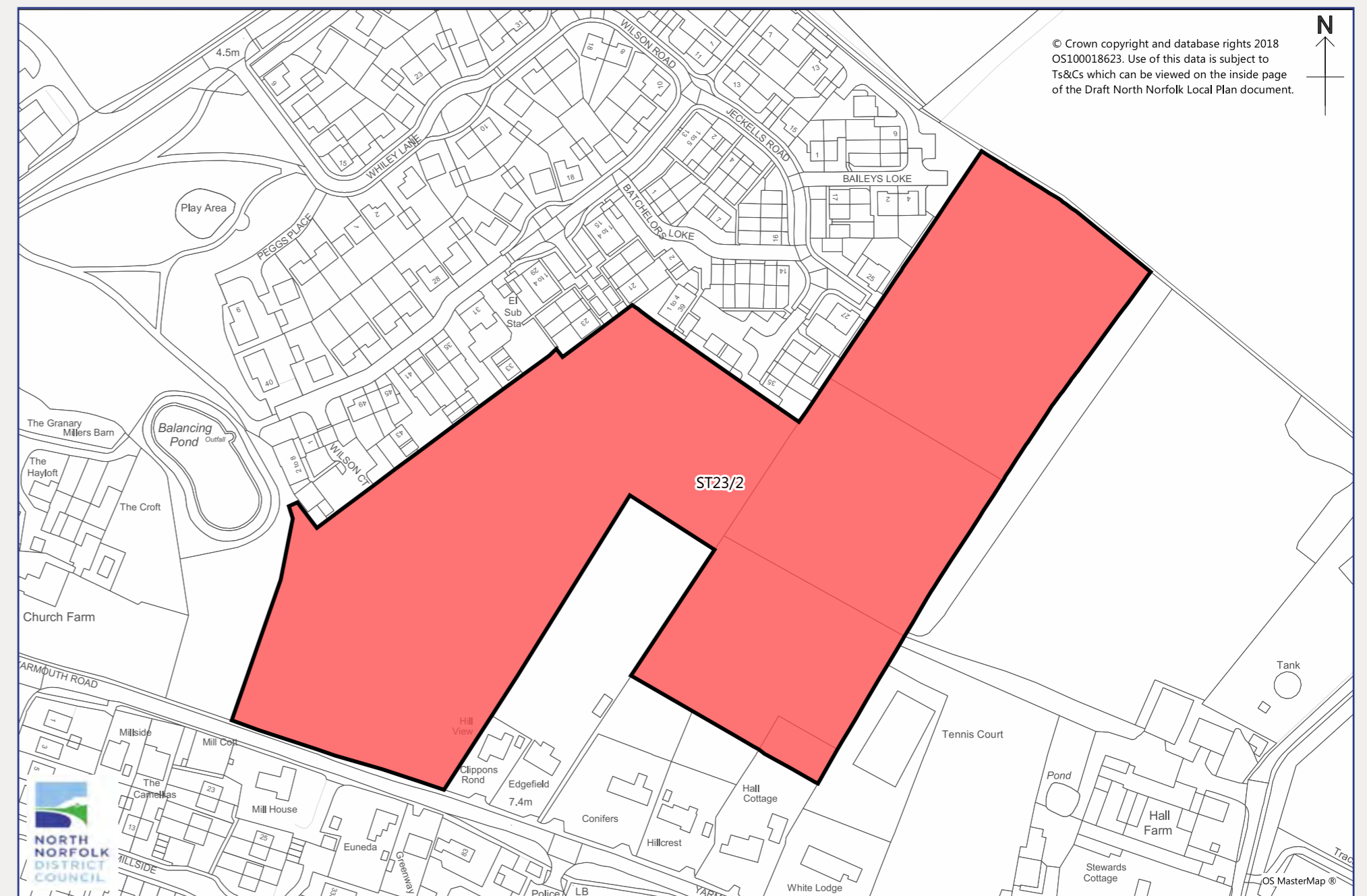
## Residential: Land North of Yarmouth Road, East of Broadbeach Gardens

