



North Norfolk District Council

Background Paper 2

Distribution of Growth

A non-technical guide which explains the approach that North Norfolk District Council is taking to set a housing target in the new North Norfolk Local Plan 2016-2036

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National Legislation and Guidance	National Planning Policy Framework (NPPF) (Revised 2018 Version) National Planning Policy Guidance (PPG)
Related Evidence	North Norfolk Settlement Profiles (2018) Strategic Flood Risk Assessment (SFRA) (2018) Housing & Economic Land Availability Assessment (HELAA) (2018) North Norfolk Landscape Character Assessment (2018) Shoreline Management Plan 5: Hunstanton to Kelling Hard (2010)

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1. Purpose

- 1.1. This Background Paper forms part of the Council's evidence base to inform plan making in relation to the distribution of growth set out within **Policy SD 3** of the consultation draft Local Plan. The Council is not seeking comments specifically on this Background Paper although you may wish to refer to it in making any comments on the Draft Local Plan.
- 1.2. The purpose of this Background Paper is to explain how the Council has arrived at the proposed distribution of development, referred to as a 'Settlement Hierarchy'. It seeks to explain what is considered 'sustainable' in the context of North Norfolk District having regard to the provisions of national planning policy. A detailed assessment of each settlement is carried out and this forms the basis of the settlement hierarchy included in the Plan.
- 1.3. This is one of a number of background papers which have been prepared to help explain and justify various aspects of the new draft Local Plan which is being prepared by the District Council.
- 1.4. The background papers include:
 - Paper 1 - Approach to setting the draft Housing Target
 - Paper 2 - Distribution of Growth (this paper)
 - Paper 3 - Approach to Employment
 - Paper 4 - Infrastructure Position Statement
 - Paper 5 - Interim Green Infrastructure Strategy
 - Paper 6 - Development Sites Selection Methodology
 - Paper 7 - Housing Construction Standards

2. Introduction

- 2.1. In the 2011 Census, North Norfolk District Council had an estimated resident population of 101,499¹. The main settlements in the District are its seven towns of Cromer, Fakenham, Holt, North Walsham, Sheringham, Stalham and Well-next-the-Sea. These settlements are distributed more or less evenly across the District and accommodate, approximately, half of the population. The other half live in a number of smaller villages, hamlets and scattered dwellings which are dispersed throughout the rural area.
- 2.2. In the Council's existing Core Strategy, adopted in September 2008, the Council identified 4 Principal Settlements, 4 Secondary Settlements, and 16 Service

¹<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/2011censusnumberofpeoplewithsecondaddressesinlocalauthoritiesinenglandandwales/2012-10-22/pdf>

Villages. The methodology for the selection of these settlements was set out in Appendix L of the Council's Core Strategy Sustainability Appraisal document². This methodology was informed by the definition of a Key Service Centre as described in the East of England Plan, which has subsequently been revoked.

- 2.3. Whilst it is comparatively clear which are the largest towns in the District and which provide the most services and could accommodate the most growth, it is less clear which of the smaller villages within the District can, or should, accommodate development. For the purposes of **Policy SD3** the Council has sought to establish a framework for the distribution of development that considers a broad range of sustainability factors. The framework is not intended to be prescriptive, indeed it is important to recognise the diversity of places in the District and that no two places are the same. The factors considered are:
- the range of services and facilities available in each place (the social and economic dimensions of sustainability);
 - the level of identified need in each settlement for affordable homes (the social and economic dimensions of sustainability);
 - the degree to which growth in each settlement might be constrained by physical or policy constraints such as being in the AONB, a flood risk area, or on, or close to, a designated wildlife site (Environmental sustainability).
- 2.4. An overall conclusion is reached regarding each settlement having regard to the level of service provision, known constraints and known housing need. These conclusions provide the basis for the level of proposed allocations through the emerging Local Plan contained in Policy SD3. The final decision as to whether land is actually identified in the Plan for development then considers a range of other factors such as site availability and deliverability as well as the localised impacts of development for individual sites. The site specific assessment is explained in further detail in **Background Paper 6 – Site Selection Methodology**.

3. National Guidance

- 3.1. The starting point for the production of the settlement hierarchy begins with the National Planning Policy Framework (NPPF). Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development, which is defined within paragraph 8 as having three objectives: an economic objective, a social objective and an environmental objective. These objectives are fleshed out to state that planning should *'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.'*
- 3.2. The overarching objective of the NPPF is then re-iterated through the policies set out within the Framework. The most pertinent include:

² https://www.north-norfolk.gov.uk/media/1372/core_strategy_sustainability_appraisal_-_adoption_version.pdf

- that *'planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'*. (Para 78)
- that in order to support a prosperous rural economy, planning policies and decision should enable:
 - *The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
 - *The development and diversification of agricultural and other land-based rural businesses;*
 - *Sustainable rural tourism and leisure development which respect the character of the countryside; and;*
 - *The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public housing and places of worship.* (Para 83)
- that in order to promote sustainable transport *'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'*. This then takes into account that sustainable transport solutions will vary between urban and rural areas and this should be taken into account in both plan-making and decision-taking. (Para 103)

3.3. The National Planning Practice Guidance (PPG) reiterates many of the objectives as set out in the NPPF. The overall message in the PPG in regards to supporting sustainable rural communities is clear; *'a thriving rural community depends, in part, on retaining local services and community facilities'* and *'rural housing is essential to ensure viable use of these local facilities.'*

3.4. In accordance with the principles of sustainable development new development should be located close to services and facilities with good public transport provision. The spatial strategy should help to achieve the government's overall objective of sustainable communities by locating housing, jobs and services close together in order to reduce the need to travel. In North Norfolk, this will necessitate that housing growth should be concentrated in those settlements that already have a range of services and employment opportunities.

3.5. National guidance is also clear that, in addition to the social and economic tenets of sustainability, the planning system must contribute to protecting and enhancing our natural, built and historic environment.

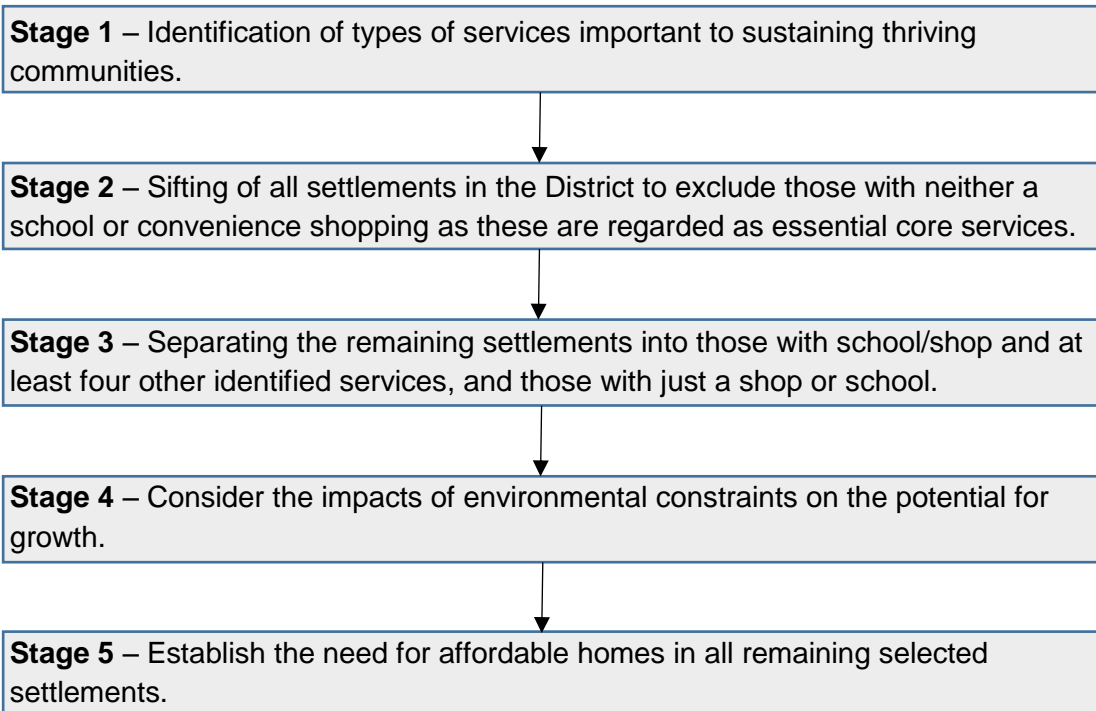
3.6. Paragraph 148 states that the planning system should support the transition to allow carbon future in a changing climate, taking full account of flood risk and coastal

change. Paragraph 155 of the NPPF sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Paragraph 167 states that plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to coasts.

3.7. In relation to the natural and built environment, the NPPF sets out that valued landscapes should be protected and enhanced, with recognition to the intrinsic character and beauty of the countryside. Paragraph 171 sets out that plans should distinguish between the hierarchy of international, national and locally designate sites and allocated land with the least environmental or amenity value. Paragraph 172 states that great weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The Framework also places strong emphasis on the importance of the conservation of designated and non-designated assets (paragraphs 184 – 202).

4. Methodology

4.1. In order to determine the broad distribution of growth (location and quantity) the Council has considered a range of factors linked to service availability, the local need for development, and the consideration of environmental constraints, as follows:



The following sections explain this staged approach and the results.

Stage 1 – Defining Important Services

- 4.2. There are a wide range of services and facilities. Their local availability will minimise the need to travel elsewhere, they will provide meeting places, local employment, cultural facilities, health, education and other facilities. Each might be regarded as more or less important in the contribution it makes to the social and economic dimensions of sustainability. The Council has identified twelve ‘services’, the availability of which are regarded as important. That is not to say that other services are not important, but the Council considers that those identified are the most critical and are likely, where available, to contribute positively towards the NPPF objective of sustaining ‘thriving rural communities’.
- 4.3. North Norfolk’s towns (and the large villages of Hoveton and Wroxham) all contain an extensive range of day to day facilities. They vary in terms of both quantitative and qualitative provision but all serve the needs of their residents and function to varying degrees as effective service centres for surrounding areas. For towns the analysis considers the range of education facilities, health care facilities, number of retail units within the town centres, public transportation and employment opportunities.
- 4.4. For villages the services considered have been separated into three categories: ‘Key Services’, ‘Secondary Services’, and ‘Desirable Services’. The criteria set out within each of these categories is intended to be quantitative and not qualitative i.e. does a primary school exist. These are as follows:

Key Services:

- Primary school;
- Convenience shopping³;
- GP surgery.

Secondary Services:

- Main Road (connectivity and public transport)
- Post Office
- Other Shopping⁴
- Public House/Restaurant
- Meeting Place (e.g. Village Hall)

Desirable Services:

- Petrol Filling Station
- Vehicle Repair Shop

³ Convenience Goods: Broadly defined as food, drinks, tobacco, newspapers, magazines, cleaning materials, toilet articles. Planning Portal (2018) [Online] https://www.planningni.gov.uk/index/policy/planning_statements/pps05/pps05_glossary_of_terms.htm [Accessed 18/12/2018]

⁴ ‘Other Shopping’ is considered to be any other retail opportunities within the village. For example, butchers, farm shops, clothing shops etc.

- Place of Worship
- Employment Land

Stage 2 – Initial Sift

4.4. The starting point was to assess only those settlements which had a school and or a shop. This initial sift left a total of 60 settlements (7 towns and 53 villages) as follows:

Towns		
Cromer	Hoveton	Stalham
Fakenham	North Walsham	Wells
Holt	Sheringham	
Villages		
Aldborough	Hickling	Ryburgh
Antingham	High Kelling	Salthouse
Bacton	Hindringham	Sculthorpe
Badersfield	Holkham	Sea Palling
Beeston Regis	Horning	Southrepps
Binham	Itteringham	Stibbard
Blakeney	Kelling	Stiffkey
Bodham	Langham	Sutton
Briston & Melton Constable	Little Snoring	Swanton Abbott
Catfield	Little Walsingham	Trunch
Cley Next The Sea	Ludham	Tunstead
Colby	Mundsley	Walcott
Corpusty & Saxthorpe	Neatishead	Walsingham
East Runton	Northrepps	West Runton
Erpingham	Overstrand	Weybourne
Felmingham	Potter Heigham	Wicken Green
Gresham	Raynham (East & West)	Worstead
Happisburgh	Roughton	

Stage 3 – Second Sift

4.5. The initial sift looked at all settlements that simply had a school or a shop. It is now possible to sift out those settlements that have a school or shop but less than four of the 'secondary' or 'desirable' services. At this stage it is also possible to identify which settlements have all of the key services identified in Stage 1. Appendix 1 provides a detailed list of the services and facilities within each village. Mobile, or temporary services were not considered appropriate for the purposes of the assessment. Following this assessment, the initial list of 53 villages was reduced down to 28.

Potential 'Service' Villages (those with all identified key services)		
Blakeney	Ludham	
Briston & Melton Constable	Mundesley	
Potential 'Infill' Villages (those with at least a school or shop and not less than four other services)		
Aldborough	High Kelling	Sculthorpe
Bacton	Horning	Sea Palling
Badersfield	Langham	Sutton
Binham	Little Snoring	Southrepps
Catfield	Little Walsingham	Trunch
Corpusty & Saxthorpe	Overstrand	Walcott
East Runton	Potter Heigham	West Runton
Happisburgh	Roughton	Weybourne

4.6. In line with Paragraph 78 of the NPPF, it is also important to recognise that development in one settlement may support services within another. Further consideration was given to settlements that are functionally related to the largest towns within the District. However, it was considered that given the rural nature of the District settlements with less facilities than those identified as Infill Villages would not represent sustainable locations for development. Consequently, at this stage only High Kelling and Sutton were added back in for consideration on the grounds of their close physical and functional relations to the higher order settlements of Holt and Stalham respectively.

Stage 4 – Constraints

4.7. Following the settlement analysis, a detailed assessment of all settlements was then carried out. This examined constraints regarding the following:

- Historic Environment
- Flood risk
- Coastal Erosion

- Environmental designations
- Landscape Character

4.8. The assessment of constraints is an important step in the approach to the distribution of growth within the settlement hierarchy; the level of constraints regarding each settlement has implications for the quantum of allocation proposed.

4.9. The assessment is based on the following:

Category	Assessment Conclusion
Highly Constrained	There are limited to no opportunities for the settlement to expand due to known constraints.
Moderately Constrained	There are only limited opportunities for the settlement to expand due to known constraints.
Limited constraints	There are no known constraints that would limit the ability of the settlement to expand.

4.10. Consideration is also given to infrastructure constraints, reflecting the Council's Infrastructure Position Statement and any known infrastructure considerations regarding each settlement. This is not given a classification in terms of the level of constraint, but also forms part of the overall consideration as to the number of dwellings proposed within each settlement.

Stage 5 – Housing Need and availability of sites

4.11. It is also important to recognise that there will be different levels of housing need and different levels of land availability between settlements. This section of the analysis seeks to look at the amount of people on the Council's Housing Waiting List and the amount of available land as published within the Council's Housing & Economic Land Availability Assessment (HELAA).

4.12. The assessment is based on the following:

Category	Assessment Criteria
High Demand	More than 1000 people indicating a preference to live within the settlement as part of the Council's Housing Waiting List.
Moderate Demand	More than 500 people indicating a preference to live within the settlement as part of the Council's Housing Waiting List.
Low Demand	Less than 500 people indicating a preference to live within the settlement as part of the Council's Housing

	Waiting List.
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Category	Assessment Criteria
High Land Availability	More than 2000 dwellings or more than 40 sites available as demonstrated within the HELAA.
Moderate Land Availability	More than 1000 dwellings or more than 20 sites available as demonstrated within the HELAA.
Low Land Availability	Less than 1000 dwellings or less than 20 sites available as demonstrated within the HELAA.

Overall conclusions

4.13. The overall conclusion for each settlement summarises the level of services, the level of constraints and level of housing need and land availability for each settlement. This conclusion provides a balance between all of these factors and determines the position of each settlement within the emerging settlement hierarchy as set out below:

Large Growth Towns	<p>Large centres of population offering a broad range of day to day services. These settlements perform a strong role as service centre and employment provider for the wider area.</p> <p>These towns will have all or most of the following:</p> <ul style="list-style-type: none"> • Education: Primary, secondary and higher education; • health care; • retail: Extensive choice of comparison and convenience goods shopping; • good public transport; and • extensive employment opportunities.
Small Growth Towns	<p>More limited services than the large growth towns, but nevertheless a comprehensive range.</p> <p>These towns will have all or most of the following:</p> <ul style="list-style-type: none"> • Education: A secondary school; • Retail: large convenience store and comparison shopping; • a broad range of employment opportunities; and • at least hourly public transport to higher order

	settlement.
Service Villages	Must have all of the 'key' services and a range of 'secondary' or 'desirable' services.
Infill Villages	Must have a Primary School <u>or</u> a shop and at least four secondary or desirable services.

Summary of findings

4.14. Sections 4, 5 and 6 of this document provides the comprehensive assessment of the settlements. The following table represents a summary of the overall assessment setting out which tier of the hierarchy each settlement is within along with a summary of environmental constraints, housing need and land supply. This summary is reflective of the in depth assessment of each settlement and is reflecting in the proposed levels of growth in the emerging Local Plan.

Tier of the Hierarchy	Settlement	Environmental Constraints	Housing Need	Land Supply	Known Key Infrastructure Considerations
Large Growth Towns	Cromer	Limited – Moderate	High Demand	High Land Availability	Local transport network & road infrastructure School capacity Energy supply
	Fakenham	Moderate-high	High Demand	High Land Availability	Local transport network & road infrastructure Energy supply
	North Walsham	Moderate	High Demand	High Land Availability	Local transport network & road infrastructure Energy supply
Small	Wells	High	Moderate Demand	Low Land Availability	Water and Foul Sewerage network
	Sheringham	Moderate-High	High Demand	High Land Availability	Local transport network & road infrastructure

Growth Towns					
	Holt	Moderate	High Demand	High Land Availability	School capacity Water and Foul Sewerage network Energy supply
	Stalham	Moderate	Moderate Demand	High Land Availability	Water and Foul Sewerage network
	Hoveton	Moderate	Moderate Demand	Low Land Availability	Water and Foul Sewerage network Local transport network & road infrastructure
Service Villages	Briston & Melton Constable	Limited	High Demand	Moderate Land Availability	Water and Foul Sewerage network
	Mundesley	Moderate	High Demand	Low Land Availability	School capacity
	Ludham	Moderate-High	Moderate Demand	Low Land Availability	Water and Foul Sewerage network
	Blakeney	High	Moderate Demand	Low Land Availability	Car Parking
Small Growth Villages	Aldborough Bacton Badersfield Binham Catfield Corpusty & Saxthorpe	Settlements have been assessed at a high level and are considered to be suitable for small scale growth over the plan period. Further consideration will be given through the Local Plan making process.			

	East Runton	
	Happisburgh	
	High Kelling	
	Horning	
	Langham	
	Little Snoring	
	Little Walsingham	
	Overstrand	
	Potter Heigham	
	Roughton	
	Sculthorpe	
	Southrepps	
	Sutton	
	Trunch	
	Walcott	
	West Runton	
	Weybourne	

5. Assessment of Towns

Cromer

5.1. Cromer was defined as a 'Principle Settlement' within the Core Strategy and has a population of 7,683 based on the 2011 census. Cromer offers a wide range of shops and services which serve residents of the town and the surrounding area. It is an attractive seaside town and a popular tourist destination throughout the year which helps support the local economy. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> • Suffield Park Infant & Nursery School • Cromer Junior School • Cromer Academy 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> • Cromer GP • Cromer and District Hospital • Corner House Dental Practice • Enslin Limited Dental Surgery 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community.
Retail	51 comparison retail units and 18 convenience retail units within the town's primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town centre.
Public transport	<p>Regular bus services to Holt, Sheringham, North Walsham and Norwich.</p> <p>Regular train service to Sheringham, North Walsham, Hoveton and Norwich.</p>	Good public transport to a number of other towns and good connectivity to Norwich, a 'higher order' settlement.
Employment opportunities	A number of opportunities for employment within the sectors	It is considered that there are extensive

of: Wholesale and retail trade; human health and social work activities; accommodation and food service activities; education; manufacturing; and construction. Furthermore, Cromer is the administrative headquarters of North Norfolk District Council, which is, in itself, a significant employer.

employment opportunities within the town.

Built Environment

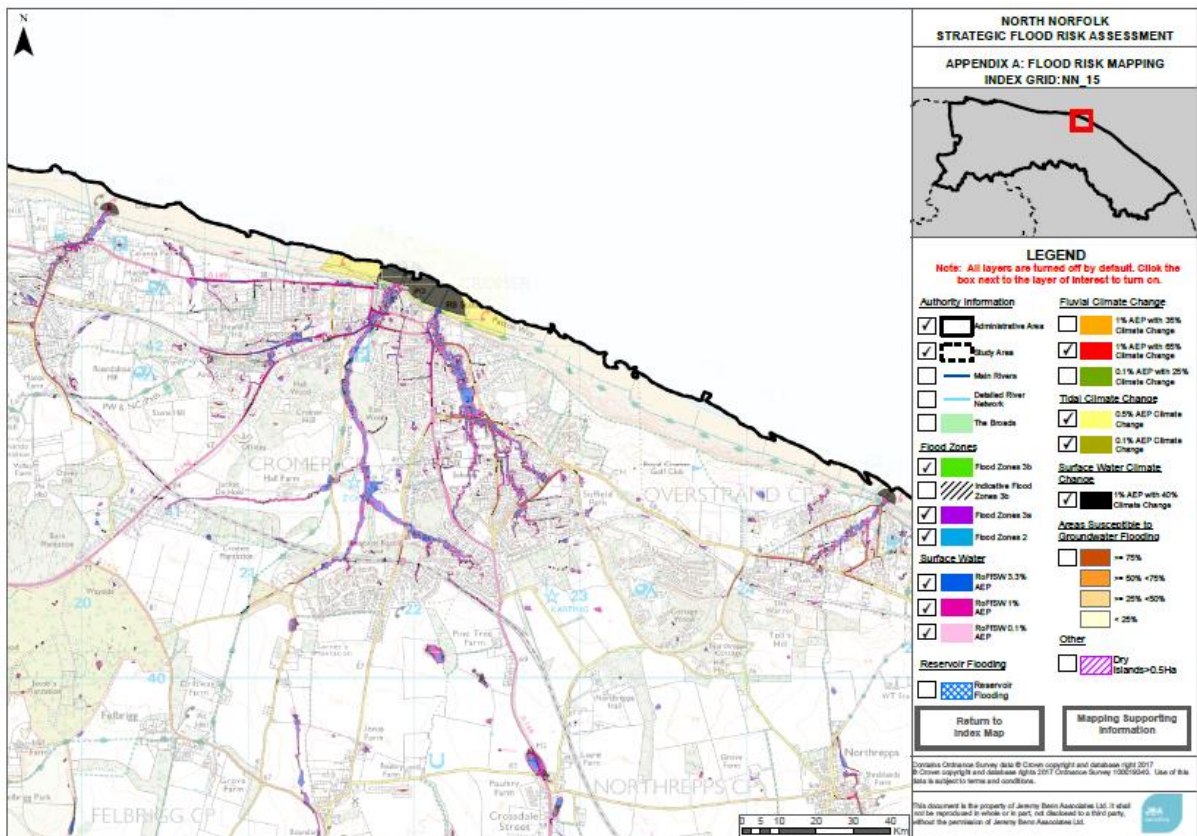
Cromer Conservation Area is concentrated on the historic core of the town extending both east and west and northwards taking in the pier.

There are a total of 89 Listed Buildings in Cromer, one of which is Grade I (Church of St Peter and St Paul) and one Grade II*. In addition, there is one Ungraded Historic Park and Garden and 38 buildings have been included on the Local List as important buildings.

Natural Environment

Flood risk

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



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Cromer is included within SMP6.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that *“new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.”*

The coastline to the east and to the west of Cromer are defined as Coastal Erosion Constraint Areas. This encroaches on the settlement boundary of Cromer to the north east and to the north west of the town.

Environmental designations

Cromer is naturally constrained to the north by the North Sea to the north of the town. The beach itself is designated as a County Wildlife Site (CWS). The land surrounding Cromer Hall, which is a Historic Park and Garden, is also designated as a CWS. This stretches between the A148 and Weaver's Way.

The Area of Outstanding Natural Beauty (AONB) surrounds the town of Cromer, to the south east and west (with the exception of the north west, which runs along the coastline). The beaches to the east and west of the town, within the AONB, are also designated as Sites of Specific Scientific Interest (SSSIs) and form part of the Greater Wash Special Area of Protection (SPA). The cliffs to the west of the town are also designated under European legislation as a Special Area of Conservation (SAC).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the town itself is situated within the Coastal Shelf landscape character area, the area to the south of the town is defined as the Tributary Farmland character area and the area to the south west of the town is defined by the Wooded Glacial Ridge character area.

The **Coastal Shelf** character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and opportunities will be sought to better integrate existing coastal development. Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

The **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

To the south west of the town the landscape is categorised by the **Wooded Glacial Ridge** character area. This area is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas, including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, are preserved.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- The limited capacity in schools and their locations in relation to catchments;
- Connectivity to the town centre from residential development;

- Congestion hot spots from through traffic in the one-way system;
- Increased pressure on residential parking;
- Some surface water flooding predominantly pockets of water ponding on roads, and other open spaces;
- Potential energy grid constraints that may require interventions to overcome over the long term

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Cromer is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in Cromer.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 1,479 people on the housing waiting list have expressed a preference for living in Cromer, of which 56.73% require a 1-bed property with a further 28.67% requiring a 2-bed property.