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



## Residential: Land Adjacent Ingham Road

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



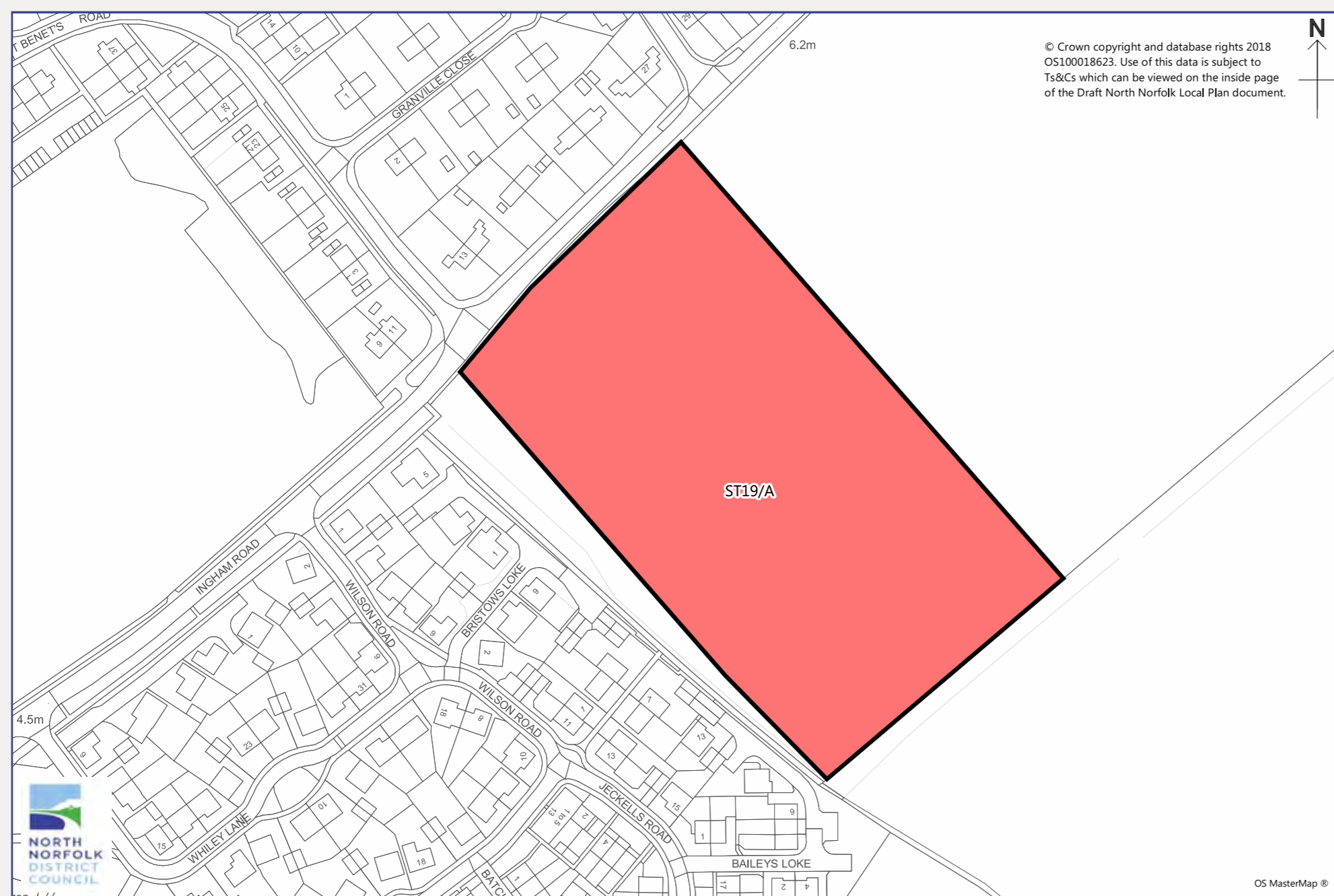
### Policy DS 21

#### Land North of Yarmouth Road, East of Broadbeach Gardens

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