There are a total of 412 people on the housing waiting list with a local connection to Cromer and 152 people who currently live in Cromer. Of these two groups the vast majority, 56.07% and 69.08% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Cromer for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 48 potentially suitable sites totalling 2,759 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms the town is considered to meet the criteria of a '**Large Growth Town**' providing a wide range of key services and facilities to the wider community and providing good public transport to a number of other towns and good connectivity to Norwich, a 'higher order' settlement.

The town has a rich historic core and a large number of listed buildings within the conservation area. The town is naturally constrained in terms of the North Sea (with areas of coastal erosion) and environmental designations (AONB), which surround the town. The areas where there are no designations are also constrained largely by the importance of landscape character, particularly around the need to conserve and enhance the individual character of settlements. Overall, due to the environmental designations, it is considered that the town is '**Moderate-Highly Constrained**'.

Infrastructure constraints, particularly in regard to the school capacity within the town, whilst not considered to be significant, have been reflected within the overall housing numbers proposed within the town.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**High Demand & High Land Availability**'.

The town represents a sustainable location in terms of its functional sustainability and that there is high housing demand which makes it a settlement that should accommodate large amount of growth. However, there are significant environmental constraints and, therefore, in terms of the local plan, the level of housing growth proposed is to be moderate in comparison to other settlements within this tier of the hierarchy.

Fakenham

5.2. Fakenham was defined as a 'Principle Settlement' within the Core Strategy and has a population of 7,725 based on the 2011 census. Fakenham offers a wide range of shops and services which serve residents of the town and the surrounding area. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

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

construction; and education.

Built Environment

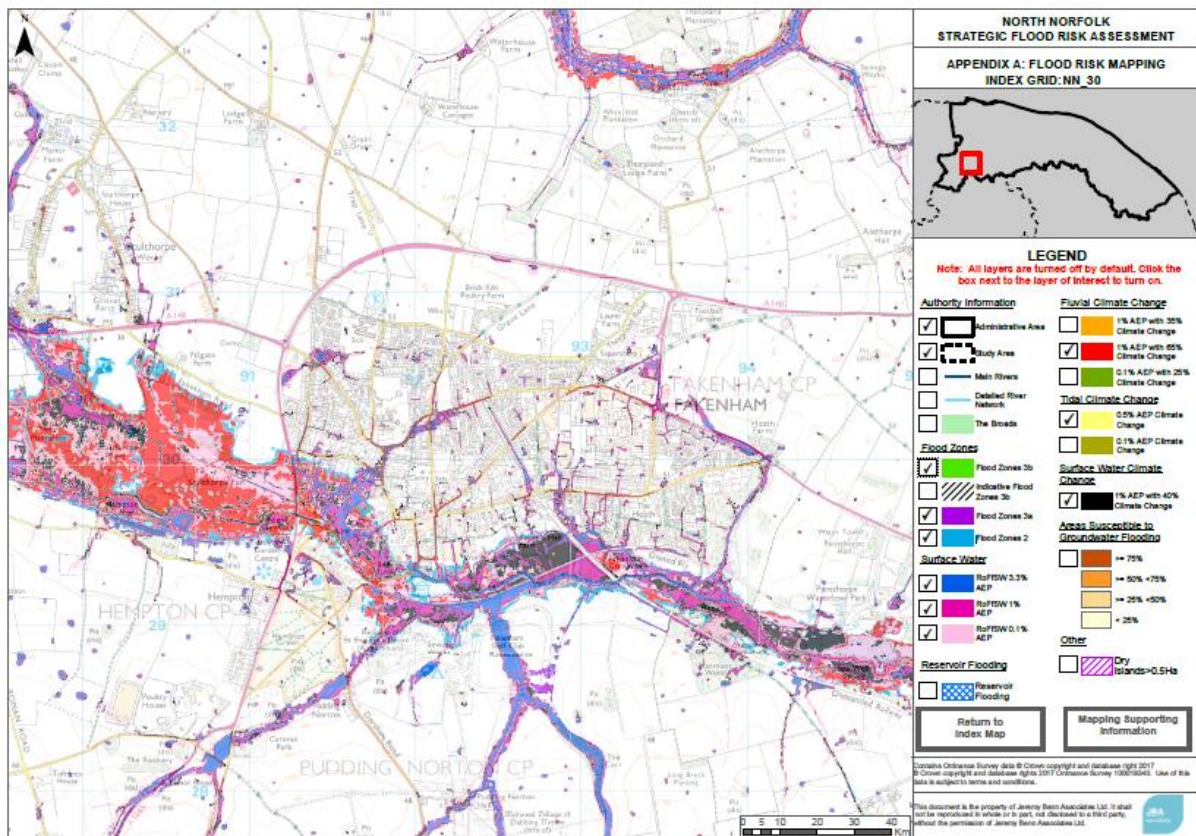
Fakenham has one large Conservation Area which is concentrated on the town centre and is in relatively close proximity to Hempton Conservation Area which lies to the south west of the town, separated by the River Wensum.

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

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The functional floodplain of the river Wensum runs to the south of the town and is due to increase, as demonstrated by the Fluvial Climate Change layers. The town is also subject to surface water flooding, predominantly along the roads through the town.



Coastal erosion

N/A

Environmental designations

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

includes wetlands to the south west of the town.

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

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the northern part of the town is situated within the Rolling Open Farmland Character Area and the southern part of the town is situated within the River Valleys (Wensum and Tributaries) Character Area.

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

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

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

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

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- A148/ B1105 junction improvement;
- A148/ A1065 roundabout improvement;
- Potential improvements required to Fakenham WRC.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Fakenham is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Fakenham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 1,125 people on the housing waiting list have expressed a preference for living in Fakenham, of which 52.27% require a 1-bed property with a further 32.44% requiring a 2-bed property.

There are a total of 350 people on the housing waiting list with a local connection to Fakenham and 181 people who currently live in Fakenham. Of these two groups the majority, 49.14% and 45.86% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Fakenham for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 63 potentially suitable sites totalling 6,099 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms the town is considered to meet the criteria of a '**Large Growth Town**' providing a wide range of key services and facilities to the wider community.

The town has a rich historic core and a large number of listed buildings within the conservation area.

The town is constrained naturally in terms of the River Wensum to the south and the issues around flood risk that this causes. The river is also subject to national and international environmental designations. There are wider landscape implications associated with the river valley character area to the south of the town. Overall, it is considered that the town is '**Moderately Constrained**'.

There are further infrastructure constraints, but these are not considered to be significant in terms of limiting development within the town.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**High Demand & High Land Availability**'.

The town represents a sustainable location in terms of its functional sustainability and there is high housing demand and high land availability. In terms of the local plan, the level of housing growth proposed is to be moderate in comparison to other settlements within this tier of the hierarchy. Overall, however, taking into account dwellings with planning permission, Fakenham is receiving a large amount of development over the plan period in line with its functional sustainability status as a Large Growth Town.

Hoveton

5.3. Hoveton was defined as a ‘Secondary Settlement’ within the Core Strategy and has a population of 1,759 based on the 2011 census. Hoveton offers a wide range of shops and services which serve residents of the town and the surrounding area. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement’s position within the hierarchy and the level of growth proposed.

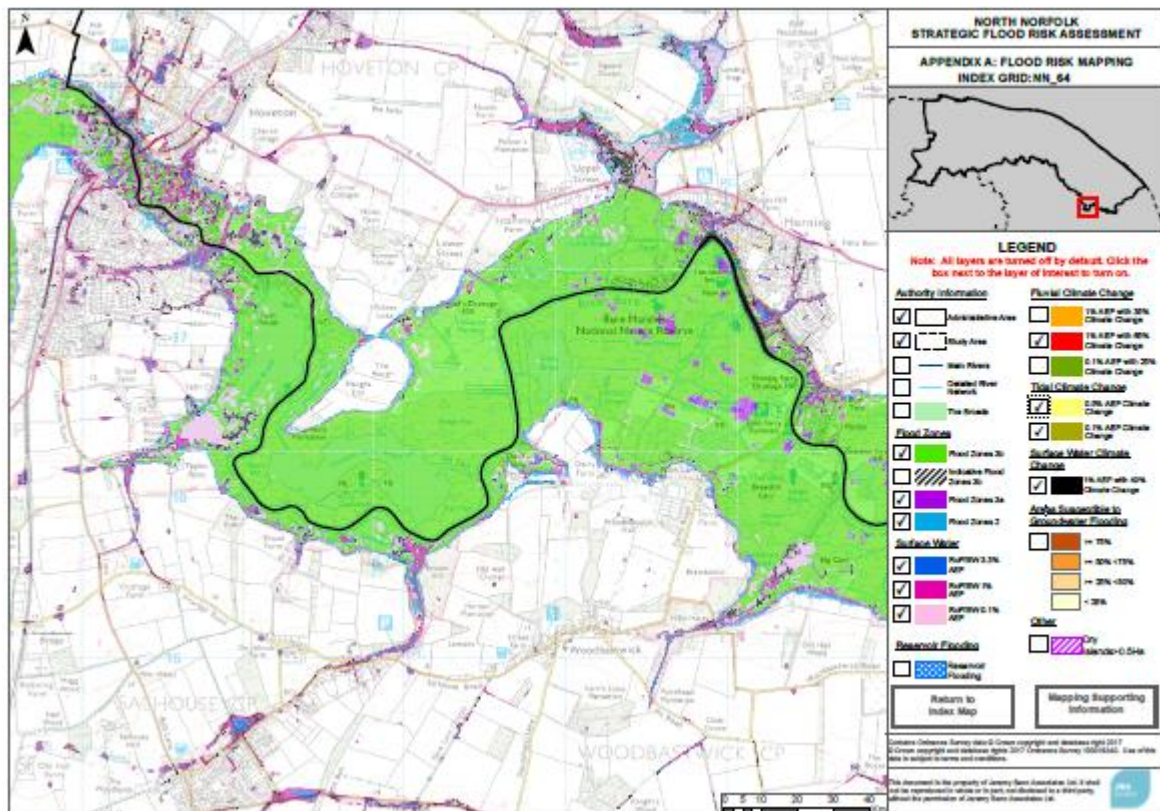
Services and Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> • St. Johns Community Primary School & Nursery • Broadland High School 	Hoveton has a secondary school.
Health care	<ul style="list-style-type: none"> • Hoveton & Wroxham Medical Centre • Nineteen Church Road Dental Care Clinic 	Hoveton benefits from a medical centre and a dental care clinic.
Retail	22 comparison retail units and 7 convenience retail units within the town’s primary shopping area.	Large convenience store and comparison shopping
Public transport	<p>Regular bus service to Stalham, Norwich and Great Yarmouth</p> <p>Regular Greater Anglia Services to Cromer, Sheringham, North Walsham and Norwich</p>	Good transport links to higher order settlements.
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Manufacturing; human health and social work activities; construction; education; and accommodation and food services activities.	It is considered that there are a broad range of employment opportunities within the town.
Built Environment		
Hoveton does not have a designated Conservation Area.		

There are a total of 14 Listed Buildings in Hoveton, one of which is Grade I (Hoveton House) and three Grade II*. Hoveton Hall is a Grade II Listed Building some 1.5 km to the north of the village centre and the gardens surrounding the hall are a designated Ungraded Historic Park and Garden. In addition, there is one Scheduled Ancient Monument (Wroxham Bridge). Currently no buildings have been locally listed.

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The functional floodplain of the Wroxham Broad runs to the south of Hoveton. The town is also subject to pockets of surface water flooding.



Coastal erosion

N/A

Environmental designations

Hoveton is naturally constrained to the south by the River Bure, which separates the village from Wroxham. The area to the south of Hoveton is situated within the Broads Authority.

In the southeast of Hoveton, to the north of River Bure, the Bure Marshes are subject to the following designations: National Nature Reserve; Ramsar; Special Protection Area (SPA); Special Area of Conservation (SAC) and; Special Site of Scientific Interest (SSSI).

Given that the River Bure flows west to east, this would need to be taken into consideration in proposals within Hoveton itself.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that Hoveton is situated within the Low Plains Farmland Character Area.

The **Low Plains Farmland** is characterised by a flat or gently undulating open landscape with long, uninterrupted views, predominantly arable land use and dispersed rural settlements, including the expanding market town of North Walsham. The landscape becomes less enclosed and wooded towards the coast, as a result of 20th Century agriculture and hedgerow removals.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Congestion in the village centre along the A1151 and across the river bridge through Wroxham;
- Limited capacity at medical centre, although land has been set aside for expansion;
- Off-site mains water reinforcement may be required;
- Enhancement to the foul sewerage network capacity may be required. Anglian Water is currently preparing a position statement related to the Hoveton catchment.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Hoveton is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in Hoveton.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 942 people on the housing waiting list have expressed a preference for living in Hoveton, of which 56.69% require a 1-bed property with a further 28.56% requiring a 2-

bed property.

There are a total of 71 people on the housing waiting list with a local connection to Hoveton and 29 people who currently live in Hoveton. Of these two groups the vast majority, 54.93% and 58.62% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Hoveton for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 8 potentially suitable sites totalling 2,703 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms the town is considered to meet the criteria of a '**Small Growth Town**' providing a range of key services and facilities to the wider community.

The town has a number of listed buildings within settlement, but does not have a conservation area.

The town is naturally constrained to the south by the River Bure, which separates the village from Wroxham and represents a wider area of flood risk. Areas of marshland on the banks of the River Bure are subject to a number of European designations. Overall, due to the environmental designations it is considered that the town is '**Moderately Constrained**'.

There are known infrastructure constraints that would need to be addressed, specifically in regards to foul sewerage network capacity.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**Moderate Demand & Low Land Availability**'.

The town represents a sustainable location in terms of its functional sustainability and is subject to moderate levels of demand and is moderately constrained in terms of environmental designations. There are known infrastructure constraints that would need to be addressed through future proposed development. In terms of the local plan, the level of housing growth proposed is to be low in comparison to other settlements within this tier of the hierarchy.

Holt

5.4. Holt was defined as a 'Principle Settlement' within the Core Strategy and has a population of 3,810 based on the 2011 census. Holt offers a wide range of shops and services which serve residents of the town and the surrounding area. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

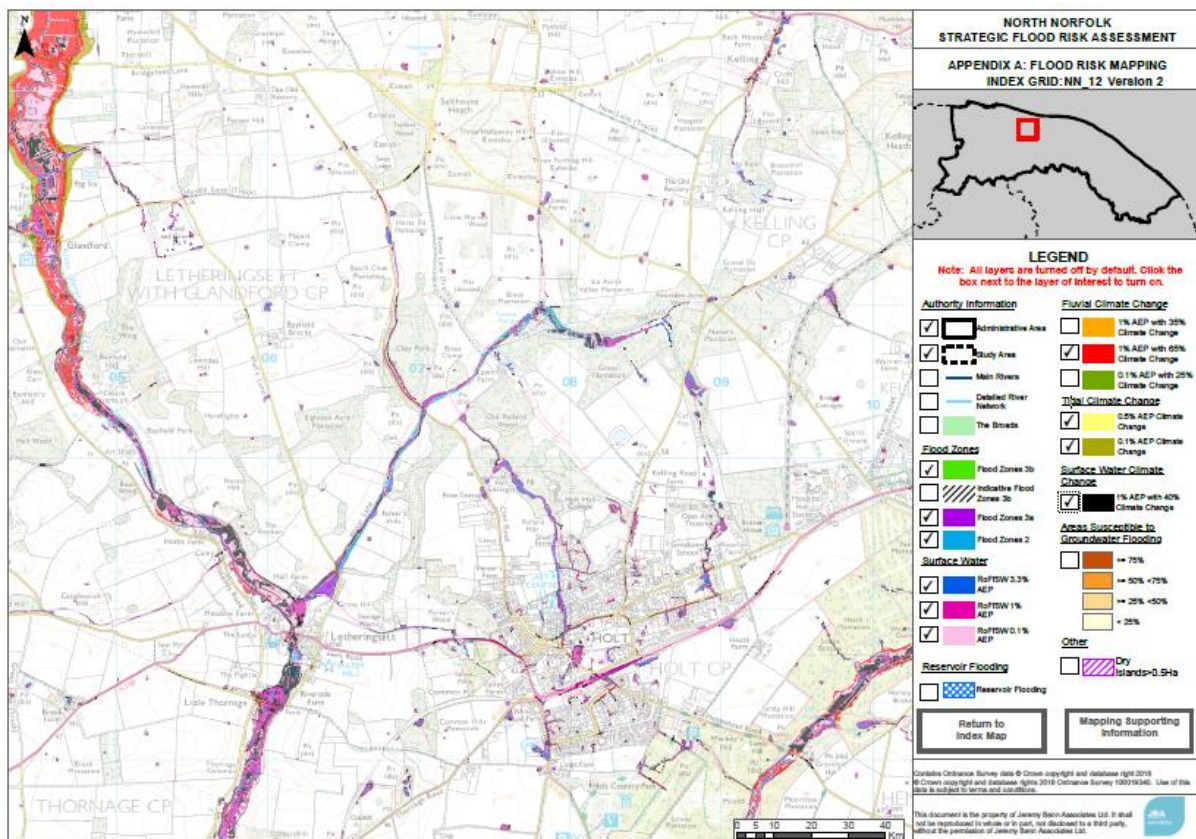
Services and Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> Holt Community Primary School 	The Primary school feeds into Sheringham High School.
Health care	<ul style="list-style-type: none"> Holt Medical Practice The Holt Dental Practice 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	98 comparison retail units and 14 convenience retail units within the town's primary shopping area.	Large convenience store and comparison shopping
Public transport	Regular services to Cromer and Fakenham.	Good transport links to higher order settlements
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Education; Accommodation and Food service activities; construction; Manufacturing; and human health and social work activities.	It is considered that there are a broad range of employment opportunities within the town.
Built Environment		
Holt Conservation Area covers the historic centre and includes primarily early-mid Victorian housing to the north and green spaces bordering the town centre on the east and west. The Holt Conservation Area abuts the large rural Glaven Valley Conservation Area which extends north, west and southward of the town.		

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

Natural Environment

Flood risk

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



Coastal erosion

N/A

Environmental designations

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

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

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

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

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the majority of the town is situated within the Wooded Glacial Ridge Character Area with the western part of the town situated within the River Valleys (Glaven and tributaries) Character Area.

The **Wooded Glacial Ridge Character Area** is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas, including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, are preserved.

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

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

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited capacity in the primary school;
- Connectivity to the town centre from residential development to the south of the A148;
- Congestion in the town centre;
- Poor public transport provision and car parking;
- Limited Capacity at the Holt Medical Practice;
- Off-site mains water reinforcement is required in certain areas;
- Enhancements to the sewage network capacity is required;

- Potential energy grid constraints that may require interventions to overcome;
- Sand and gravel minerals allocation MIN 71: Land to the west of Norwich Road, Lodge Farm, Holt.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Holt is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in Holt.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 1,120 people on the housing waiting list have expressed a preference for living in Holt, of which 56.07% require a 1-bed property with a further 28.66% requiring a 2-bed property.

There are a total of 191 people on the housing waiting list with a local connection to Holt and 107 people who currently live in Holt. Of these two groups the vast majority, 45.03% and 43.93% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Holt for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 42 potentially suitable sites totalling 2,992 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site

assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms the town is considered to meet the criteria of a '**Small Growth Town**' providing a range of key services and facilities to the wider community.

The town has a rich historic core and a large number of listed buildings within the conservation area.

The town is constrained to the north by the Area of Outstanding Natural Beauty and to further the south by the Norfolk Valley Fens Special Area of Conservation (SAC). Overall, it is considered that the town is '**Moderately Constrained**'.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**High Demand & High Land Availability**'.

There are further infrastructure constraints, but these are not considered to be significant in terms of limiting development within the town.

The town represents a sustainable location in terms of its functional sustainability and is subject to high levels of demand and high land availability. In terms of the local plan, the level of housing growth proposed is to be high in comparison to other settlements within this tier of the hierarchy.

North Walsham

5.5. North Walsham was defined as a 'Principle Settlement' within the Core Strategy and has a population of 12,634 based on the 2011 census. North Walsham offers a wide range of shops and services which serve residents of the town and the surrounding area. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> • North Walsham Infant School & Nursery • North Walsham Junior School • Millfield Primary School • North Walsham High School 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> • Paston Surgery • Birchwood Surgery • North Walsham and District War Memorial Hospital • A number of private and NHS Dental Care Practices. 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	30 comparison retail units and 7 convenience retail units within the town's primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town centre
Public transport	<p>Regular bus services to Cromer, Stalham, Norwich & Great Yarmouth.</p> <p>Regular Greater Anglia train services to Cromer, Sheringham, Hoveton and Norwich.</p>	Good public transport to a number of other towns and good connectivity to Norwich, a 'higher order' settlement.
Employment opportunities	A number of opportunities for employment within the sectors	It is considered that there are extensive

	<p>of: Wholesale and retail trade; Human health and social work activities; Manufacturing; Education; Construction; and Accommodation and food service activities.</p>	<p>employment opportunities within the town.</p>
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Built Environment

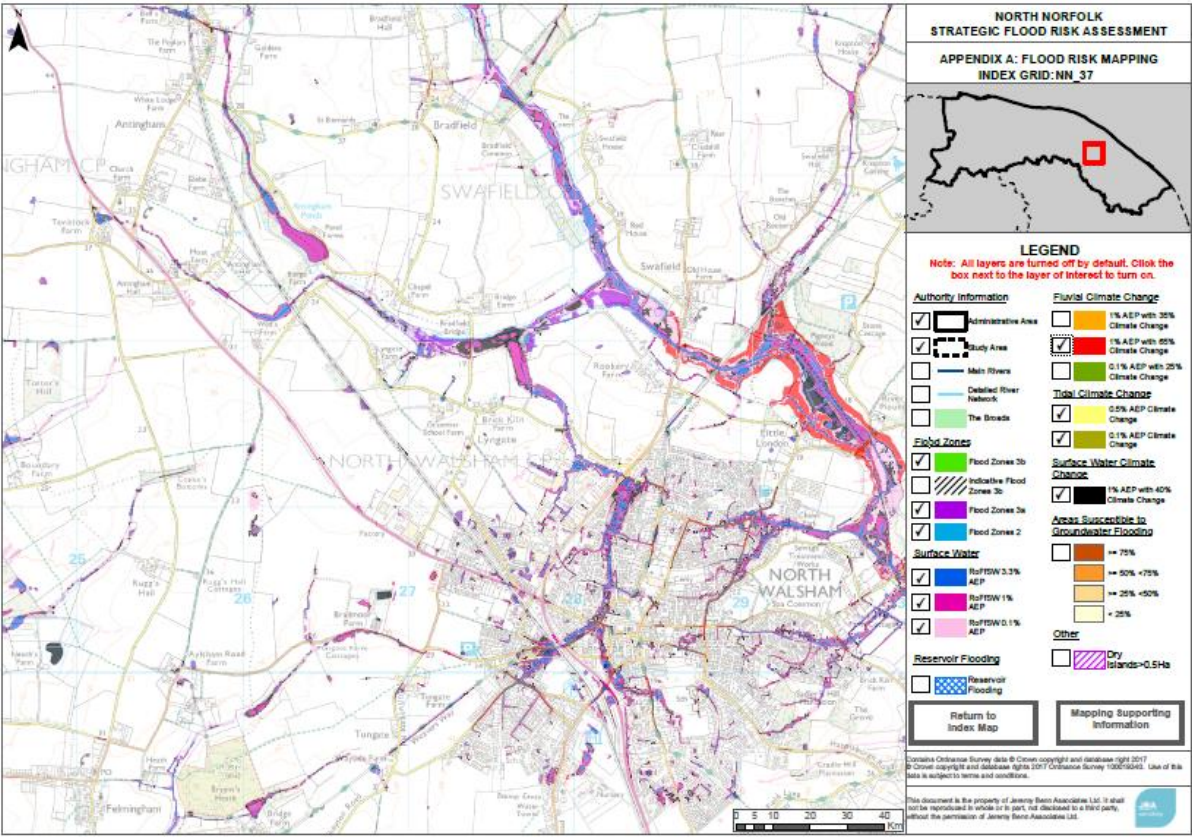
North Walsham Conservation Area covers the historic core of the town and extends, in part, south along the Yarmouth Road

There are a total of 103 Listed Buildings in North Walsham, two which are Grade I (Church of St Nicholas and the Market Cross which is also a Scheduled Ancient Monument) and four Grade II*. In addition, there are four Scheduled Ancient Monuments in total and 38 buildings have been included on the Local List as important buildings.

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. To the north of the town the North Walsham and Dilham Canal represents an area of Flood Zone 3a. The town itself is subject to pockets surface water flooding, predominantly along the roads through the town. The majority of the town is in Flood Zone 1.



Coastal erosion

N/A

Environmental designations

Bacton Woods, a designated Ancient Woodland is situated to the east of the Town.

Bryant's Heath, a designated SSSI is situated to the west of the Town.

There are a small number of County Wildlife Sites (CWS) on the fringe of North Walsham. Alder Carr and Spa Common, the closest to the built form located to the east of the settlement. The Weaver's way, which connects Cromer to Great Yarmouth runs is designated as a CWS.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the majority of the town is situated within the Low Plains Farmland Character Area. The area to the north and east of the town is categorised by the River Ant and Tributaries Character Area.

The **Low Plains Farmland** Character Area is characterised by a flat or gently undulating open landscape with long, uninterrupted views, predominantly arable land use and dispersed rural settlements, including the expanding market town of North Walsham. The landscape becomes less enclosed and wooded towards the coast, as a result of 20th Century agriculture and hedgerow removals.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

The **River Valleys (River Ant and Tributaries)** Character Area provides a strong contrast to the typically open, large-scale arable landscapes through which they pass, being characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Traffic management issues and congestion including access to industrial estates, particularly for HGVs, and low bridge restrictions;
- Potential energy grid constraints that may require interventions to overcome;

- Lack of a bus terminus/ interchange;
- Limited Capacity at schools and a new primary school is required;
- Minerals resource allocation MIN 115 – Land at Lord Anson’s Wood, near North Walsham.
- Enhancements to the sewage network capacity is required.
- Off-site water mains reinforcement required in some parts of town.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, North Walsham is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in North Walsham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council’s housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level 1432 people on the housing waiting list have expressed a preference for living in North Walsham, of which 55.52% require a 1-bed property with a further 30.66% requiring a 2-bed property.

There are a total of 529 people on the housing waiting list with a local connection to North Walsham and 29 people who currently live in North Walsham. Of these two groups the vast majority, 52.55% and 52.36% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

Notwithstanding this, the housing waiting list demonstrates that there is a large demand in North Walsham for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council’s Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 72 potentially suitable sites totalling 12,455 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine

whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms the town is considered to meet the criteria of a '**Large Growth Town**' providing a wide range of key services and facilities to the wider community.

The town has a rich historic core and a large number of listed buildings within the conservation area.

The town is constrained to the north of the settlement in terms of the tributaries feeding into the River Ant and the associated flood risk. There are few environmental constraints regarding the town itself. Overall, it is considered that the town is '**Limited constraints-Moderately Constrained**'.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**High Demand & High Land Availability**'.

There are further infrastructure constraints, but these are not considered to be significant in terms of limiting development within the town.

The town represents a sustainable location in terms of its functional sustainability and that there is high housing demand and high land availability and moderate environment constraints. In order to reflect this the level of housing growth is proposed to be high.

Sheringham

5.6. Sheringham was defined as a 'Secondary Settlement' within the Core Strategy and has a population of 7,367 based on the 2011 census. Sheringham offers a wide range of shops and services which serve residents of the town and the surrounding area. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> • Sheringham Community Primary School & Nursery • Sheringham High School 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> • Sheringham Medical Centre • Carlton Lodge Dental Care 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	59 comparison retail units and 24 convenience retail units within the town's primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town centre
Public transport	<p>Regular bus services to Holt, Cromer, North Walsham, Norwich & the Coast Hopper.</p> <p>Regular Greater Anglia train services to Cromer, North Walsham, Hoveton and Norwich.</p>	Good public transport to a number of other towns and good connectivity to Norwich, a 'higher order' settlement.
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Human health and social work activities; Education; Construction; and Accommodation and food	It is considered that there is a broad range of employment opportunities within the town.

service activities.

Built Environment

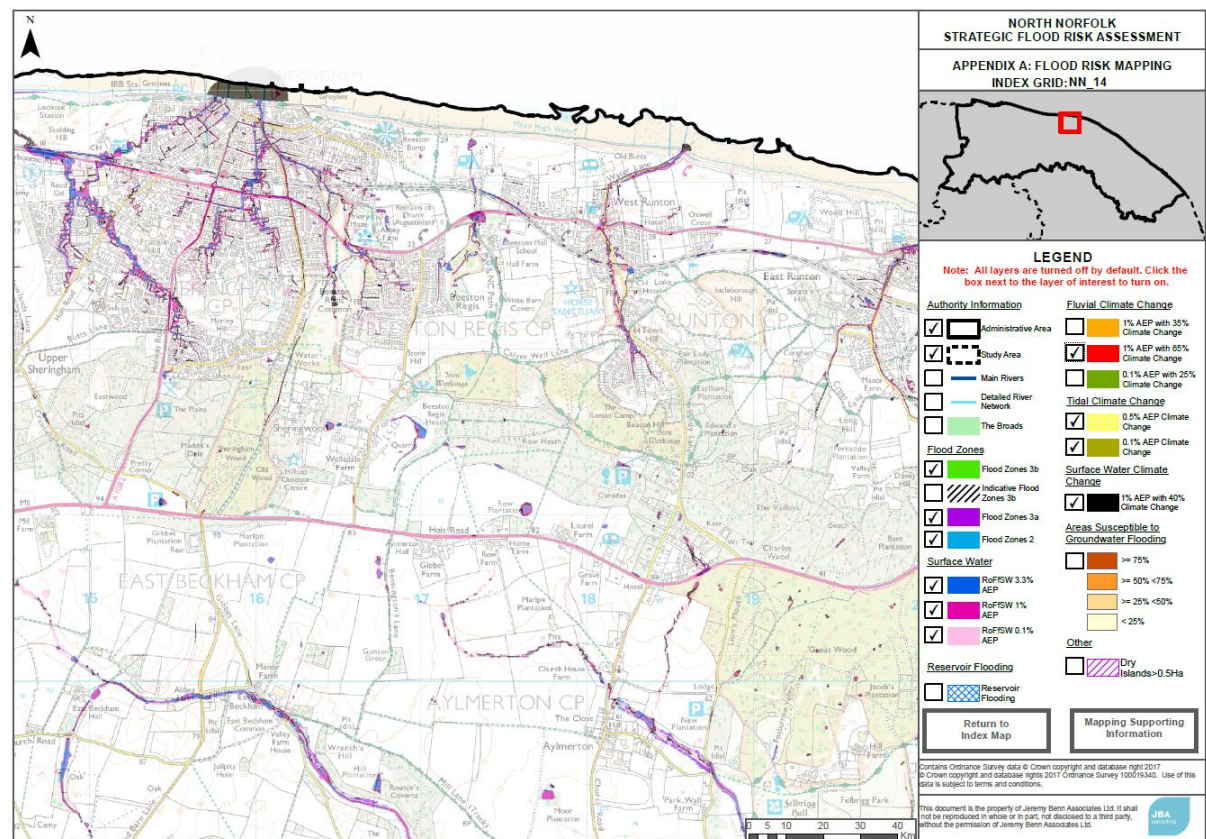
Sheringham Conservation Area is concentrated on the town centre between the railway line and the seafront.

There are a total of 2 Listed Buildings in Sheringham, both Grade II. In addition, situated to the east of the town is Beeston Regis Priory, a Scheduled Ancient Monument; Sheringham Park, a Grade II* Historic Park and Garden and the Grade II* Listed Building Sheringham Hall located some 2 km south west of the town centre. Currently no buildings have been locally listed.

Natural Environment

Flood risk

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



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs

provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Sheringham is included within SMP6.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that *“new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.”*

The coastline to the east and to the west of Sheringham are defined as Coastal Erosion Constraint Areas. This encroaches on the settlement boundary of Sheringham to the north east of the town.

Environmental designations

Sheringham is naturally constrained to the north by the North Sea to the north of the town. The Greater Wash Special Area of Protection (SPA), which incorporates the beaches and the North Sea beyond. The beach to the east is also designated as a Site of Specific Scientific Interest (SSSI), whilst the Beeston Cliffs and Weybourne Cliffs are also designated SSSIs.

To the south east of Sheringham, separating the town from Beeston Regis, are the Norfolk Valley Fens, designated as a Special Area of Conservation (SAC) and also designated as a SSSI.

The Area of Outstanding Natural Beauty (AONB) surrounds Sheringham, apart from a corridor to the east, stretching from the beach to the north of Beeston Regis built form. There are a number of fields to the west of the town which are not within the AONB.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Coastal Shelf character area while the area immediately to the south of the town is defined by the Wooded Glacial Ridge character area.

The **Coastal Shelf** character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and

opportunities will be sought to better integrate existing coastal development. Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

The **Wooded Glacial Ridge** character area is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas, including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, are preserved.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Some congestion and delays
- surface water flooding

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Sheringham is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in Sheringham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 1351 people on the housing waiting list have expressed a preference for living in Sheringham, of which 57.22% require a 1-bed property with a further 28.50% requiring a 2-bed property.

There are a total of 254 people on the housing waiting list with a local connection to

Sheringham and 116 people who currently live in Sheringham. Of these two groups the vast majority, 49.61% and 55.17% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change. Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Sheringham for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 56 potentially suitable sites totalling 1,524 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms the town is considered to meet the criteria of a '**Small Growth Town**' providing a range of key services and facilities to the wider community.

The town has a rich historic core and a large number of listed buildings within the conservation area.

The town is constrained in terms of coastal erosion and environmental designations which surround the town. The areas where there are no designations are also constrained largely by the importance of landscape character, particularly around the need to conserve and enhance the individual character of settlements. Overall, it is considered that the town is '**Moderate-Highly Constrained**'.

There are further infrastructure constraints, but these are not considered to be significant in terms of limiting development within the town.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**High Demand & High Land Availability**'.

The town represents a sustainable location in terms of its functional sustainability. The town is subject to high demand and high land availability, but is constrained in terms of

environmental factors. In terms of the local plan, the level of housing growth proposed is to be moderate in comparison to other settlements within this tier of the hierarchy.

Stalham

5.7. Stalham was defined as a ‘Secondary Settlement’ within the Core Strategy and has a population of 3,149 based on the 2011 census. Stalham offers a wide range of shops and services which serve residents of the town and the surrounding area. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement’s position within the hierarchy and the level of growth proposed.

Services and Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> • Stalham Community Infant & Pre-School • Stalham Academy • Stalham High School 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> • Staith Surgery • Station House Dental Practice 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	18 comparison retail units and 6 convenience retail units within the town’s primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town centre
Public transport	Regular services to Cromer, North Walsham, Hoveton, Norwich and Great Yarmouth.	Good public transport to a number of other towns and good connectivity to Norwich, a ‘higher order’ settlement.
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Human health and social work activities Manufacturing; Construction; Education; and Accommodation and food service activities.	It is considered that there is a broad range of employment opportunities within the town.

Built Environment

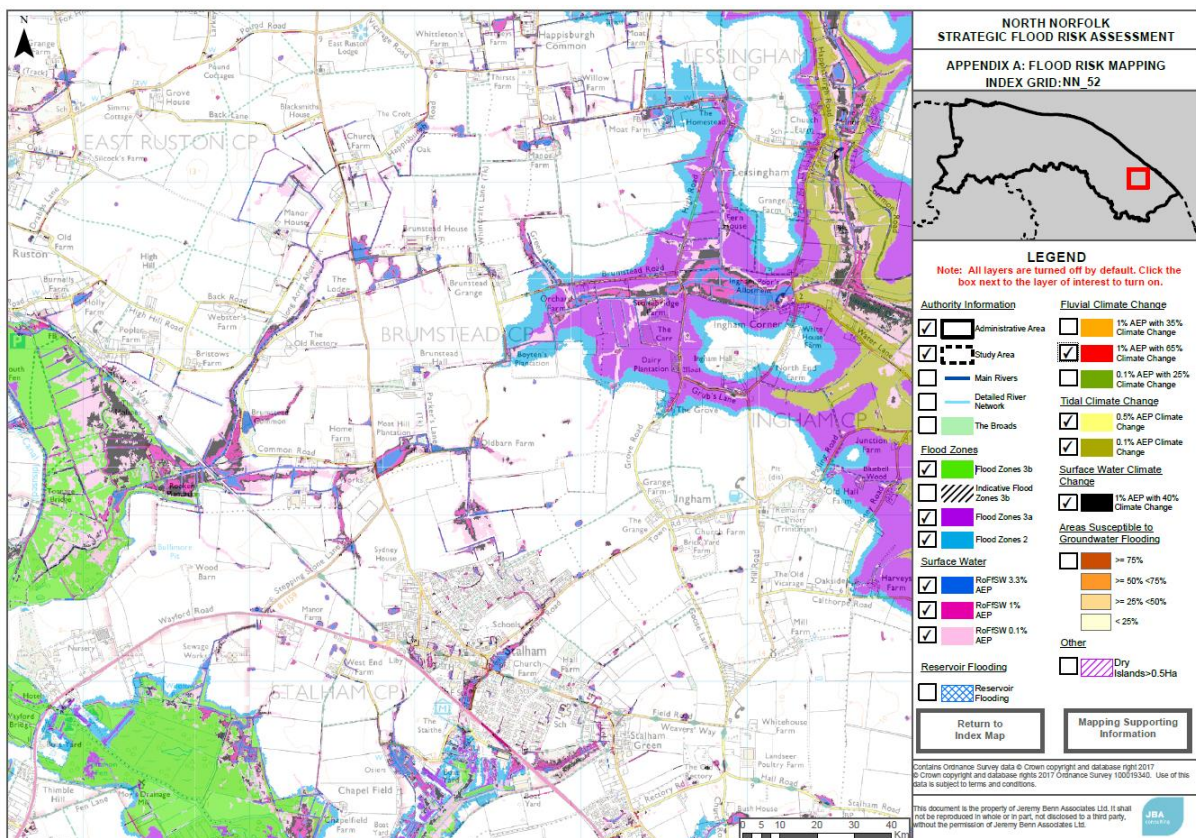
Stalham Conservation Area is concentrated on the town centre around the High Street, extending in part south along Lower Staithe Road. Stalham Staithe Conservation Area is situated to the south of the A149 and is mostly within the Broads Authority area.

There are a total of 14 Listed Buildings in Stalham, two of which are Grade II*. Currently no buildings have been locally listed.

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The town is constrained to the south by the River Ant. The town itself is subject to pockets surface water flooding, predominantly along the roads through the town. The majority of the town is in Flood Zone 1.



Coastal erosion

N/A

Environmental designations

The Broadland wetlands, to the south of the settlement within the Broads Authority, are important European Sites and subject to the designations: Ramsar; Special Protection Area (SPA) and; Special Area of Conservation (SAC). These sites are also designated Sites of Specific Scientific Interest (SSSIs). The northern tip and southern tip of the Broadland

Wetlands are also designated National Nature Reserves.

Adjacent to the built form to the south east is Stalham Fen, A County Wildlife Site (CWS).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Settled Farmland character area.

The **Settled Farmland** character are is characterised by flat or very flat arable landscapes, which are bordered by woodland fringing the adjacent Broads Valleys. Settlement is a strong feature of the landscape, as dispersed farmsteads or in villages such as Sea Palling, Hickling, Ludham and parts of Potter Heigham and the market town of Stalham.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins, restored grassland and hedgerows for biodiversity to provide a network of semi-natural features, whilst protecting the highly productive agricultural soils and farmland. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links within the Character area and to the neighbouring Broads via biodiverse rural lanes, footpaths and cycle routes; maximising opportunities to enjoy and understand the landscape, and dark skies at night.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Lack of public transport options;
- Severance caused by A149 between town and Broads;
- Off-site mains water reinforcement is required in certain areas of the town;
- Enhancement to the foul sewerage network capacity will be required for all sites.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Stalham is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Stalham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 912 people on the housing waiting list have expressed a preference for living

in Stalham, of which 56.14% require a 1-bed property with a further 28.18% requiring a 2-bed property.

There are a total of 71 people on the housing waiting list with a local connection to Stalham and 85 people who currently live in Stalham. Of these two groups the majority, 47.55% and 48.24% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Stalham for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 31 potentially suitable sites totalling 2,491 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms the town is considered to meet the criteria of a '**Small Growth Town**' providing a range of key services and facilities to the wider community.

The town has a rich historic core with a number of listed buildings within the conservation area.

The town is naturally constrained to the south by the Broadland Wetlands, which are also subject to a number of European designations. Overall, it is considered that the town is '**Moderately Constrained**'.

There are known infrastructure constraints that would need to be addressed, specifically in regards to foul sewerage network capacity.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**Moderate Demand & High Land Availability**'.

The town represents a sustainable location in terms of its functional sustainability and is subject to moderate levels of demand and high land availability. There are known infrastructure constraints that would need to be addressed through future proposed development. In terms of the local plan, the level of housing growth proposed is to be moderate in comparison to other settlements within this tier of the hierarchy.

Wells-next-the-sea

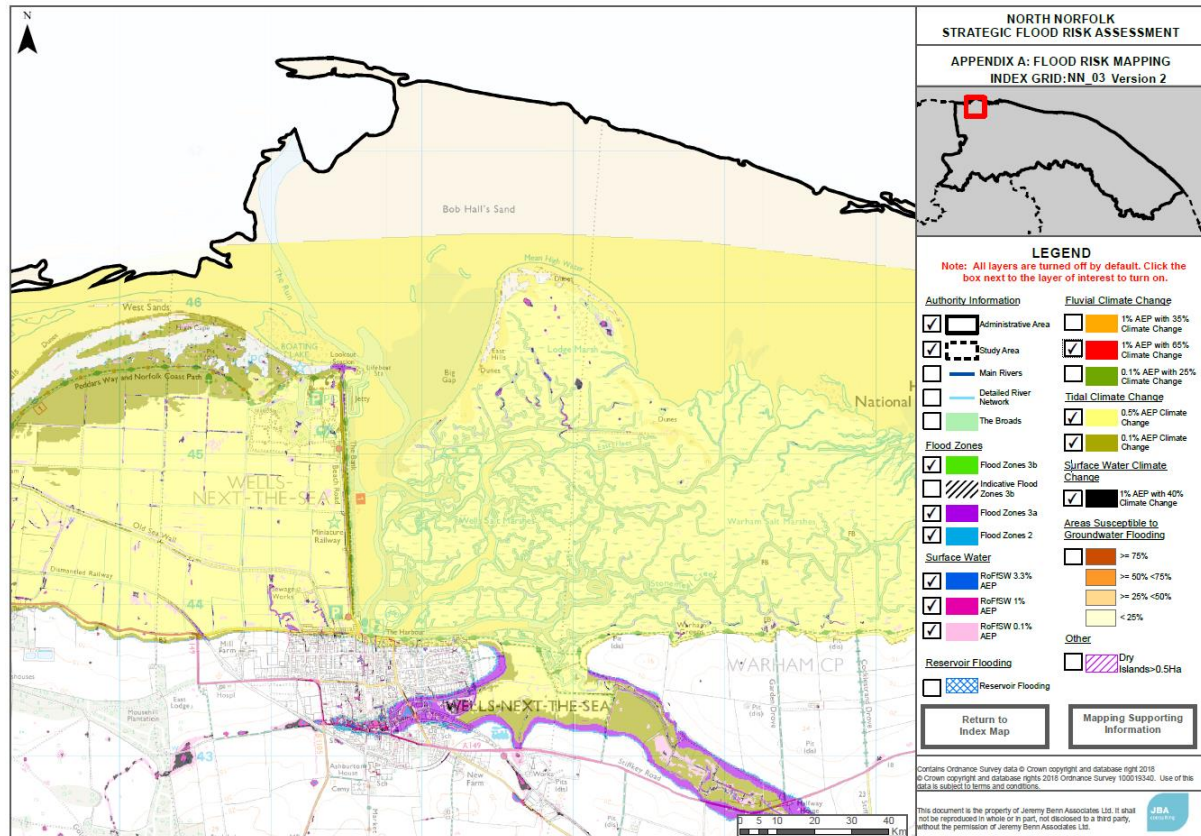
5.8. Wells-next-the-sea was defined as a 'Secondary Settlement' within the Core Strategy and has a population of 2,165 based on the 2011 census. Wells-next-the-sea offers a wide range of shops and services, which serve residents of the town and the surrounding area. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities		
Category	Services	Conclusion
Education	<ul style="list-style-type: none"> Wells-next-the-sea Primary & Nursery School Alderman Peel High School 	There are a range of education facilities within the town.
Health care	<ul style="list-style-type: none"> Wells Health Centre Compass Dental Clinic Clark P M Dental Clinic 	There are a range of healthcare opportunities within the town meeting the needs of the residents and the wider community
Retail	37 comparison retail units and 12 convenience retail units within the town's primary shopping area.	Extensive choice of comparison and convenience goods shopping within the town centre
Public transport	Regular bus services to Fakenham and Holt.	Good public transport to a number of other towns
Employment opportunities	A number of opportunities for employment within the sectors of: Wholesale and retail trade; Human health and social work activities; Construction; Education; and Accommodation and food service activities.	It is considered that there is a broad range of employment opportunities within the town.
Built Environment		
<p>Wells-next-the-Sea has the largest urban Conservation Area in the District, with the designation covering over 34 hectares from south of the A149 extending north to the harbour front and stretching west along Freeman Street.</p> <p>There are a total of 182 Listed Buildings in Wells-next-the-Sea, four of which are Grade II*. Currently no buildings have been locally listed.</p>		

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The town is constrained by Flood risk to the north and to the east, also extending to the south of the town. There are further pockets of surface water flooding within the Town.



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Wells-next-the-sea is included within SMP5.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that *“new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.”*

The coastline to the east and to the west of Cromer are defined as Coastal Erosion Constraint Areas. This encroaches on the settlement boundary of Cromer to the east and to the west. Wells-Next-The-Sea does not have a Coastal Erosion Risk Area as defined in Policy EN11 of the adopted Core Strategy.

Environmental designations

Wells-Next-the-Sea is naturally constrained by marsh land to the north and by the North Sea beyond. These Marshes form part of the Greater Wash Special Area of Protection (SPA), the Wash Norfolk Coast Special Area of Conservation (SAC) and the North Norfolk Coast Ramsar. The marshes are also designated a Site of Specific Scientific Interest (SSSI) and a National Nature Reserve.

To the south East of the town Wells Chalk Pit is also designated as a SSSI with the Wells to Walsingham Railway line running to the south designated as a County Wildlife Site. To the north of the town Wells Meadow is also designated a SSSI.

The entirety of the town of Wells-Next-the-Sea is situated within an Area of Outstanding Natural Beauty (AONB).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the town is situated within the Rolling Open Farmland character area. The area to the east of the town is defined as being within the River Valleys (River Stiffkey and Tributaries) character area, the area to the north east is defined as being within the Coastal Marshes character area while the area to the north west is defined as being within the Drained Coastal Marshes character area.

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

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

The **River Valley (Stiffkey and tributaries)** character area is characterised by steep sided and canalised lower reaches, with a scenic coastal character. The natural beauty of the river

valley landscape downstream of Wighton is recognised by its inclusion within the Norfolk Coast AONB, and, where the river meets the coastal marshes, the North Norfolk Heritage Coast.

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

The **Open Coastal Marshes** character area is characterised by an open, low-lying and naturally dynamic coastal barrier beach system with one of the largest single areas of undrained saltmarsh in Europe. Extensive areas of saltmarsh, with characteristic creek patterns, have formed behind a protective barrier of sand and shingle bars, which in some areas have led to the formation of significant areas of dune habitat. The marine and coastal habitats form a complex mosaic of shallow seas, intertidal sand and mud flats, coastal vegetated shingle, saline lagoons, salt marsh and creeks, largely devoid of any settlement and dominated by natural dynamic processes. All of this landscape carries the highest designations in relation to its landscape and ecological value.

The vision for this landscape character area is a naturally dynamic landscape comprising a mosaic of saltmarsh, mud and sandflats, shingle and dunes, which is shaped by the tides where natural forces predominate. An area which prioritises the conservation and enhancement of the highly valued coastal ecosystem and its wilderness qualities, including dark skies at night and scenic unspoilt views, and with sensitively managed recreational access.

The **Drained Coastal Marshes** character area is part of the former Open Coastal Marsh (inter-tidal marsh) that have been drained and enclosed, forming a flat open landscape comprising some important grazing marsh habitat as well as sand dunes, pine woodland and arable farmland. All parts of the Type fall within the Norfolk Coast AONB.

The vision for this landscape character area is an expansive, transitional coastal landscape, which is undergoing a gradual long-term transition from farmland to inter-tidal environment with natural wilderness qualities. Key features of geomorphological and habitat value are conserved within an increasingly natural, shifting mosaic of marsh and wetland habitats fringed by pasture and visitor numbers are managed to ensure the remote and naturalistic character of the landscape predominates.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Seasonal congestion and parking issues;
- Lack of public transport options;

- There is capacity at schools;
- Off-site mains water reinforcement is required in certain areas of the town
- and enhancement to the foul sewerage network capacity will be required for all sites

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Wells-next-the-sea is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in Wells-next-the-sea.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 915 people on the housing waiting list have expressed a preference for living in Wells-next-the-sea, of which 55.19% require a 1-bed property with a further 28.96% requiring a 2-bed property.

There are a total of 134 people on the housing waiting list with a local connection to Wells-next-the-sea and 76 people who currently live in Wells-next-the-sea. Of these two groups the vast majority, 49.25% and 52.63% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Wells-next-the-sea for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 14 potentially suitable sites totalling 509 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site

assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms the town is considered to meet the criteria of a '**Small Growth Town**' providing a range of key services and facilities to the wider community.

The town has an expansive conservation area, the largest in the District, incorporating a large number of listed buildings.