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

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



### Policy DS 20

#### Land Adjacent Ingham Road

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

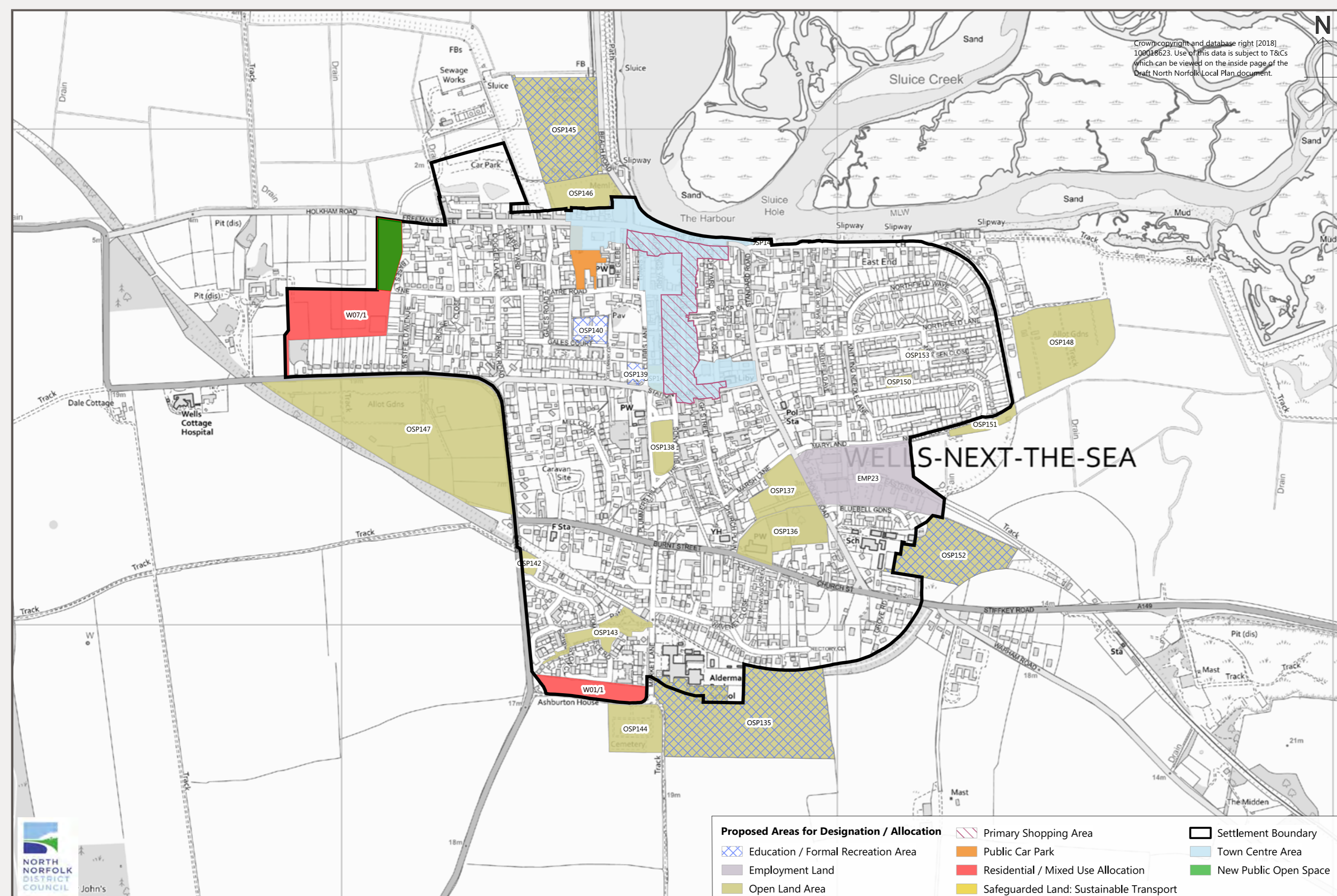
Development proposals would need to comply with policies elsewhere in this Plan and the following site specific requirements:

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

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

# WELLS-NEXT-THE-SEA

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



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

## Proposed Development Sites

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

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

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

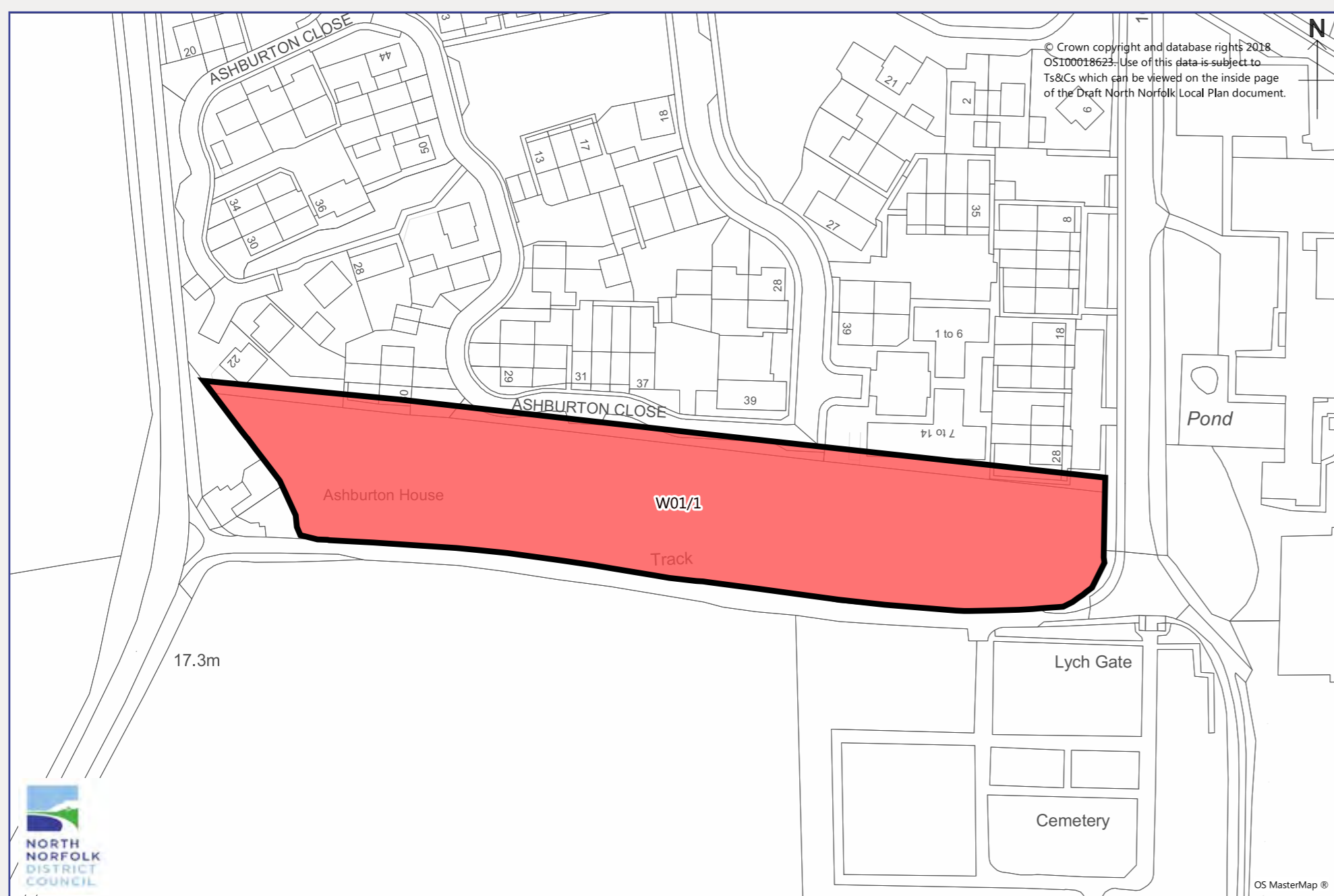
**PLEASE SEE SECTION 12 OF THE DRAFT LOCAL PLAN FOR MORE DETAILS**



# PROPOSED SITES IN WELLS-NEXT-THE-SEA

## Residential: Land at Market Lane

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



### Policy DS 22

#### Land at Market Lane

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

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

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

## Mixed Use: Land Adjacent Holkham Road

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



### Policy DS 23

#### Land Adjacent Holkham Road

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

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

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

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