The town is naturally constrained to the north by marsh land. These marshes form part of the Greater Wash Special Area of Protection (SPA), the Wash Norfolk Coast Special Area of Conservation (SAC) and the North Norfolk Coast Ramsar. The marshes are also designated a Site of Specific Scientific Interest (SSSI) and a National Nature Reserve. Furthermore, the entirety of the town is situated within an Area of Outstanding Natural Beauty (AONB). Overall, it is considered that the town is '**Highly Constrained**'.

There are further infrastructure constraints, but these are not considered to be significant in terms of limiting development within the town.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**Moderate Demand & Low Land Availability**'.

The town represents a sustainable location in terms of its functional sustainability and whilst there is moderate housing demand there is also low land availability. The town is constrained by environmental considerations. In terms of the local plan, the level of housing growth proposed is to be moderate in comparison to other settlements within this tier of the hierarchy.

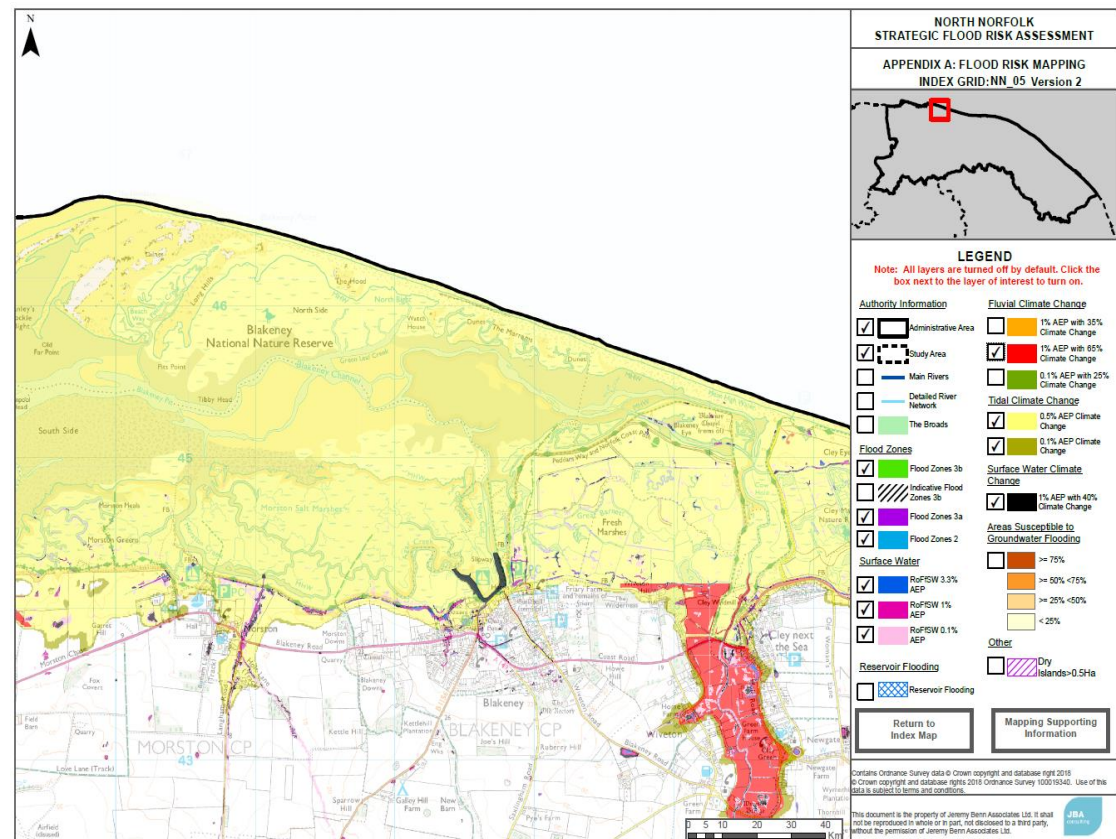
6. Assessment of Service Villages

Blakeney

6.1. Blakeney was identified as a 'Coastal Service Village' within the Core Strategy and has a population of 775 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Blakeney Primary School
	Convenience Shopping	Y	SPAR Blakeney
	GP surgery	Y	Blakeney Surgery
Secondary Services	Main Road	Y	A149
	Post Office	Y	Blakeney Post Office
	Other Shopping	Y	
	Public House	Y	Kings Arms White Horse
	Meeting Place (e.g. Village Hall)	Y	Blakeney Village Hall
Desirable Services	Petrol Filling Station	Y	Blakeney Garage
	Vehicle Repair Shop	Y	Blakeney Garage
	Place of Worship	Y	St. Nicholas' Church
	Employment Land	Y	Land off North Road
Built Environment			
<p>Blakeney Conservation Area is concentrated on the historic core of the village to the north east of the A149; this area is also included within the expansive Glaven Valley Conservation Area.</p> <p>There are a total of 101 Listed Buildings in Blakeney, one of which is Grade I (Church of St Nicholas) and five Grade II*. In addition, there are two Scheduled Ancient Monuments. Currently no buildings have been locally listed.</p>			
Natural Environment			
<i>Flood risk</i>			

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained to the north by the functional floodplain, which, as shown by the Tidal Climate Change layers, is encroaching on the village. The village itself is subject to pockets of surface water flooding, predominantly along the roads through the town. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Blakeney is included within SMP5.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that *“new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.”*

Blakeney does not have a Coastal Erosion Risk Area as defined in Policy EN11 of the adopted Core Strategy.

Environmental designations

Blakeney is naturally constrained to the north of the town by salt marshes, shingle, sand dunes and tidal mudflats, and by the North Sea beyond. The area to the north of the town is subject to the following designations: Special Area of Conservation (SAC); Special Protection Area (SPA); Sites of Specific Scientific Interest (SSSIs); RAMSAR; and a National Nature Reserve. Blakeney is also designated as an Area of Outstanding Natural Beauty (AONB).

Blakeney is naturally constrained by salt marshes, shingle, sand dunes and tidal mudflats to the north and by the North Sea beyond. These form part of the Greater Wash Special Area of Protection (SPA), the Wash Norfolk Coast Special Area of Conservation (SAC) and the North Norfolk Coast Ramsar. The area is also designated a Site of Specific Scientific Interest (SSSI) and a National Nature Reserve.

The Wiveton Downs, designated as a SSSI, run from the east of Blakeney to the south.

The entirety of the town of Blakeney is situated within an Area of Outstanding Natural Beauty (AONB).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village itself is situated within the Rolling Heath and Arable character area. The landscape to the north east of the village is defined as the Drained Coastal Marshes character area, while the area to the north west is defined as the Open Coastal Marshes character area.

The **Rolling Heath and Arable** character area is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence, and very light sandy soils which are marginal in agricultural terms. Land cover is notable for lowland heath, arable farmland, pockets of scrub and woodland, with little settlement inland from the coastal villages of Blakeney and Salthouse.

The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains a rural character with dark night skies and, in many locations, a strong sense of tranquillity and remoteness.

The **Open Coastal Marshes** character area is characterised by an open, low-lying and naturally dynamic coastal barrier beach system with one of the largest single areas of undrained saltmarsh in Europe. Extensive areas of saltmarsh, with

characteristic creek patterns, have formed behind a protective barrier of sand and shingle bars, which in some areas have led to the formation of significant areas of dune habitat. The marine and coastal habitats form a complex mosaic of shallow seas, intertidal sand and mud flats, coastal vegetated shingle, saline lagoons, salt marsh and creeks, largely devoid of any settlement and dominated by natural dynamic processes. All of this landscape carries the highest designations in relation to its landscape and ecological value.

The vision for this landscape character area is a naturally dynamic landscape comprising a mosaic of saltmarsh, mud and sandflats, shingle and dunes, which is shaped by the tides where natural forces predominate. An area which prioritises the conservation and enhancement of the highly valued coastal ecosystem and its wilderness qualities, including dark skies at night and scenic unspoilt views, and with sensitively managed recreational access.

The **Drained Coastal Marshes** character area is part of the former Open Coastal Marsh (inter-tidal marsh) that have been drained and enclosed, forming a flat open landscape comprising some important grazing marsh habitat as well as sand dunes, pine woodland and arable farmland. All parts of the Type fall within the Norfolk Coast AONB.

The vision for this landscape character area is an expansive, transitional coastal landscape, which is undergoing a gradual long-term transition from farmland to intertidal environment with natural wilderness qualities. Key features of geomorphological and habitat value are conserved within an increasingly natural, shifting mosaic of marsh and wetland habitats fringed by pasture and visitor numbers are managed to ensure the remote and naturalistic character of the landscape predominates.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Seasonal congestion and parking issues;
- Lack of public transport options;

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Blakeney is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in Blakeney.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 743 people on the housing waiting list have expressed a preference for living in Blakeney, of which 56.26% require a 1-bed property with a further 28.40% requiring a 2-bed property.

There are a total of 31 people on the housing waiting list with a local connection to Blakeney and 13 people who currently live in Blakeney. Of these two groups the vast majority, 64.52% and 69.23% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change. Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Blakeney for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 10 potentially suitable sites totalling 844 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms, Blakeney has all of the 'key services' along with all of the secondary services and desirable services. As such the settlement is considered to meet the criteria of a '**Service Village**'.

The conservation area covers the north east of the village and is incorporated within the expansive Glaven Valley conservation area. There are a large number of listed buildings within the village.

The town is naturally constrained to the north by marsh land. These marshes form part of the Greater Wash Special Area of Protection (SPA), the Wash Norfolk Coast Special Area of Conservation (SAC) and the North Norfolk Coast Ramsar. The marshes are also designated a Site of Specific Scientific Interest (SSSI) and a National Nature Reserve. Furthermore, the entirety of the town is situated within an Area of Outstanding Natural Beauty (AONB). Overall, it is considered that the town is **'Moderate-Highly Constrained'**.

There are further infrastructure constraints, but these are not considered to be significant in terms of limiting development within the town.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is **'Moderate Demand & Low Land Availability'**.

The village represents a sustainable location in terms of its functional sustainability with moderate levels of housing demand. However, there is low land availability and the village is subject to moderate-high environmental constraints. In terms of the local plan, the level of housing growth proposed is to be moderate-low in comparison to other settlements within this tier of the hierarchy.

Briston & Melton Constable

6.2. Together Briston & Melton Constable were identified as a 'Service Village' in the Core Strategy and has a combined population of 3,214 according to the 2011 Census. These two separate villages are closely related in terms of their close proximity to each other and residents use the combined facilities which are available. For example, the doctor's surgery is in Melton Constable whilst the Primary School is in Briston. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Astley Primary School
	Convenience Shopping	Y	Co-op Foodstore
	GP surgery	Y	Melton Constable Surgery
Secondary Services	Main Road	Y	B1352
	Post Office	Y	Briston Post Office, Melton Constable Post Office
	Other Shopping	Y	
	Public House	Y	Melton Constable Country Club
	Meeting Place (e.g. Village Hall)	Y	Copeman Centre
Desirable Services	Petrol Filling Station	Y	Eke's Garage
	Vehicle Repair Shop	Y	Bragg of Briston, North Norfolk Vehicle Solution, M Moregan Motor Engineer Ltd.
	Place of Worship	Y	All Saints Church
	Employment Land	Y	Melton Constable Industrial Estate
Built Environment			
Melton Constable Conservation Area is concentrated on the west of the village taking			

in an area of open landscape to the north, up to the remains of St Mary's church, in the ancient hamlet of Burgh Parva.

There are a total of 24 Listed Buildings in Melton Constable, two of which are Grade I, the Church of St Peter and Melton Constable Hall; these are both situated over 1 km south west of the village centre within the rural Conservation Area. Melton Constable Park, which is also designated as a Grade II* Historic Park and Garden (Melton Constable Hall) and a further two Grade II* listed buildings. Six buildings have been included on the Local List as important buildings.

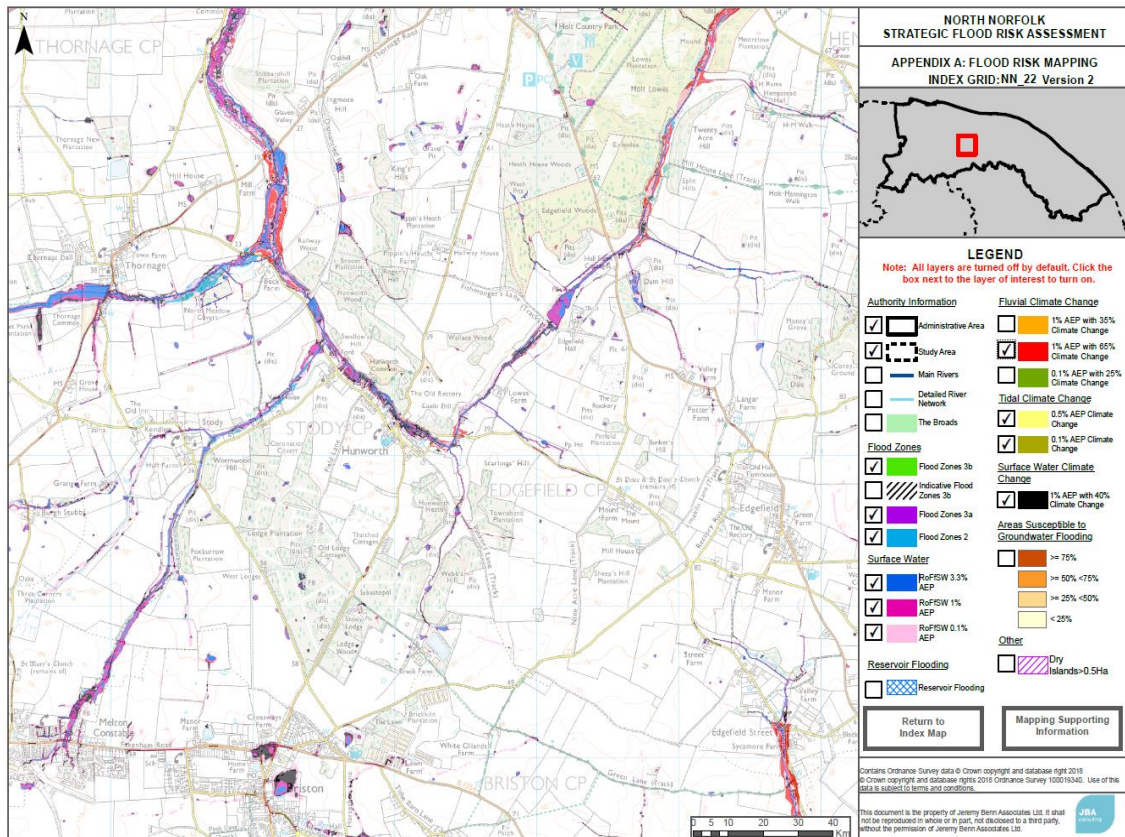
There is no designated Conservation Area in the village of Briston.

There are a total of 13 Listed Buildings in Briston, one of which is Grade II*. Currently no buildings have been locally listed.

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is subject to pockets surface water flooding, predominantly along the roads through the village and the ditch leading from the River Glaven in the north. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

Briston

The area to the south west, Briston Gorse and Briston Gorse Meadow, are designated as County Wildlife Sites (CWSs). There are a number of other sites to the south of Briston to the south east and south west that are also designated CWSs.

Melton Constable

The area to the south east, Briston Gorse and Briston Gorse Meadow, are designated as County Wildlife Sites (CWSs). Melton Constable, Melton Park & Wood, situated to the south west, are also designated CWSs.

There are four areas of Ancient woodland to the south of both settlements: Railway Wood; Redland Wood; Holmes Wood and Wood Severals.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the villages of Briston and Melton Constable are situated within the Tributary Farmland character area. The River Valleys (Bure and Tributaries) character area is situated to the south east and east of the two parishes.

This **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Parts of three river systems, the Wensum, the Bure and the Ant, feed south and eastward through the District into the Broads. The **River Valleys (Bure and Tributaries)** character area is defined by the valley floors, which provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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

surrounding arable farmlands.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Anglian Water has identified that for new development of over 10 dwellings that some enhancement to the foul sewerage network capacity will be required and off-site mains water supply reinforcement may be required on some sites.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Briston and Melton Constable are identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Briston and Melton Constable.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

Briston

776 people on the housing waiting list have expressed a preference for living in Briston, of which 55.15% require a 1-bed property with a further 30.03% requiring a 2-bed property.

There are a total of 104 people on the housing waiting list with a local connection to Briston and 56 people who currently live in Briston. Of these two groups the vast majority, 64.52% and 69.23% respectively, require 1-bed properties.

Melton Constable

711 people on the housing waiting list have expressed a preference for living in Melton Constable, of which 53.73% require a 1-bed property with a further 30.52% requiring a 2-bed property.

There are a total of 44 people on the housing waiting list with a local connection to Melton Constable and 24 people who currently live in Melton Constable. Of these two groups the vast majority, 63.64% and 58.33% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change. Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Briston for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 22 potentially suitable sites totalling 1,161 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms, Briston and Melton Constable have all of the 'key services' along with all of the secondary services and desirable services. As such the settlement is considered to meet the criteria of a '**Service Village**'.

Melton Constable conservation area covers the west of the village and incorporates a large number of listed buildings. There is no designated Conservation Area in Briston, but there are a number of listed buildings within the settlement.

The settlement is subject to limited constraints in regards to the environment. There are no International designations within proximity to the settlements and the villages are subject to limited flood risk Overall, in regards to environmental constraints it is considered that the town is subject to '**Limited Constraints**'.

There are known infrastructure constraints that would need to be addressed, specifically in regards to foul sewerage network capacity.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**High Demand & Moderate Land Availability**'.

The village represents a sustainable location in terms of its functional sustainability

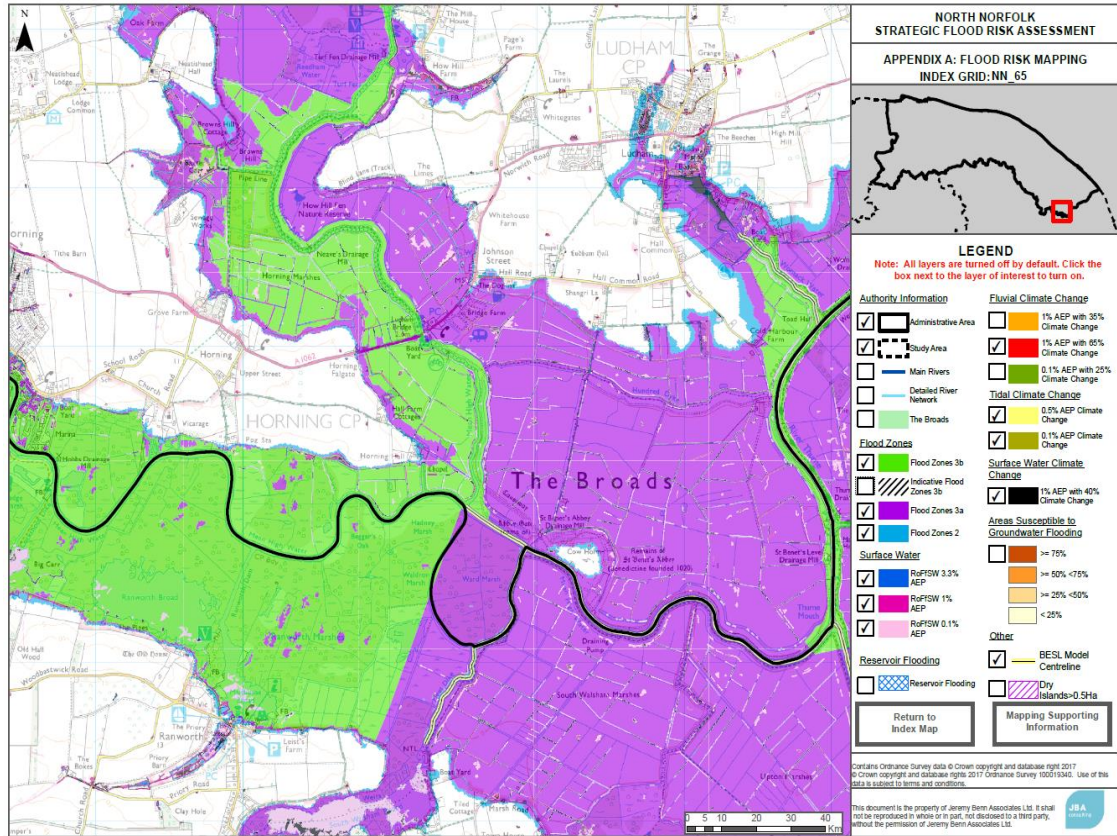
with high levels of housing demand, moderate land availability and limited environmental constraints. In terms of the local plan, the level of housing growth proposed is to be high in comparison to other settlements within this tier of the hierarchy.

Ludham

6.3. Ludham was identified as a 'Service Village' in the Core Strategy and has a population of 1,293 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Ludham Primary School & Nursery
	Convenience Shopping	Y	Thrower A T & Son Ltd.
	GP surgery	Y	Ludham Surgery
Secondary Services	Main Road	Y	A1062
	Post Office	Y	Thrower A T & Son Ltd.
	Other Shopping	Y	
	Public House	Y	Kings Arms
	Meeting Place (e.g. Village Hall)	Y	Ludham Village Hall
Desirable Services	Petrol Filling Station	Y	Ludham Garage
	Vehicle Repair Shop	Y	Ludham Garage
	Place of Worship	Y	St Catherine's Ludham
	Employment Land	Y	Ludham High Street
Built Environment			
<p>Ludham Conservation Area is concentrated around the historic core of the village and extends around 1 km south / south east of the A1062.</p> <p>There are a total of 20 Listed Buildings in Ludham, one of which is Grade I (Church of St Catherine) and two are Grade II*. Currently no buildings have been locally listed.</p>			
Natural Environment			
<i>Flood risk</i>			

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained to the south by a dyke leading to Womack Water and flowing into the River Thurne. The village is also constrained to the west due to areas of Flood Zone 2 and surface water flooding.



Coastal erosion

N/A

Environmental designations

The settlement is constrained to the south by the Norfolk Broads. The Broads Authority area follows the River Ant to the west, the fleet Dyke and the River Bure in the south and the River Thurne to the east. The Broads Authority encroaches upon the built form of the settlement to the south, to the Yarmouth Road.

Ludham Potter Heigham Marshes, to the south east of the settlement, are designated a Site of Special Scientific Interest (SSSI) and a National Nature Reserve. This site, and marshes to the south of the River Thurne, are also designated a Special Area of Conservation (SAC), a Special Protection Area (SPA) and a Ramsar.

Two areas, Buttle Marsh to the east of the town, and the Land adjacent to Horse Fen to the west, are designated County Wildlife Sites (CWS).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village

is situated within the Settled Farmland character area.

The **Settled Farmland** character area is characterised by flat or very flat arable landscapes, which are bordered by woodland fringing the adjacent Broads Valleys. Settlement is a strong feature of the landscape, as dispersed farmsteads or in villages such as Sea Palling, Hickling, Ludham and parts of Potter Heigham and the market town of Stalham.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins, restored grassland and hedgerows for biodiversity to provide a network of semi-natural features, whilst protecting the highly productive agricultural soils and farmland. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links within the Character area and to the neighbouring Broads via biodiverse rural lanes, footpaths and cycle routes; maximising opportunities to enjoy and understand the landscape, and dark skies at night.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Anglian Water has identified that for new development of over 10 dwellings that some enhancement to the foul sewerage network capacity will be required and off-site mains water supply reinforcement may be required on some sites.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Ludham is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Ludham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 701 people on the housing waiting list have expressed a preference for living in Ludham, of which 55.77% require a 1-bed property with a further 21.68%

requiring a 2-bed property.

There are a total of 33 people on the housing waiting list with a local connection to Ludham and 19 people who currently live in Ludham. Of these two groups the vast majority, 45.45% and 52.63% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change. Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Ludham for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 5 potentially suitable sites totalling 119 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms, Ludham has all of the 'key services' along with all of the secondary services and desirable services. As such the settlement is considered to meet the criteria of a '**Service Village**'.

The conservation area covers the historic core of the village and incorporates a large number of listed buildings.

The settlement is constrained to the south by the Norfolk Broads. The Broads Authority area follows the River Ant to the west, the fleet Dyke and the River Bure in the south and the River Thurne to the east. The Broads Authority encroaches upon the built form of the settlement to the south, to the Yarmouth Road. Areas of Ludham Potter Heigham Marshes are subject to national and international designations.

The village is constrained to the south and the west by areas subject to flood risk. Overall, it is considered that the town is '**Moderate-Highly Constrained**'.

There are known infrastructure constraints that would need to be addressed,

specifically in regards to foul sewerage network capacity.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is **'Moderate Demand & Low Land Availability'**.

The village represents a sustainable location in terms of its functional sustainability with moderate levels of housing demand. However, there is low land availability and the village is subject to moderate-high environmental constraints. In terms of the local plan, the level of housing growth proposed is to be moderate-low in comparison to other settlements within this tier of the hierarchy.

Mundesley

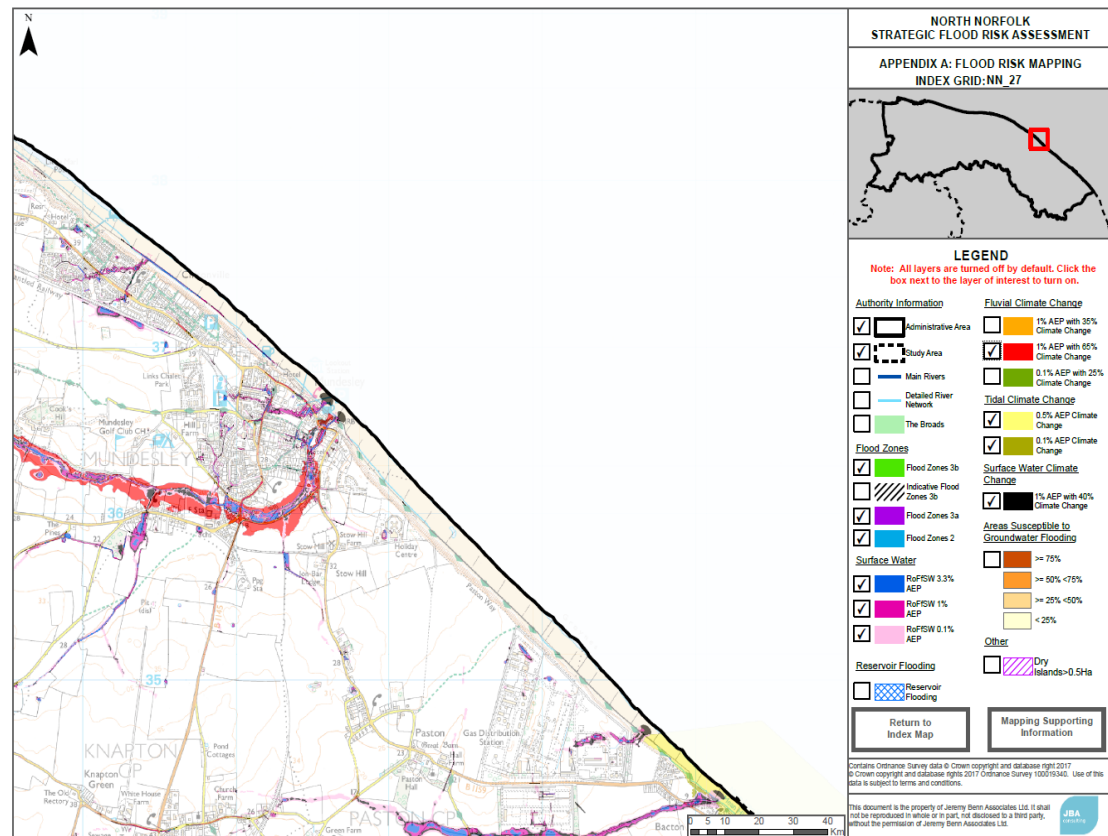
6.4. Mundesley was identified as a 'Coastal Service Village' in the Core Strategy and has a population of 2765 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Mundesley Junior School
	Convenience Shopping	Y	SPAR, Tesco Express, Premier Store
	GP surgery	Y	Mundesley Medical Centre
Secondary Services	Main Road	Y	Cromer Road
	Post Office	Y	Mundesley Post Office
	Other Shopping	Y	
	Public House	Y	Ship Inn
	Meeting Place (e.g. Village Hall)	Y	Coronation Hall
Desirable Services	Petrol Filling Station	Y	Crayford & Abbs
	Vehicle Repair Shop	Y	Crayford & Abbs
	Place of Worship	Y	Mundesley All Saints Parish Church
	Employment Land	Y	Land North of High Street, Land South of Cromer Road
Built Environment			
<p>Mundesley Conservation Area is concentrated around the historic core of the village, in a 'T' shape from the southern end of the village (around Water Lane) following the path of the High Street to the seafront, branching out east and west around the Coast Road.</p> <p>There are a total of 5 Listed Buildings in Mundesley, all Grade II and 20 buildings have been included on the Local List as important buildings.</p>			

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained to the south by the Mundesley Beck. The village is subject to pockets of surface water flooding, predominantly along the roads through the village itself. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Mundesley is included within SMP5.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the

policy states that “*new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.*”

Mundesley’s coast line is entirely within the Coastal Erosion Risk Area, with the northern extent of the built form within an area that is affected (or threatened) by erosion within 100 years (2005-2105).

Environmental designations

Mundesley is naturally constrained to the northwest by the North Sea. The sea front forms part of the Greater Wash Special Area of Protection (SPA).

The Mundesley Cliffs, which stretch north west, are designated as a County Wildlife Site (CWS). There are two areas along the beach either side of the town, stretching west and east, that are designated Sites of Specific Scientific Interest (SSSIs).

Mundesley is surrounded by an Area of Outstanding Natural Beauty (AONB), encroaching on the boundary to the south east. Fields to the west and south west of the built form are not within the AONB.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Coastal Shelf character area. The character area to the south and east of this is the River Valleys (Mundesley Beck) character area and beyond this to the south east is the Coastal Plain character area.

The **Coastal Shelf** character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and opportunities will be sought to better integrate existing coastal development. Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

The **River Valleys (Mundesley Beck)** character area is defined by the Mundesley Beck. This is the shortest of North Norfolk’s river valleys, running parallel to the coast a little over 1km inland for most of its 7km length. This small river draws its waters from a superficial aquifer comprised predominantly of sands and gravels, and has largely been canalised with no sections of naturally meandering river channel. With

the exception of the area around Mundesley, the valley is almost wholly within the Norfolk Coast AONB.

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

The **Coastal Plain** character area is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin type is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin.

The vision for this landscape character area is a well-managed and actively farmed rural landscape, with a wild coastal edge incorporating resilient semi-natural habitats and opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night. The mosaic of habitats will stretch inland to re-connect with those in neighbouring areas and the Broads, whilst the highly productive agricultural soils and farmland will be protected and sensitively managed, including from the risk of soil erosion. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links via biodiverse rural lanes, footpaths and cycle routes. Large scale on-shore infrastructure projects to support the offshore wind farms will be complete and any above ground structures will be well integrated into the local landscape.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited spare capacity at Mundesley Infant School and Mundesley Junior School
- Limited capacity at Mundesley Medical Centre

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Mundesley is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35%

affordable housing on all developments of 6 dwellings or more in Mundesley.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, 1006 people on the housing waiting list have expressed a preference for living in Mundesley, of which 55.07% require a 1-bed property with a further 23.95% requiring a 2-bed property.

There are a total of 127 people on the housing waiting list with a local connection to Mundesley and 61 people who currently live in Mundesley. Of these two groups the vast majority, 38.5% and 39.34% respectively, require 1-bed properties.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change. Notwithstanding this, the housing waiting list demonstrates that there is a large demand in Mundesley for predominantly 1 and 2 bed properties.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 9 potentially suitable sites totalling 162 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In functional sustainability terms, Mundesley has all of the 'key services' along with all of the secondary services and desirable services. As such the settlement is considered to meet the criteria of a '**Service Village**'.

The conservation area covers the historic core of the village and incorporates listed buildings.

The settlement is constrained to the north by the North Sea, which is also designated as part of the Greater Wash Special Area of Protection (SPA). The village is surrounded by the Area of Natural Beauty (AONB). The village is constrained to the south and west by the Mundesley Beck and the flood risk associated with this. Overall, it is considered that the town is '**Moderately Constrained**'.

There are known infrastructure constraints that would need to be addressed, specifically in regards to foul sewerage network capacity.

It is considered that with regard to the Council's Housing Waiting List and the availability of land identified within the HELAA, it is considered that there is '**High Demand & Low Land Availability**'.

The village represents a sustainable location in terms of its functional sustainability with high levels of housing demand. However, there is low land availability and the village is subject to moderate-high environmental constraints. In terms of the local plan, the level of housing growth proposed is to be moderate in comparison to other settlements within this tier of the hierarchy.

7. Assessment of Small Growth Villages

Aldborough

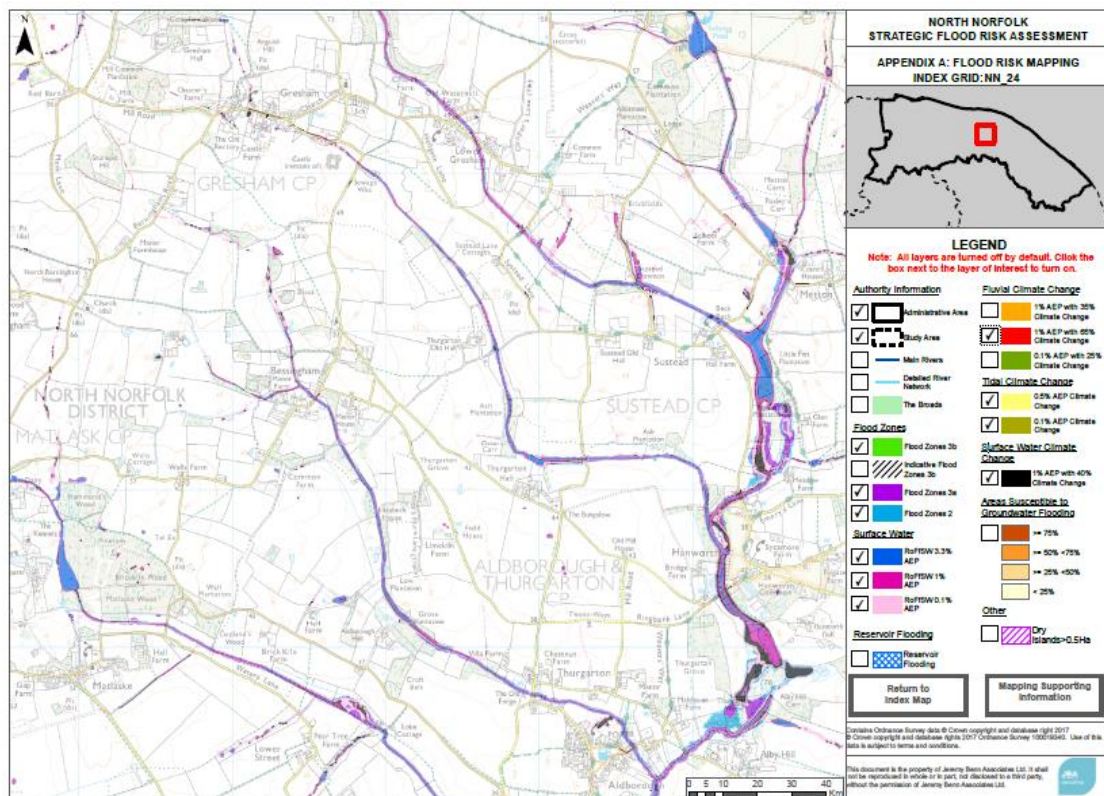
7.1. Aldborough was identified as a 'service village' within the Core Strategy and has a population of 574 according to the 2011 census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y*	Aldborough Primary School
	Convenience Shopping	N	
	GP surgery	Y	Aldborough Surgery
Secondary Services	Main Road	N	
	Post Office	Y	Aldborough Post Office
	Other Shopping	Y	
	Public House	Y	The Black Boys
	Meeting Place (e.g. Village Hall)	Y	Aldborough Community Centre
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	Y	A Wright & Sons
	Place of Worship	Y	Aldborough Saint Marys Church
	Employment Land	N	
Built Environment			
<p>Aldborough Conservation Area covers most of the built up area of Aldborough and Thurgarton and has, at its centre, the historically important, large triangular village Green. The southern edge of the designation borders the northern edge of the large Mannington and Wolterton Conservation Area.</p> <p>There are a total of 9 Listed Buildings in Aldborough, one of which is Grade I (the redundant Church of All Saints) and one Grade II*. Nine buildings have been included on the Local List as important buildings.</p>			

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained to the north by the stream. Besides this, the village is relatively free from flood risk constraints. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

There are a number of nearby County Wildlife Sites (CWSs): Thurgarton Woods to the east and Hall Woods and Lake Cottage Meadow to the west.

Thurgarton Wood, is also designated Ancient Woodland.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the River Valleys (River Bure and tributaries) character area. The area surrounding this is defined as being within the Tributary Farmland character area.

Parts of three river systems, the Wensum, the Bure and the Ant, feed south and eastward through the District into the Broads. The **River Valleys (Bure and Tributaries)** character area is defined by the valley floors, which provide a strong

contrast to the typically open, large-scale arable landscapes through which they pass, characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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

The **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited capacity at Aldborough Surgery

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Aldborough is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Aldborough.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely

reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 647 people on the housing waiting list have expressed a preference for living in Aldborough.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 12 potentially suitable sites totalling 140 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Aldborough has a primary school a GP surgery, and a small Post Office and general store. It has six of the secondary and desirable services identified in the proposed Settlement Selection Methodology. As such the settlement meets the criteria of a '**Small Growth Village**'

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

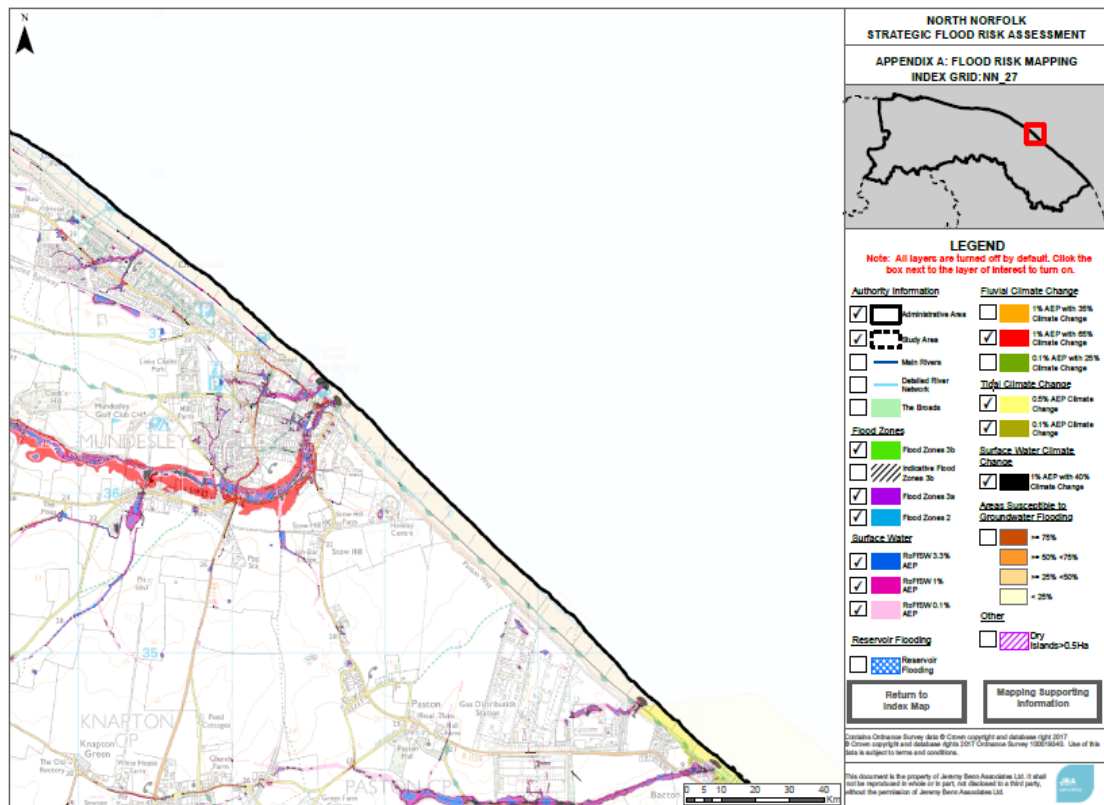
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Aldborough it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Bacton

7.2. Bacton was identified as a 'Coastal Service Village' in the Core Strategy and has a population of 1172 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Bacton Primary School
	Convenience Shopping	Y	Bacton Superstore
	GP surgery	N	(Mundesley medical Centre operate a branch surgery for a 2-hour period on alternate Wednesdays in Bacton).
Secondary Services	Main Road	Y	North Walsham Road
	Post Office	N	(Mobile Post office visits only 1 hour per week)
	Other Shopping	N	
	Public House	Y	Poachers Pocket
	Meeting Place (e.g. Village Hall)	Y	Bacton-on-Sea Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	Y	Plummer WA & CW
	Place of Worship	Y	St Andrews Church
	Employment Land	N	
Built Environment			
<p>Bacton Conservation Area is in fact two areas in the heart of the village. The larger of the two embraces the site and ruins of Bromholm Priory which is a Scheduled Ancient Monument.</p> <p>There are a total of 20 Listed Buildings in Bacton, one of which is Grade I (the ruins of Bromholm Priory) and three Grade II*. Currently no buildings have been locally listed.</p>			
Natural Environment			
<i>Flood risk</i>			

The following maps show the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village of Bacton is constrained by tidal flooding to the south east especially when taking into consideration climate change. The village is further constrained by surface water flooding, predominantly along the roads through the village itself. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Bacton is included within SMP5.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that *“new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.”*

Bacton's coast line is entirely within the Coastal Erosion Constraint Area, this

encroaches on the built form to the North West and the South East of the village. Further to this, the northern area of the built form is situated within an area that is affected (or threatened) by erosion within 50 years (2005-2055).

As part of the Coastal Management Study (2013), a £17.9m project is proposed, delivering 1.5 million m³ of sandscaping between Bacton and Walcott. The intention is to build up the beach in order to provide natural protection to the coastline, particularly the Bacton Gas Terminal.

Environmental designations

Bacton is constrained to the north by the North Sea. The beach and ocean beyond is designated as the Greater Wash Special Protection Area (SPA).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Coastal Plain character area.

The **Coastal Plain** character area is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin type is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin.

The vision for this landscape character area is a well-managed and actively farmed rural landscape, with a wild coastal edge incorporating resilient semi-natural habitats and opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night. The mosaic of habitats will stretch inland to re-connect with those in neighbouring areas and the Broads, whilst the highly productive agricultural soils and farmland will be protected and sensitively managed, including from the risk of soil erosion. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links via biodiverse rural lanes, footpaths and cycle routes. Large scale on-shore infrastructure projects to support the offshore wind farms will be complete and any above ground structures will be well integrated into the local landscape.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited capacity at Mundesley Medical Centre (with branch at Bacton)
- Un-named drains in vicinity of settlement have potential to present a flood risk

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Bacton is identified within Zone 1,

which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Bacton.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 846 people on the housing waiting list have expressed a preference for living in Bacton.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 13 potentially suitable sites totalling 581 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Bacton has a Primary School and Convenience Shopping and five secondary or desirable services. As such, the settlement is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a

valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

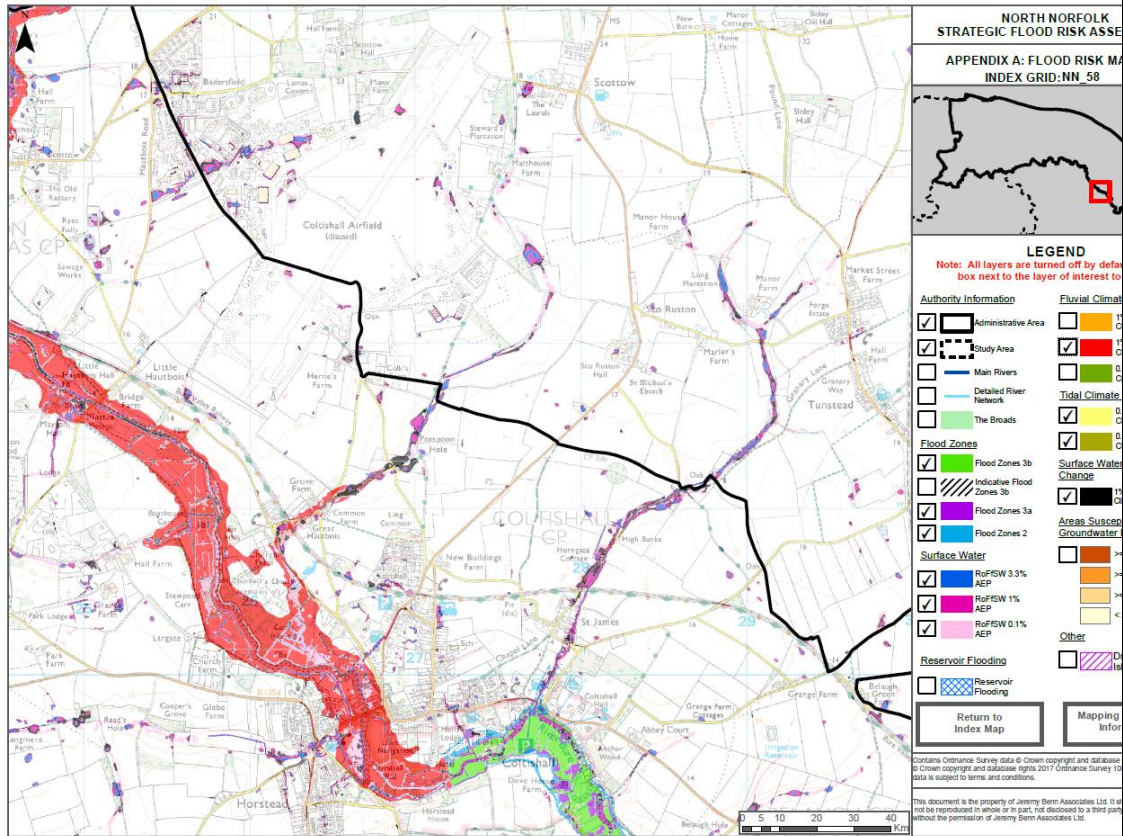
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Bacton it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Badersfield

7.3. Badersfield was designated as 'Countryside' in the Core Strategy and has a population of 1,424 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	The Douglas Bader School
	Convenience Shopping	Y	Throughgoods Select Convenience & Post Office
	GP surgery	N	
Secondary Services	Main Road	N	
	Post Office	Y	Throughgoods Select Convenience & Post Office
	Other Shopping	N	
	Public House	Y	The Diplomat
	Meeting Place (e.g. Village Hall)	Y	Badersfield Community Church
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	Badersfield Community Church
	Employment Land	Y	Scottow Enterprise Zone
Built Environment			
<p>Badersfield is, in part, within the Former RAF Coltishall Conservation Area.</p> <p>There are no Listed Buildings in Badersfield, however, 7 buildings (previously used as part of the RAF base) have been included on the Local List as important buildings. In addition, there is a Scheduled Ancient Monument to the south east of the former RAF runway.</p>			
Natural Environment			
<i>Flood risk</i>			

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. There are pockets of flood risk, predominantly along roads within the village itself. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

There are a number of County Wildlife Sites (CWSs) nearby: Stakebridge Beck to the north west and Scottow Pond & Oak Belt, Low Common Plantations and Long Plantation to the north east.

Westwick Lakes a Site of Specific Scientific Interest (SSSI) are located approximately 4km to the north east of the site.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is entirely situated within the Low Plains Farmland character area. Immediately to the north of the village the landscape character is defined as the River Valleys (Bure and tributaries) character area.

The **Low Plains Farmland** character area is characterised by a flat or gently undulating open landscape with long, uninterrupted views, predominantly arable land use and dispersed rural settlements, including the expanding market town of North Walsham. The landscape becomes less enclosed and wooded towards the coast, as

a result of 20th Century agriculture and hedgerow removals.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

Parts of three river systems, the Wensum, the Bure and the Ant, feed south and eastward through the District into the Broads. The **River Valleys (Bure and Tributaries)** character area is defined by the valley floors, which provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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

Infrastructure Constraints

No known infrastructure constraints.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Badgersfield is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Badgersfield.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the

need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 691 people on the housing waiting list have expressed a preference for living in Badersfield.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in Badersfield. At the time of publication Badersfield was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Badersfield has a Primary School and Convenience Shopping and five secondary or desirable services. As such, the settlement is considered to meet the criteria of a **'Small Growth Village'**.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Badersfield it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the

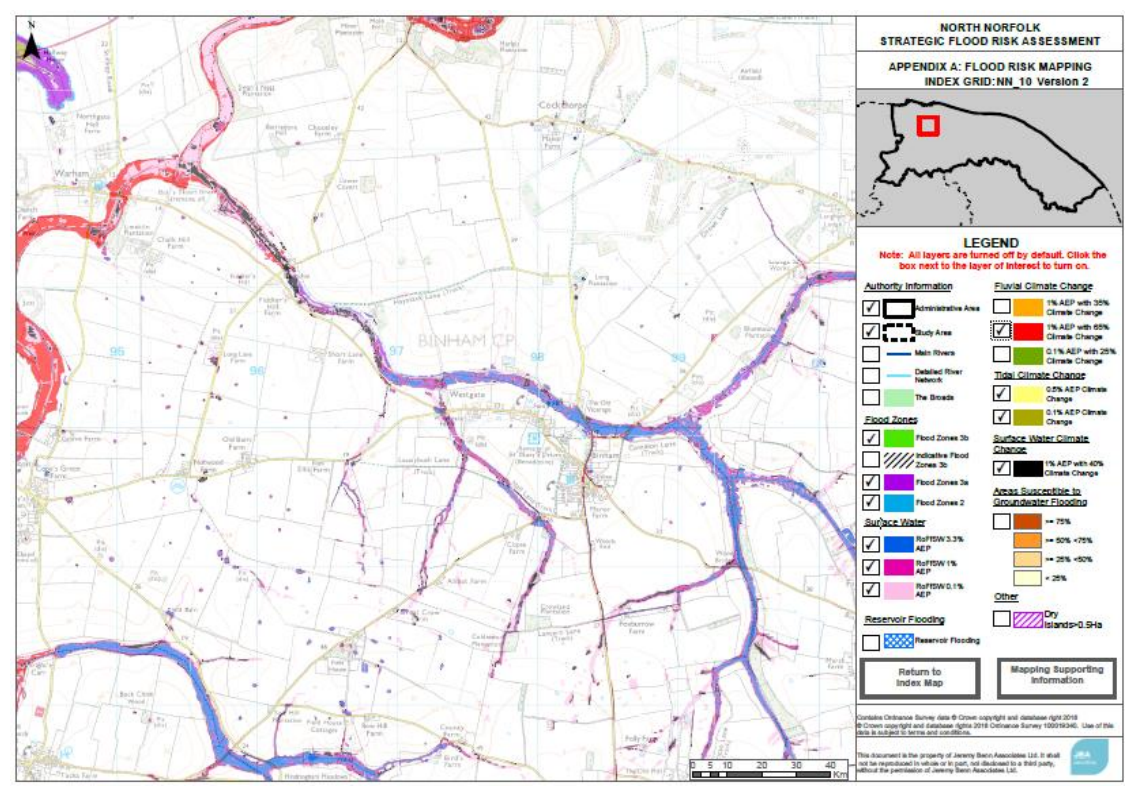
community and support the retention and viability of local services.

Binham

7.4. Binham was designated as 'Countryside' in the Core Strategy and has a population of 292 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	N	
	Convenience Shopping	Y	Howell's Superstore & Filling Station
	GP surgery	N	
Secondary Services	Main Road	N	
	Post Office	N	
	Other Shopping	N	
	Public House	Y	Chequers Inn
	Meeting Place (e.g. Village Hall)	Y	Binham Village Hall
Desirable Services	Petrol Filling Station	Y	Howell's Superstore & Filling Station
	Vehicle Repair Shop	N	
	Place of Worship	Y	The Priory Church of St Mary and the Holy Cross
	Employment Land	N	
Built Environment			
<p>Binham Conservation Area covers the majority of the village and embraces the site of Binham Priory, which is a Scheduled Ancient Monument.</p> <p>There are a total of 32 Listed Buildings in Binham, two of which are Grade I (the Gatehouse at Binham Priory and the Priory Church of St Mary and Holy Cross Church). In addition, there are two Scheduled Ancient Monuments (including the Priory). Currently no buildings have been locally listed.</p>			
Natural Environment			
<i>Flood risk</i>			

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained by the Stiffkey River. The village itself is subject to limited flood risk. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

The northern extent of the settlement, north of the Warham Road, is designated as an Area of Outstanding Natural Beauty (AONB).

There are two nearby County Wildlife Sites (CWS): Binham Valley to the north east, and Louseybush Meadow to the south west of the town.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the northern extent of the village is situated within the River Valleys (River Stiffkey and tributaries) character area while the southern extent of the village is situated within the Tributary Farmland character area.

The **River Valley (Stiffkey and tributaries)** character area is characterised by steep sided and canalised lower reaches, with a scenic coastal character. The natural beauty of the river valley landscape downstream of Wighton is recognised by its inclusion within the Norfolk Coast AONB, and, where the river meets the coastal marshes, the North Norfolk Heritage Coast.

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

The **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Infrastructure Constraints

No known infrastructure constraints

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Binham is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in Binham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 641 people on the housing waiting list

have expressed a preference for living in Binham.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in Binham. At the time of publication Binham was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 13 potentially suitable sites totalling 581 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Binham has Convenience Shopping and four secondary or desirable services. As such, the settlement is considered to meet the criteria of a **'Small Growth Village'**.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Binham it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the

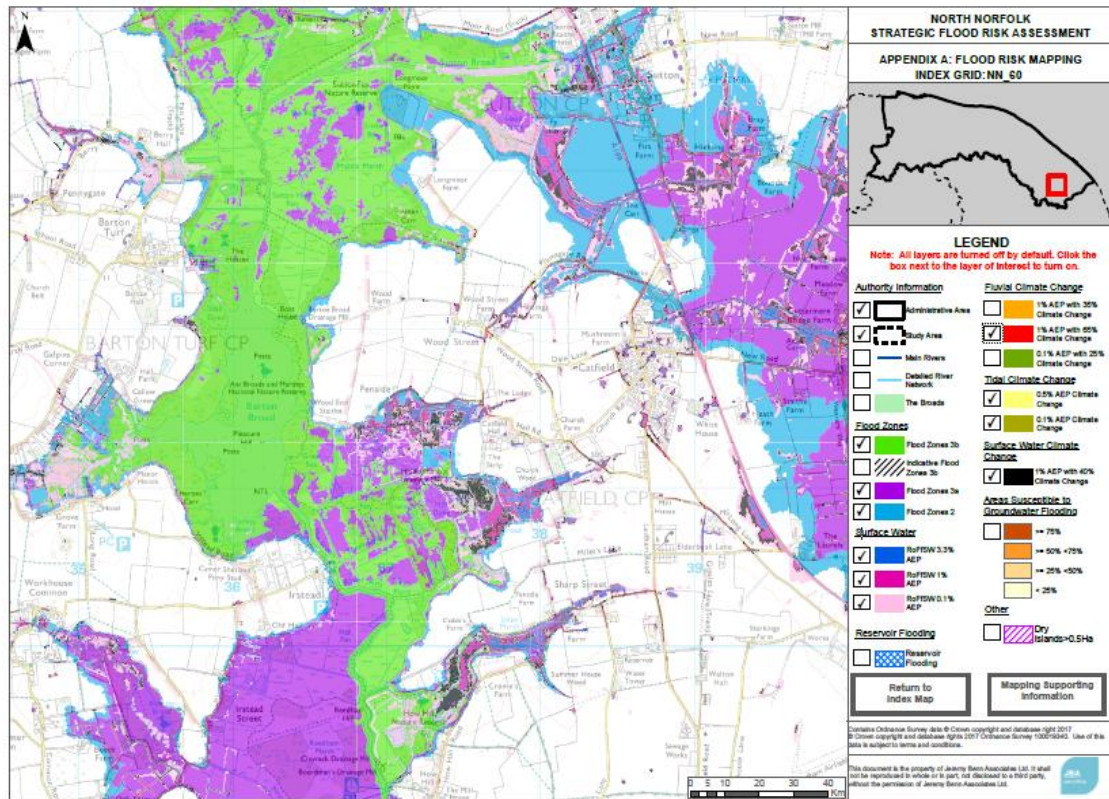
community and support the retention and viability of local services.

Catfield

7.5. Catfield was identified as a 'Service Village' in the Core Strategy and has a population of 1039 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Catfield Primary School
	Convenience Shopping	Y	Catfield Stores & Post Office
	GP surgery	N	
Secondary Services	Main Road	Y	A149
	Post Office	Y	Catfield Stores & Post Office
	Other Shopping	N	
	Public House	Y	The Crown Inn
	Meeting Place (e.g. Village Hall)	Y	Catfield Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	Y	Streetcars, G Bird Motors & Sons, Catfield Motor Services
	Place of Worship	Y	All Saints' Catfield
	Employment Land	Y	Catfield Industrial Estate
Built Environment			
<p>Catfield Conservation Area is concentrated on the historic centre of the village itself.</p> <p>There are a total of 12 Listed Buildings in Catfield, one of which is Grade I (Church of All Saints). Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA)</p>			

(2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained to the north and east by areas of flood zone 2 and 3a. There are further flood risk constraints to the west. The built form of the village itself is subject to pockets of surface water flooding, predominantly along roads. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

Areas to the east and west are situated within the Broads Authority Area. Both Hickling Broad to the east and Ant Broad and Marshes are designated as National Nature Reserves, Ramsar sites, Sites of Specific Scientific Interest, Special Protection Areas and Special Areas of Conservation.

There are two areas nearby that are designated as County Wildlife Sites (CWSs) Alder Carr & Guttermere Bridge to the east and Sutton Meadows to the north west.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Settled Farmland character area.

The **Settled Farmland** character area is characterised by flat or very flat arable landscapes, which are bordered by woodland fringing the adjacent Broads Valleys. Settlement is a strong feature of the landscape, as dispersed farmsteads or in villages such as Sea Palling, Hickling, Ludham and parts of Potter Heigham and the

market town of Stalham.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins, restored grassland and hedgerows for biodiversity to provide a network of semi-natural features, whilst protecting the highly productive agricultural soils and farmland. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links within the Character area and to the neighbouring Broads via biodiverse rural lanes, footpaths and cycle routes; maximising opportunities to enjoy and understand the landscape, and dark skies at night.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited spare capacity at Catfield VC CE Primary School

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Catfield is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Catfield.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 723 people on the housing waiting list have expressed a preference for living in Catfield.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2

bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 11 potentially suitable sites totalling 1,256 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Catfield has a Primary School and Convenience Shopping along with four secondary or desirable services. As such, the settlement is considered to meet the criteria of a '**Small Growth Village**'.

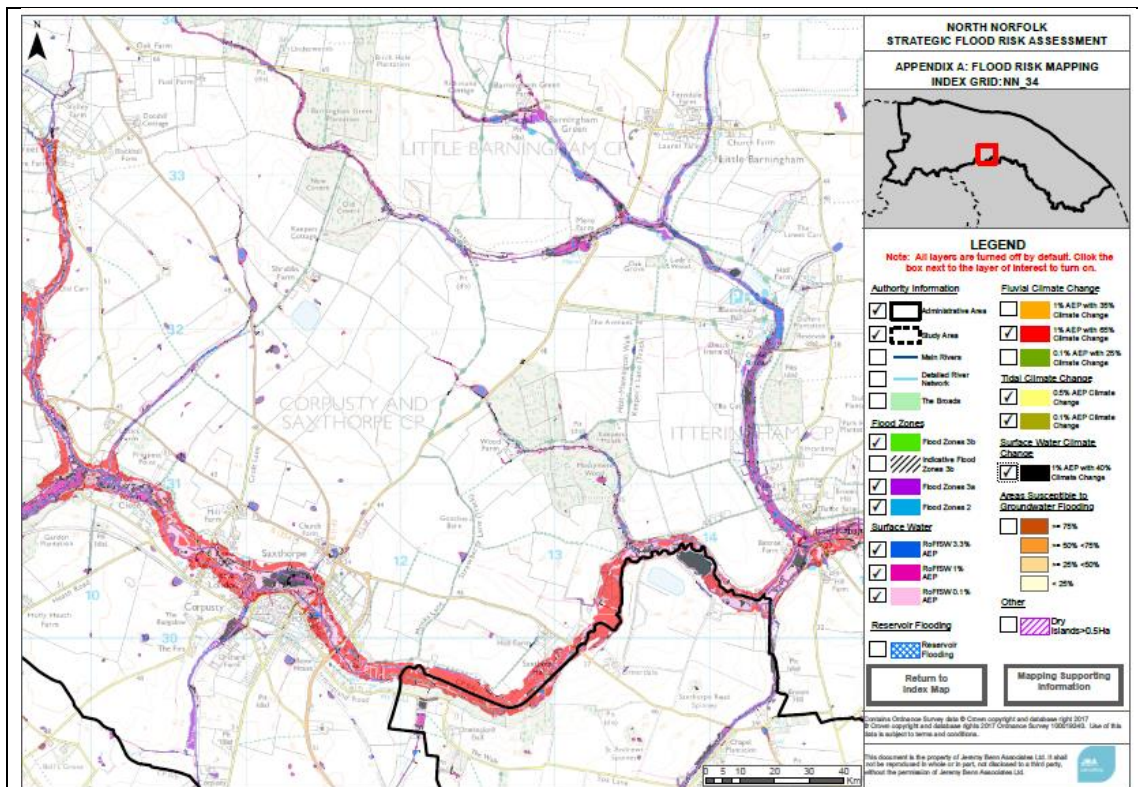
Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Catfield it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Corpusty & Saxthorpe

7.6. Corpusty & Saxthorpe was identified as a 'Service Village' in the Core Strategy and has a population of 746 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Corpusty Primary School
	Convenience Shopping	Y	SPAR (Daily)
	GP surgery	N	
Secondary Services	Main Road	Y	B1149
	Post Office	Y	Corpusty Sub Post Office
	Other Shopping	N	
	Public House	Y	The Duke's Head
	Meeting Place (e.g. Village Hall)	Y	Corpusty and Saxthorpe Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	Y	Corpusty Cars
	Place of Worship	Y	St Andrew Church
	Employment Land	Y	Land North of B1149
Built Environment			
<p>There is no designated Conservation Area in Corpusty or Saxthorpe.</p> <p>There are a total of 4 Listed Buildings in Corpusty, one of which is Grade II* and the Church of St Andrew in Saxthorpe is Grade I. Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The two villages are constrained by the river Bure, which runs between Saxthorpe and Corpusty. There are further pockets of surface water flooding within both settlements. The majority of the settlement is situated within Flood Zone 1.</p>			



Coastal erosion

N/A

Environmental designations

There are a number of nearby Country Wildlife Sites (CWSs):

- Grassland at Saxthorpe, an area north of both the River Bure adjoins the built form.
- Further to the north east of the settlement lies Mossymere Wood.
- A dismantled railway to the west of the town runs from Little London further west.
- Approximately a 1km to the west lies Corpusty Fen.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the villages of Corpusty and Saxthorpe are primarily situated within the River Valleys (Bure and Tributaries) character area. The area to the north and the south of the villages is defined as being within the Tributary Farmland character area.

Parts of three river systems, the Wensum, the Bure and the Ant, feed south and eastward through the District into the Broads. The **River Valleys (Bure and tributaries)** character area is defined by the valley floors, which provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

The vision for this landscape character area is of intimate, small-scale landscapes

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

This **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited capacity within Corpusty Primary School

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Corpusty and Saxthorpe are identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Corpusty and Saxthorpe.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 629 people on the housing waiting list

have expressed a preference for living in Corpusty and Saxthorpe.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 4 potentially suitable sites totalling 72 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Corpusty and Saxthorpe has a Primary School and Convenience Shopping along with four secondary services and three desirable services. As such, the settlements in conjunction are considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

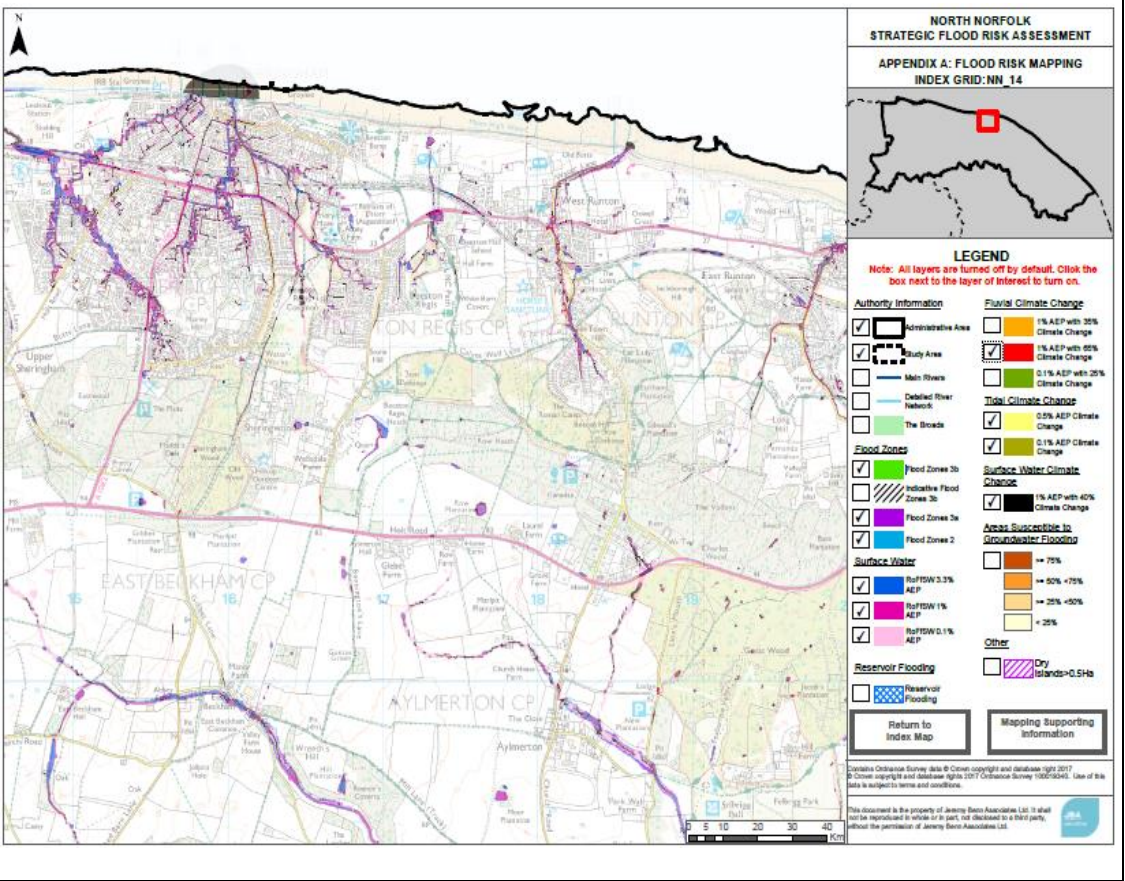
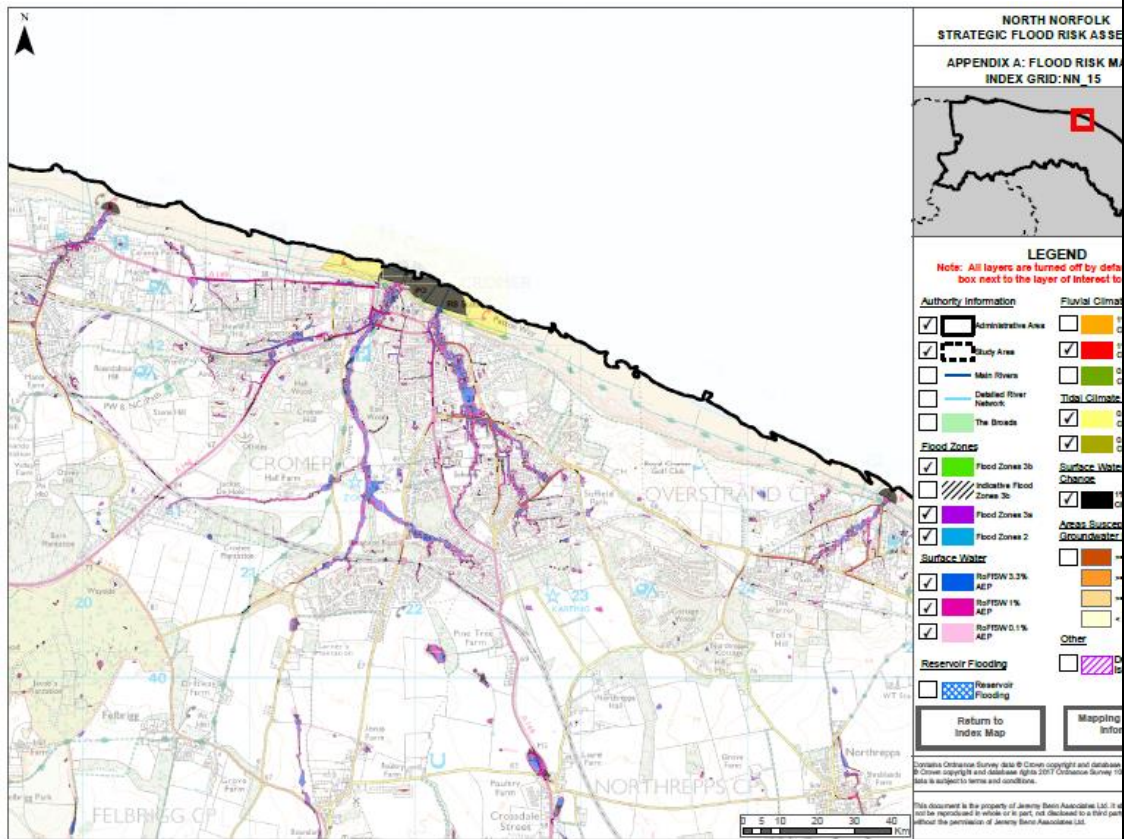
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Corpusty and Saxthorpe it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

East Runton

7.7. East Runton was designated as ‘Countryside’ in the Core Strategy and has a population of 1,633 (combined with West Runton) according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement’s position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	N	
	Convenience Shopping	Y	East Runton Stores, East Runton Newsagents
	GP surgery	N	
Secondary Services	Main Road	Y	A149
	Post Office	N	
	Other Shopping	Y	
	Public House	Y	Fishing Boat
	Meeting Place (e.g. Village Hall)	Y	Runton Parish Council
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	Methodist Church
	Employment Land	N	
Built Environment			
<p>East Runton Conservation Area runs north south through the village core, turning westward to include Top Common.</p> <p>There are a total of 6 Listed Buildings in East Runton, all of which are Grade II. Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following maps show the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is relatively free of flood risk, with the exception of surface water flooding along the roads within the village. The majority of the settlement is situated</p>			

within Flood Zone 1.



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to East Runton is included within SMP6.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that *"new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property."*

East Runton's coast line, to the north of the settlement, is entirely within the Coastal Erosion Constraint Area.

Environmental designations

East Runton is naturally constrained to the north by the North Sea. The shoreline and the North Sea beyond are designated as the Greater Wash Special Protection Area (SPA). Approximately 1 km of the cliffs along West Runton is designated as a Site of Specific Scientific Interest (SSSI)

There are a number of areas designated as a County Wildlife Sites (CWSs): Abb's Common and Congham Hill are situated in the south west of East Runton; Greens Common to the south east; and Cromer Sea Front (CWS) which encroaches approximately 300m into East Runton, along the beach from Cromer.

The area south of the railway line is designated as an Area of Outstanding Natural Beauty (AONB).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village itself is situated within the Coastal Shelf landscape character area and that the area to the south of the town is defined by the Wooded Glacial Ridge character area.

The **Coastal Shelf** character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic

settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and opportunities will be sought to better integrate existing coastal development. Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

To the south of the village the landscape is categorised by the **Wooded Glacial Ridge** character area. This area is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas, including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, are preserved.

Infrastructure Constraints

No known infrastructure constraints

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, East Runton is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in East Runton.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the

need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 1016 people on the housing waiting list have expressed a preference for living in East Runton.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in East Runton. At the time of publication East Runton was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, East Runton has Convenience Shopping along with four secondary services and one of the desirable services. As such, the settlement is considered to meet the criteria of a **'Small Growth Village'**.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for East Runton it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the

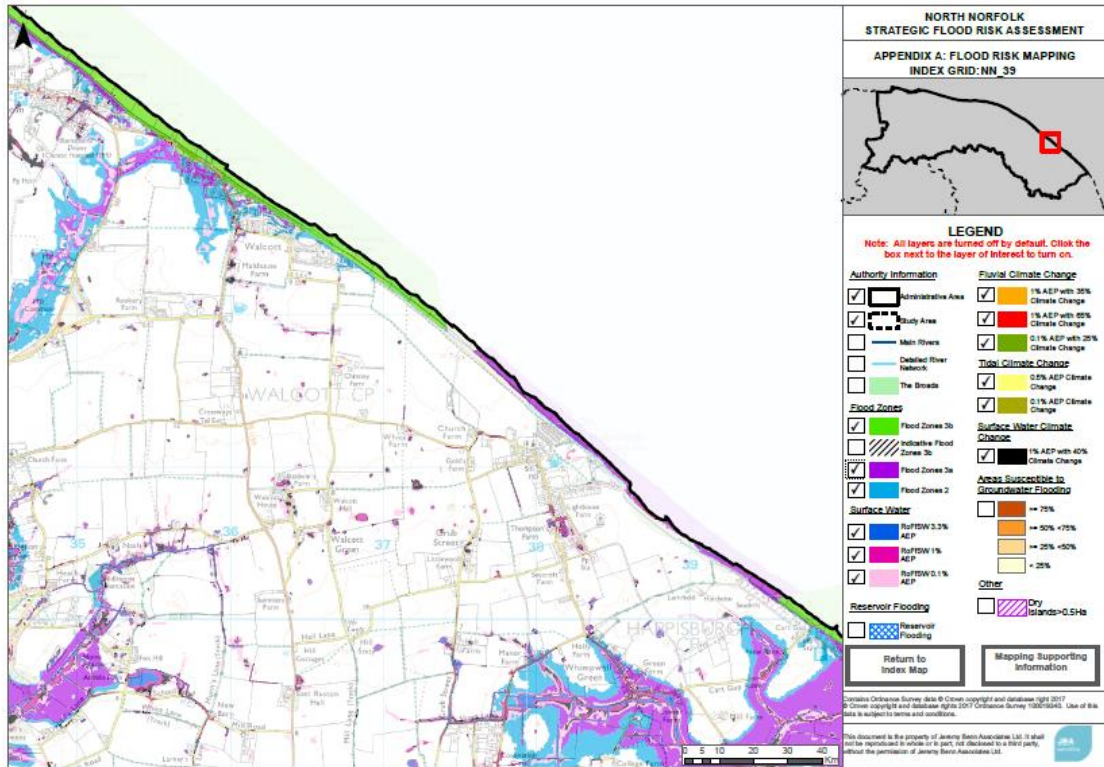
community and support the retention and viability of local services.

Happisburgh

7.8. Happisburgh was identified as a 'Coastal Service Village' in the Core Strategy and has a population of 924 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Happisburgh CE VA Primary and Early Years School
	Convenience Shopping	Y	Happisburgh Post Office
	GP surgery	N	
Secondary Services	Main Road	N	
	Post Office	Y	Happisburgh Post Office
	Other Shopping	N	
	Public House	Y	Hill House Happisburgh
	Meeting Place (e.g. Village Hall)	Y	Wenn Evans Centre
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	St Mary's Church
	Employment Land	N	
Built Environment			
<p>Happisburgh Conservation Area embraces the majority of the centre of the village and extends east taking in open land between the village and cliffs.</p> <p>There are a total of 17 Listed Buildings in Happisburgh (several of these are outside of the main village envelope), one of which is Grade I (Church of St Mary) and two Grade II*. Happisburgh Manor (Listed as Grade II* St Mary's House) is a Grade II Historic Park and Garden. Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA)</p>			

(2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. Besides the flood risk associated with the North Sea there is an area subject to surface water flooding within the settlement itself. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

North Norfolk’s coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Happingburgh is included within SMP6.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that “*new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.*”

Happingburgh’s coast line, to the north of the settlement, is entirely within the Coastal Erosion Constraint Area. The eastern extent of the settlement itself is situated within the Coastal Erosion Constraint Area. Further to this, parts of the built form are situated within an area that is affected (or threatened) by erosion within 20 years

(2005-2025), 50 years (2005-2055) and 100 years (2005-2105).

Environmental designations

Happisburgh is naturally constrained to the north by the North Sea. The shoreline and the North Sea beyond are designated as the Greater Wash Special Protection Area (SPA).

The cliffs, directly to the north east of the village, are designated as a Sites of Specific Scientific Interest (SSSI).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Coastal Plain character area.

The **Coastal Plain** character area is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin type is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin.

The vision for this landscape character area is a well-managed and actively farmed rural landscape, with a wild coastal edge incorporating resilient semi-natural habitats and opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night. The mosaic of habitats will stretch inland to re-connect with those in neighbouring areas and the Broads, whilst the highly productive agricultural soils and farmland will be protected and sensitively managed, including from the risk of soil erosion. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links via biodiverse rural lanes, footpaths and cycle routes. Large scale on-shore infrastructure projects to support the offshore wind farms will be complete and any above ground structures will be well integrated into the local landscape.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited capacity within Happisburgh CE VA Primary and Early Years School

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Happisburgh is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Happisburgh.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 753 people on the housing waiting list have expressed a preference for living in Happisburgh.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 7 potentially suitable sites totalling 147 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Happisburgh has a Primary School and Convenience Shopping along with three secondary services and one of the desirable services. As such, the settlement is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the

relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

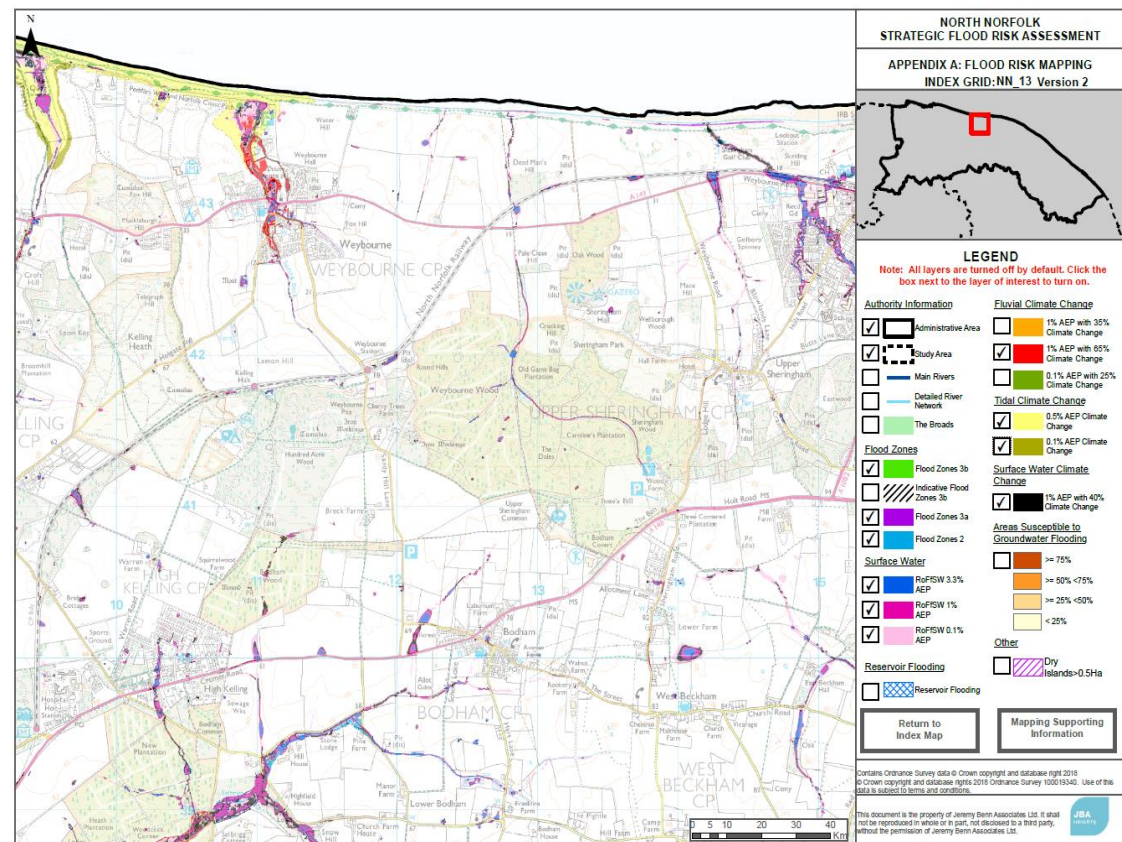
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. In regards to Happisburgh, coastal erosion and the environmental designations represents a significant consideration when it comes to potential development within the settlement. Notwithstanding this, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

High Kelling

7.9. High Kelling was designated as 'Countryside' in the Core Strategy and has a population of 636 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	N	
	Convenience Shopping	Y	High Kelling Store
	GP surgery	Y	Holt Medical Practice (listed within the Holt assessment, but falls within the High Kelling Parish Boundary).
Secondary Services	Main Road	Y	A148
	Post Office	Y	High Kelling Store
	Other Shopping	N	
	Public House	N	
	Meeting Place (e.g. Village Hall)	Y	High Kelling Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	N	
	Employment Land	N	
Built Environment			
<p>There is no designated Conservation Area in the village of High Kelling.</p> <p>There are a total of 5 Listed Buildings in High Kelling, one of which is Grade II* (Thornfield Residential Home for the Elderly). Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA)</p>			

(2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is subject to limited pockets of surface water flooding. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

The Area of Outstanding Natural Beauty (AONB) covers the majority of the built up area of High Kelling north of the A148. This expands to cover the area to the east and west of the village.

Kelling Heath SSSI is located approximately 1km to the north of Kelling Heath.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Wooded Glacial Ridge character area. Immediately to the north of the village the landscape character is defined by the Rolling Heath and Arable character area, and to the south by the River Valleys (River Glaven and Tributaries).

The **Wooded Glacial Ridge** character area is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas, including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, are preserved.

The **Rolling Heath and Arable** character area is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence, and very light sandy soils which are marginal in agricultural terms. Land cover is notable for lowland heath, arable farmland, pockets of scrub and woodland, with little settlement inland from the coastal villages of Blakeney and Salthouse.

The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains a rural character with dark night skies and, in many locations, a strong sense of tranquillity and remoteness.

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

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

Infrastructure Constraints

No known infrastructure constraints

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, High Kelling is identified within Zone

2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in High Kelling.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 797 people on the housing waiting list have expressed a preference for living in High Kelling.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in High Kelling. At the time of publication High Kelling was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

High Kelling does not meet the requirements to be considered a Small Growth Village in its own rights. However, in terms of functional sustainability, High Kelling

has Convenience Shopping and a GP surgery. This along with the proximity to Holt means that the village should be considered a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for High Kelling it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Horning

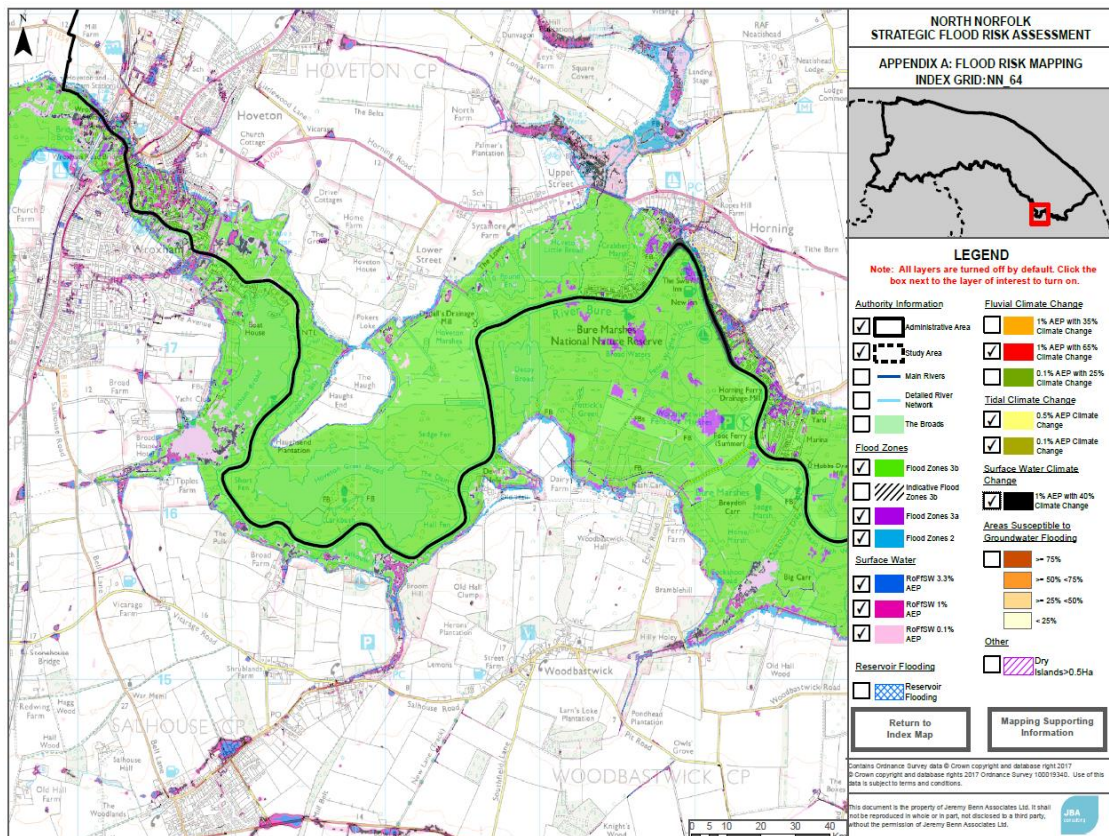
7.10. Horning was identified as a 'Service Village' in the Core Strategy and has a population of 1120 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Horning Primary School
	Convenience Shopping	Y	Mace Tidings Newsagents
	GP surgery	N	
Secondary Services	Main Road	Y	A1062 Norwich Road
	Post Office	Y	Horning Post Office
	Other Shopping	Y	A range of other shopping, predominantly marine related.
	Public House	Y	The Swan Inn The New Inn
	Meeting Place (e.g. Village Hall)	Y	Horning Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	St. Benedicts Church
	Employment Land	N	
Built Environment			
<p>Horning Conservation Area is linear in form and is concentrated along Lower Street.</p> <p>There are a total of 12 Listed Buildings in Horning (although several of these are situated some distance from the village envelope), one of which is Grade I (Gatehouse to St. Benet's Abbey) and three Grade II*. There are two Scheduled Ancient Monuments, situated approximately 3 km east of the village. Currently no buildings have been locally listed.</p>			

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained to the south by the Norfolk Broads and the River Bure. There is further areas of Flood Zone 2 and surface water flooding to the north west of the settlement. Within the settlement itself there is some surface water flooding along roads. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

Horning is naturally constrained to the south and east by the River Bure.

South east of the built form, north of the River Bure and west of the River Thurne, lie the Broads, within the administrative boundary of the Broads Authority. The marsh areas north of the River Bure are designated as a *Special Area of Conservation (SAC)*; *RAMSAR*; a *National Nature Reserve*; and a *Special Protection Area (SPA)*. Two parts of this same area, to the south east and south west of the settlement, are also designated as *Sites of Specific Scientific Interest (SSSIs)*. The area to the south and east of Lower Street is situated within the Broads Authority.

There are a number of nearby County Wildlife Sites (CWSs) within proximity to the

settlement: North of Horning Hall to the east, Knacker's Wood, Buttle Marsh and Marshes at Irstead Street to the north east and Square Covert to the north west.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the majority of the town is situated within the Low Plains Farmland Character Area.

The **Low Plains Farmland** Character Area is characterised by a flat or gently undulating open landscape with long, uninterrupted views, predominantly arable land use and dispersed rural settlements, including the expanding market town of North Walsham. The landscape becomes less enclosed and wooded towards the coast, as a result of 20th Century agriculture and hedgerow removals.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins for biodiversity and contains a mosaic of farmland, heathland and woodland to provide a network of semi-natural features. New development is integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character and dark skies at night.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Risk associated with combination of fluvial and tidal influences along the river Bure

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Horning is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Horning.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 798 people on the housing waiting list have expressed a preference for living in Horning.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 5 potentially suitable sites totalling 1,171 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Horning has a Primary School and Convenience Shopping along with a further five secondary services and one of the desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

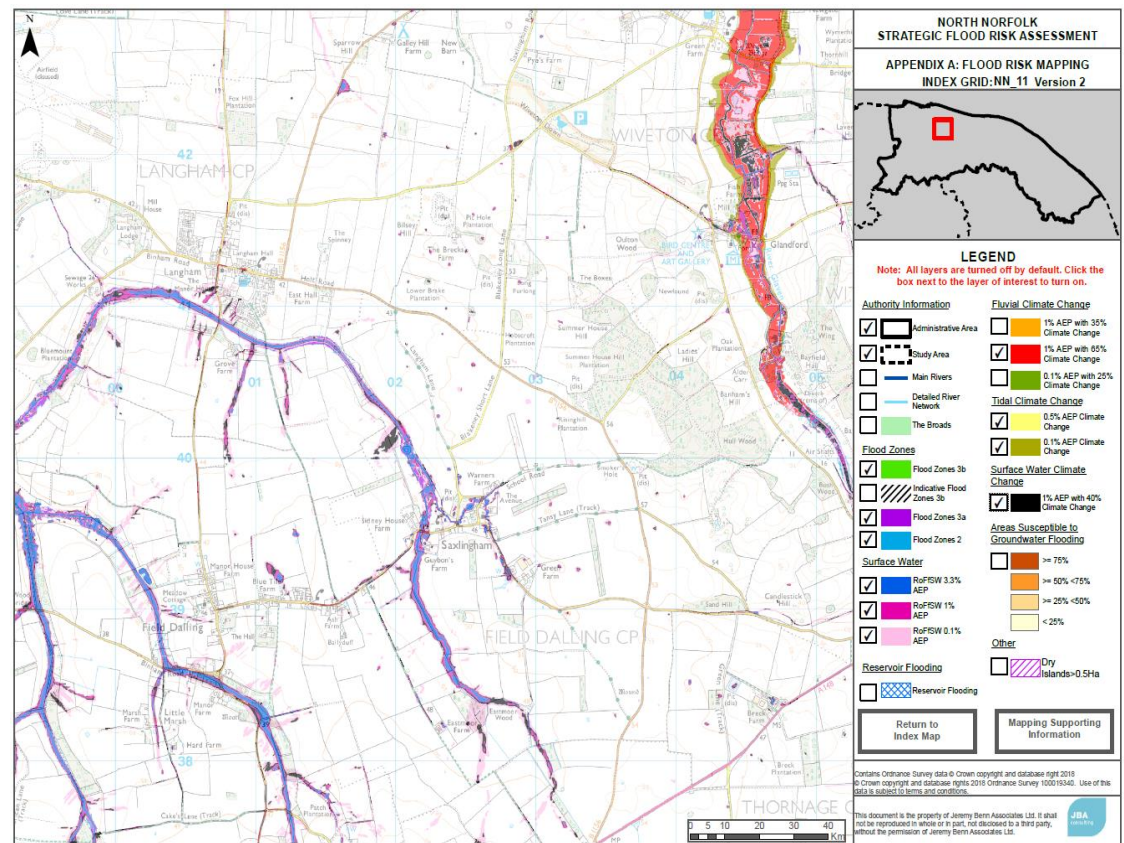
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Horning it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Langham

7.11. Langham was designated as 'Countryside' in the Core Strategy and has a population of 372 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Langham Village School
	Convenience Shopping	Y	Langham Community Shop
	GP surgery	N	
Secondary Services	Main Road	N	
	Post Office	Y	Langham Community Shop
	Other Shopping	N	
	Public House	Y	The Blue Bell
	Meeting Place (e.g. Village Hall)	Y	Langham Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	St Andrew and St Mary's Church
	Employment Land	N	
Built Environment			
<p>Langham Conservation Area is concentrated on the historic core of the village.</p> <p>There are a total of 15 Listed Buildings in Langham, one of which is Grade I (Church of St Mary and St Andrew). In addition, there is one Scheduled Ancient Monument (situated approximately 1.3 km to the west of the village centre). Currently no buildings have been locally listed.</p>			
Natural Environment			
<i>Flood risk</i>			

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The town is constrained to the south by the River Stiffkey. There are further pockets of surface water flooding within the village itself, predominantly in the south of the built environment. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion
 N/A

Environmental designations
 Two areas in Langham, one to the south east, Langham Lane Meadow, and the other to the south west, Binham Sewage Works, are designated as County Wildlife Sites (CWS).
 The Area of Outstanding Natural Beauty (AONB), covers roughly the half of the settlement north of the Holt Road.
 Bilsey Hill SSSI is situated approximately 1.3km to the north east of the settlement.

Landscape character
 The North Norfolk Landscape Character Assessment (2018) identifies that the northern extent of the village is situated within the Tributary Farmland character area, while the southern extent of the village is situated within the River Valleys (River

Stiffkey and tributaries) character area.

The **River Valley (Stiffkey and tributaries)** character area is characterised by steep sided and canalised lower reaches, with a scenic coastal character. The natural beauty of the river valley landscape downstream of Wighton is recognised by its inclusion within the Norfolk Coast AONB, and, where the river meets the coastal marshes, the North Norfolk Heritage Coast.

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

The **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited capacity within Langham Village School

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Langham is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Langham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of

the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 640 people on the housing waiting list have expressed a preference for living in Langham.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in Langham. At the time of publication Langham was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Langham has a Primary School and Convenience Shopping along with a further three secondary services and one of the desirable services. As such, the settlement is considered to meet the criteria of a **'Small Growth Village'**.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Langham it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

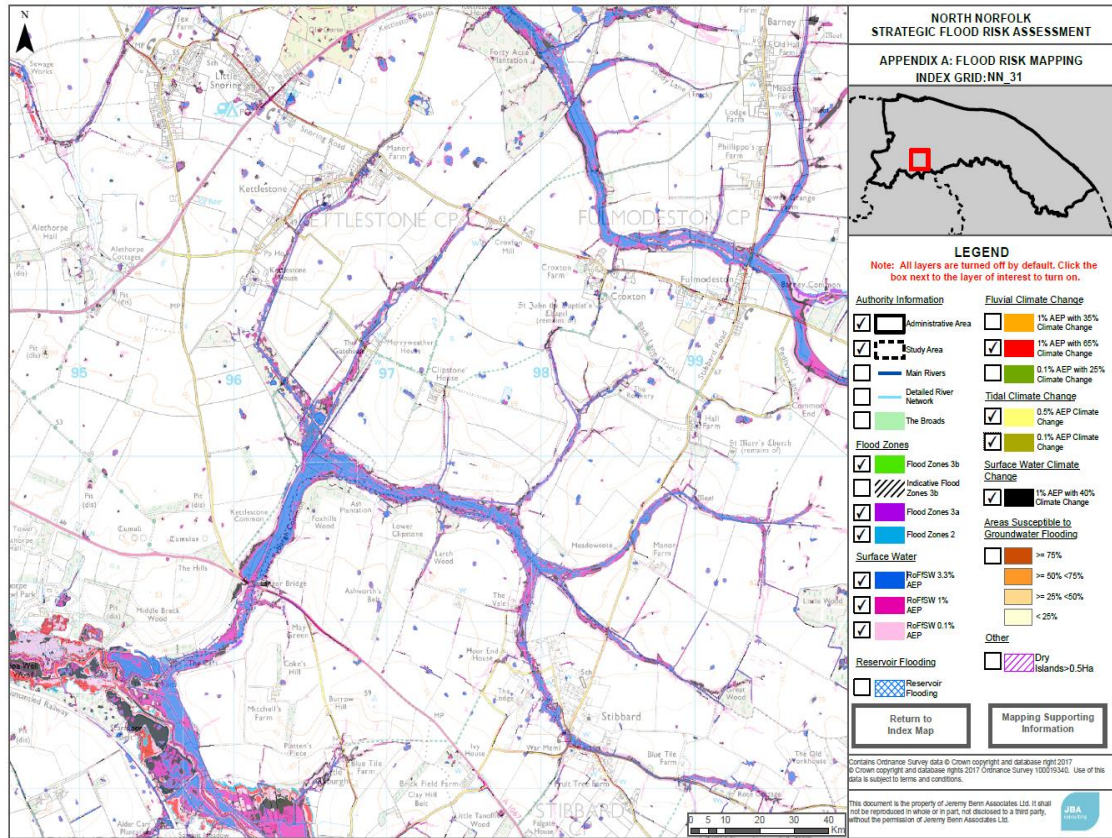
Little Snoring

7.12. Little Snoring was identified as a Service Village within the Core Strategy and has a population of 613 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

7.13.

Services and Facilities			
Key Services	Primary School	Y	Little Snoring Primary School
	Convenience Shopping	Y	Crossways Village Store
	GP surgery	N	
Secondary Services	Main Road	Y	A148
	Post Office	Y	Little Snoring Sub Post Office, Crossways Village Store
	Other Shopping	N	
	Public House	Y	The Green Man Inn
	Meeting Place (e.g. Village Hall)	N	
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	Saint Andrews' Church
	Employment Land	N	
Built Environment			
<p>There is no designated Conservation Area in the village of Little Snoring.</p> <p>There are a total of 10 Listed Buildings in Little Snoring, two of which are Grade I (Church of St Andrew and the detached Church Tower of St Andrew). Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA)</p>			

(2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. Constrained only by the stream to the north / north west of the village there are limited pockets of surface water flooding within the built form itself. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

The River Wensum Special Area of Conservation (SAC) is located approximately 2.5km to the south east. Part of the River Wensum is also designated as a Site of Specific Scientific Interest (SSSI).

There are a number of County Wildlife Sites (CWSs) near to Sculthorpe: Brett's Wood and Pond Meadows to the north east, Stiffkey Marshes to the north west and west and Kettlestone Fen to the south.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Tributary Farmland character area.

This **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural

villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited spare capacity within Little Snoring Primary School

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Little Snoring is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Little Snoring.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 757 people on the housing waiting list have expressed a preference for living in Little Snoring.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 9 potentially suitable sites totalling 255 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Little Snoring has a Primary School and Convenience Shopping along with a further three secondary services and one of the desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Little Snoring it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Little Walsingham

7.14. Little Walsingham was identified within the Core Strategy as a 'Service Village' and has a population of 807 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

7.15.

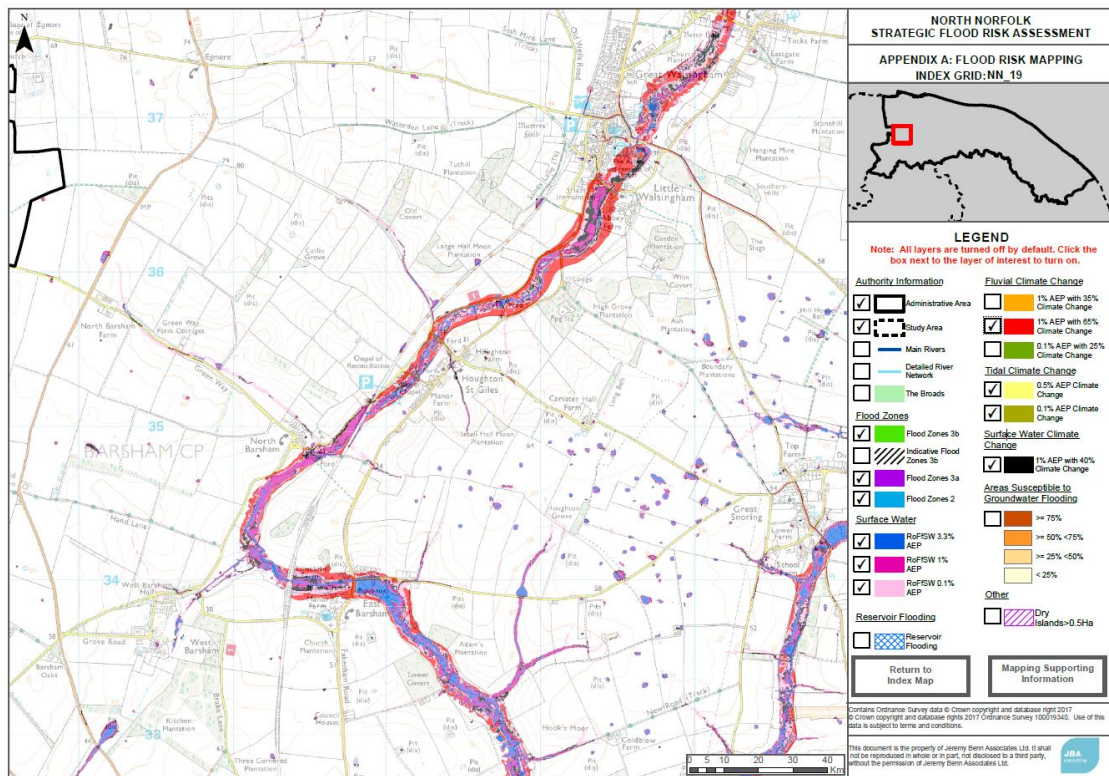
Services and Facilities			
Key Services	Primary School	Y	Walsingham Primary School
	Convenience Shopping	Y	Walsingham Village Stores
	GP surgery	Y	Walsingham Surgery (4 mornings a week)
Secondary Services	Main Road	N	
	Post Office	Y	Mobile Post Office
	Other Shopping	Y	A range of other shopping options
	Public House	Y	Bull Inn
	Meeting Place (e.g. Village Hall)	Y	Walsingham Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	St Mary & All Saints Church, Roman Catholic Church of the Annunciation
	Employment Land	N	
Built Environment			
<p>Walsingham Conservation Area covers both Great Walsingham and Little Walsingham and their landscape settings; the south west boundary adjoins that of Houghton St Giles' Conservation Area.</p> <p>There are a total of 133 Listed Buildings in Little Walsingham, four of which are Grade I (Church of St Mary and All Saints; The Priory (or Abbey) Gatehouse, Remains of St Mary's Friary and the Flint Boundary Wall) and nineteen Grade II* Listed buildings. In addition, there are four Scheduled Ancient Monuments and one</p>			

Historic Park and Garden (the Abbey grounds). Four buildings have been included on the Local List as important buildings.

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained to the south and east by the river Stiffkey. There are pockets of surface water flooding along the roads. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

The settlement is naturally constrained to the east by the River Stiffkey and to the west by the disused railway line. The sections extending both south (Wells to Walsingham) and north (Walsingham Disused Railway) are both designated County Wildlife Sites (CWSs).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the River Valley (River Stiffkey and Tributaries) character area. Immediately to the west of the village the landscape is categorised by the Rolling Open Farmland character area and to the west by the Tributary Farmland character area.

The **River Valley (Stiffkey and tributaries)** character area is characterised by steep

sided and canalised lower reaches, with a scenic coastal character. The natural beauty of the river valley landscape downstream of Wighton is recognised by its inclusion within the Norfolk Coast AONB, and, where the river meets the coastal marshes, the North Norfolk Heritage Coast.

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

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

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

The **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited spare capacity at Walsingham CE VA Primary School.
- Potential capacity at Fakenham Medical Practice (Little Walsingham branch).

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Little Walsingham is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Little Walsingham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 686 people on the housing waiting list have expressed a preference for living in Little Walsingham.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 10 potentially suitable sites totalling 243 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and

information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Little Walsingham has a Primary School, Convenience Shopping and a GP surgery along with a further four secondary services and one of the desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Little Walsingham it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Overstrand

7.16. Overstrand was identified as a 'Coastal Service Village' in the Core Strategy and has a population of 957 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

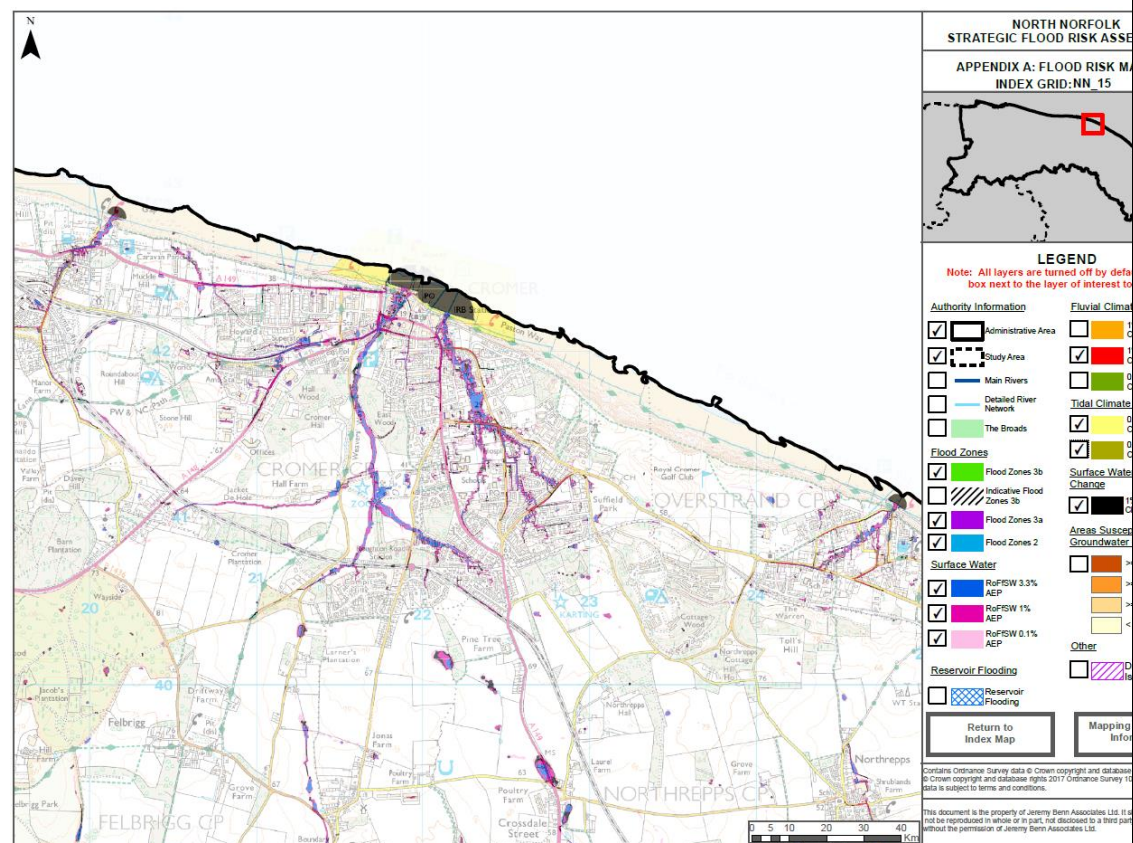
Services and Facilities			
Key Services	Primary School	Y	The Belfry Primary School
	Convenience Shopping	Y	Central Overstrand Stores
	GP surgery	N	
Secondary Services	Main Road	Y	Mundesley Road
	Post Office	Y	Central Overstrand Stores
	Other Shopping	Y	A range of services are available within the village.
	Public House	Y	The White Horse
	Meeting Place (e.g. Village Hall)	Y	Overstrand Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	Y	H Curtis and Sons
	Place of Worship	Y	St Martins' Church and Overstrand Methodist Church
	Employment Land	N	
Built Environment			
Overstrand Conservation Area covers a large area, incorporating the historic core and reaches north to the sea front, south into open countryside and west to cover Overstrand Hall and its grounds, which are also a designated Historic Park and Garden. There is a second Historic Park and Garden, the walled garden which was originally part of the grounds of the Pleasaunce.			

There are a total of 13 Listed Buildings in Overstrand, six of which are Grade II*. Currently no buildings have been locally listed.

Natural Environment

Flood risk

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The built form is relatively free of flood risk constraints with areas of surface water flooding along roads in the village itself. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Overstrand is included within SMP6.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the

policy states that “*new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.*”

Overstrand’s coast line, to the north of the settlement, is entirely within the Coastal Erosion Constraint Area, this extends into the built form of the settlement to the north and the east. The village is constrained to the north east and the north west by areas that that are affected (or threatened) by erosion within 20 years (2005-2025). The entire coastline (including the northern extent of the settlement) is situated within an area that is affected (or threatened) by erosion within 50 years (2005-2055) and 100 years (2005-2105).

Environmental designations

Overstrand is constrained to the north by the North Sea. The shoreline and the North Sea beyond is designated as part of the Greater Wash Special Protection Area (SPA). The cliffs to the east and west of the town are also designated as Sites of Specific Scientific Interest (SSSIs).

There are two County Wildlife Sites (CWSs), Overstrand Cliffs directly to the north of the settlement and Overstrand Disused Railway to the south east.

The settlement is surrounded to the south east and west is constrained by the Area of Outstanding Natural Beauty (AONB).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village itself is situated within the Coastal Shelf landscape character area and the area to the south of the town is defined as the Tributary Farmland character area.

The **Coastal Shelf** character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and opportunities will be sought to better integrate existing coastal development. Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

The **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural

villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Infrastructure Constraints

No known infrastructure constraints

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Overstrand is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Overstrand.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 936 people on the housing waiting list have expressed a preference for living in Overstrand.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 7 potentially suitable sites totalling 162 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Overstrand has a Primary School and Convenience Shopping along with a further five secondary services and two desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

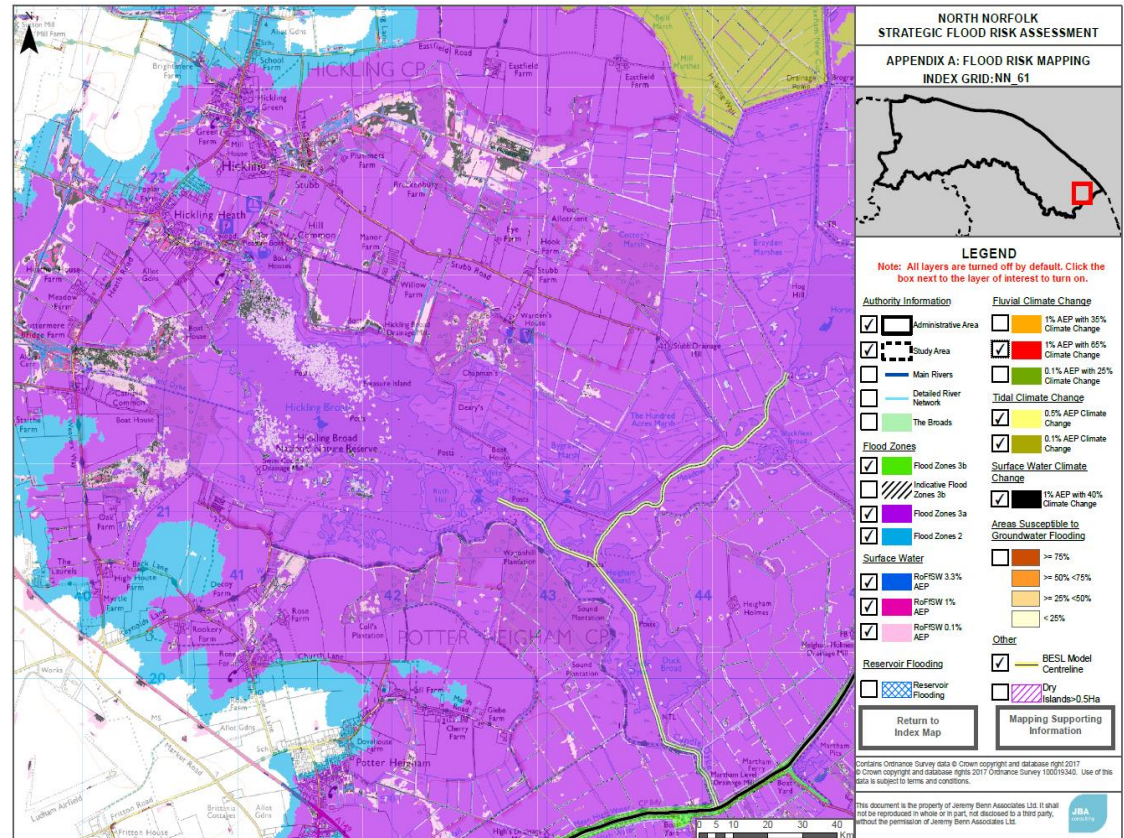
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. In regards to Overstrand coastal erosion and the environmental designations represents a significant consideration when it comes to potential development within the settlement. Notwithstanding this, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Potter Heigham

7.17. Potter Heigham was designated as a 'Countryside' in the Core Strategy and has a population of 957 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	N	
	Convenience Shopping	Y	Potter Heigham Convenience Store
	GP surgery	N	
Secondary Services	Main Road	Y	A149
	Post Office	Y	Potter Heigham Convenience Store
	Other Shopping	Y	Lathams of Potter Heigham
	Public House	Y	Falgate Inn, Norada Pub and Restaurant
	Meeting Place (e.g. Village Hall)	Y	Potter Heigham Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	St Nicholas' Church
	Employment Land	N	
Built Environment			
<p>Potter Heigham Conservation Area is quite remote from the village centre and embraces only Church Road and part of Marsh Road, which are at the north-eastern extremity of the village. It is intensely rural in character and embraces parts of open fields.</p> <p>There are a total of 11 Listed Buildings in Potter Heigham, one of which is Grade I (Church of St Nicholas) and two Grade II*. In addition, there is one Scheduled Ancient Monument (Potter Heigham Bridge). Currently no buildings have been locally listed.</p>			
Natural Environment			
<i>Flood risk</i>			

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The majority of the village is situated within areas of Flood Zone 2 and Flood Zone 3a. This constrains the village with only the northern extent of the settlement situated in Flood Zone 1.



Coastal erosion

N/A

Environmental designations

The settlement is constrained to the east by Hicking Broad and the west by Ludham and Potter Heigham Marshes. These areas are situated within the Broads Authority and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Sites of Specific Scientific Interest (SSSIs) and Ramsars. Smaller parts of the sites are also designated National Nature Reserves.

There are two County Wildlife Sites (CWSs) nearby: Land adjacent to Horse Fen to the south west and Land South of Potter Heigham immediately adjacent to the southern extent of the built form.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Settled Farmland character area.

The **Settled Farmland** character area is characterised by flat or very flat arable

landscapes, which are bordered by woodland fringing the adjacent Broads Valleys. Settlement is a strong feature of the landscape, as dispersed farmsteads or in villages such as Sea Palling, Hickling, Ludham and parts of Potter Heigham and the market town of Stalham.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins, restored grassland and hedgerows for biodiversity to provide a network of semi-natural features, whilst protecting the highly productive agricultural soils and farmland. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links within the Character area and to the neighbouring Broads via biodiverse rural lanes, footpaths and cycle routes; maximising opportunities to enjoy and understand the landscape, and dark skies at night.

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Risk of flooding from fluvial and tidal influences associated with the River Thurne.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Potter Heigham is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in Potter Heigham.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 757 people on the housing waiting list have expressed a preference for living in Potter Heigham.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently

live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in Potter Heigham. At the time of publication Potter Heigham was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Potter Heigham has Convenience Shopping along with a further five secondary services and one desirable service. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

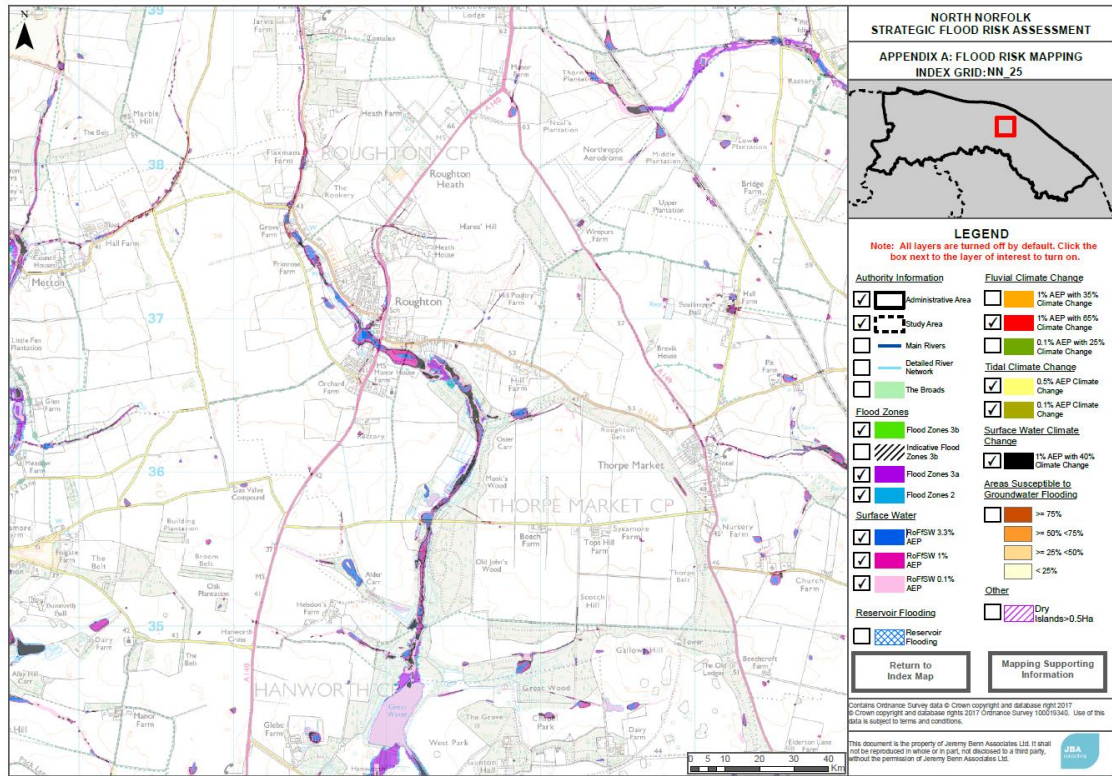
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. In regards to Potter Heigham flood risk represents a significant consideration when it comes to potential development within the settlement. Notwithstanding this, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Roughton

7.18. Roughton was identified as a 'Service Village' in the Core Strategy and has a population of 939 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Roughton St Marys
	Convenience Shopping	Y	McColls
	GP surgery	N	
Secondary Services	Main Road	Y	Norwich Road, A140
	Post Office	Y	McColls Post Office
	Other Shopping	N	
	Public House	Y	The New Inn
	Meeting Place (e.g. Village Hall)	Y	Roughton Village hall
Desirable Services	Petrol Filling Station	Y	Roughton Service Station
	Vehicle Repair Shop	N	
	Place of Worship	Y	St Marys' Church
	Employment Land	Y	Land off Norwich Road
Built Environment			
There is no designated Conservation Area in the village of Roughton.			
There are a total of 13 Listed Buildings in Roughton, one of which is Grade II*. In addition, there is one Scheduled Ancient Monument (Tumuli on Roughton Heath including Hare's Hill and Two Hills). Currently no buildings have been locally listed.			
Natural Environment			
<i>Flood risk</i>			
The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA)			

(2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained by the Hagon Beck, which dissects the village. There are small pockets of surface water flooding in the village, however these are predominantly along roads. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

Old Johns Wood, situated to the south east of the settlement is a designated Ancient Woodland and the northern extent also forms part of Hagen Beck Marshes, a County Wildlife Site (CWS) that encroaches further to the built form in the east.

A further CWS, Hagen Beck Woods, is located adjacent to the built form, where the A140 meets the B1436.

The northern extent of the settlement, north of the B1436, is situated within an Area of Outstanding Natural Beauty (AONB).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the northern extent and southern extent of the village is primarily situated within the Tributary Farmland character area. An area of the centre of the village is defined by the River Valleys (Bure and Tributaries) character area.

This **Tributary Farmland** character area is defined by a strong rural character with a

sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Parts of three river systems, the Wensum, the Bure and the Ant, feed south and eastward through the District into the Broads. The **River Valleys (Bure and tributaries)** character area is defined by the valley floors, which provide a strong contrast to the typically open, large-scale arable landscapes through which they pass, characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- Limited spare capacity within St Mary's VA CE Primary School
- A140 Norwich to Cromer and B1436 Thorpe and Felbrigg roads junction is considered a congestion 'hot spot'.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Roughton is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Roughton.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 862 people on the housing waiting list have expressed a preference for living in Roughton.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 11 potentially suitable sites totalling 409 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Roughton has a Primary School and Convenience Shopping along with a further four secondary services and three desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. In regards to Roughton the nearby

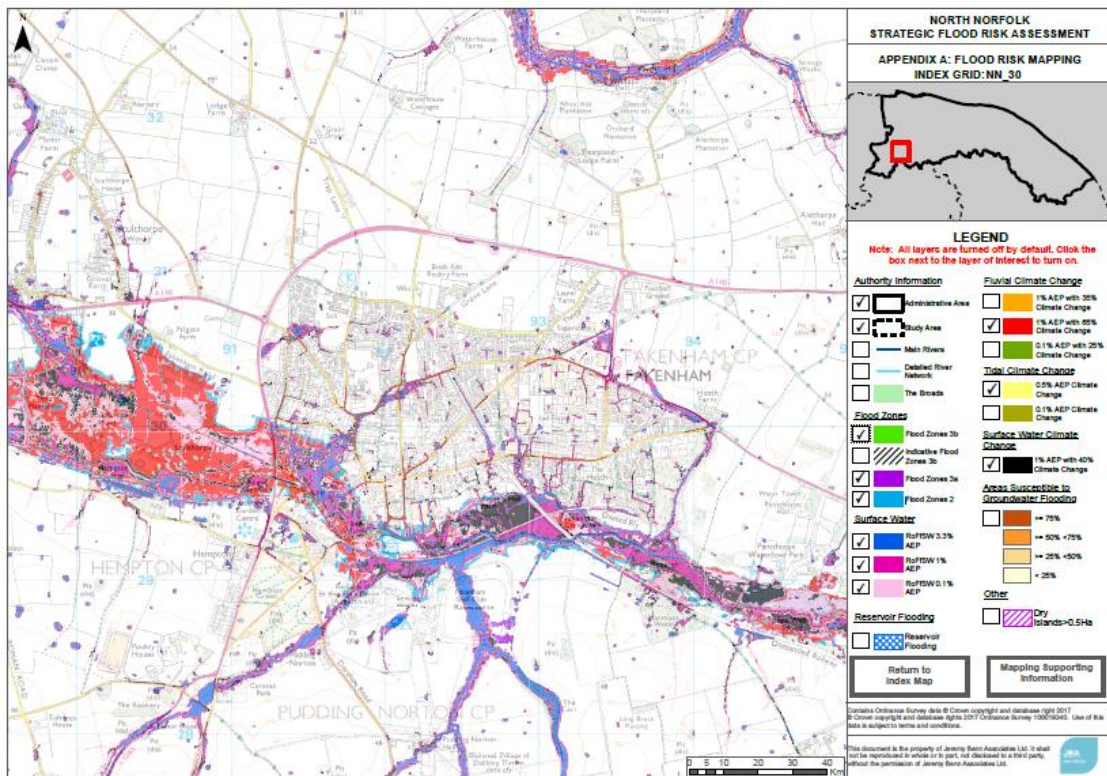
environmental designations represent a significant consideration when it comes to potential development within the settlement. Notwithstanding this, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Sculthorpe

7.19. Sculthorpe was designated as ‘Countryside’ in the Core Strategy and has a population of 751 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement’s position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Sculthorpe CEVA Primary School
	Convenience Shopping	N	
	GP surgery	N	
Secondary Services	Main Road	Y	A148
	Post Office	N	
	Other Shopping	N	
	Public House	Y	Hour Glass
	Meeting Place (e.g. Village Hall)	Y	Sculthorpe Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	St Mary and All Saints
	Employment Land	N	
Built Environment			
<p>Sculthorpe Conservation Area is concentrated around the south west corner of the village.</p> <p>There are a total of 9 Listed Buildings in Sculthorpe, one of which is Grade II*. Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained to the south and the west by the River Wensum. There are limited pockets of surface water flooding within the village itself.</p>			

The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

The river Wensum is situated to the south of the settlement which is designated as a Site of Specific Scientific Interest (SSSI). Sculthorpe Moor and Meadows, which is adjacent to the river Wensum is a designated County Wildlife Site (CWS).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the majority of the village is situated within the Rolling Open Farmland Character Area and the landscape immediately to the south is defined by the River Valleys (Wensum and Tributaries) Character Area.

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

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

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

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

Infrastructure Constraints

The following is a list of known infrastructure constraints:

- A148/A1065 Sculthorpe “Shell Garage” roundabout on the Fakenham bypass: Congestion and delays at peak periods particularly in summer months when there is high volumes of tourist traffic entering and leaving North Norfolk.
- No spare capacity within Sculthorpe CE Primary Academy

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Sculthorpe is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Sculthorpe.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 686 people on the housing waiting list have expressed a preference for living in Sculthorpe.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in Sculthorpe. At the time of publication Sculthorpe was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Sculthorpe has a Primary School and a further three secondary services and one of the desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a

valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

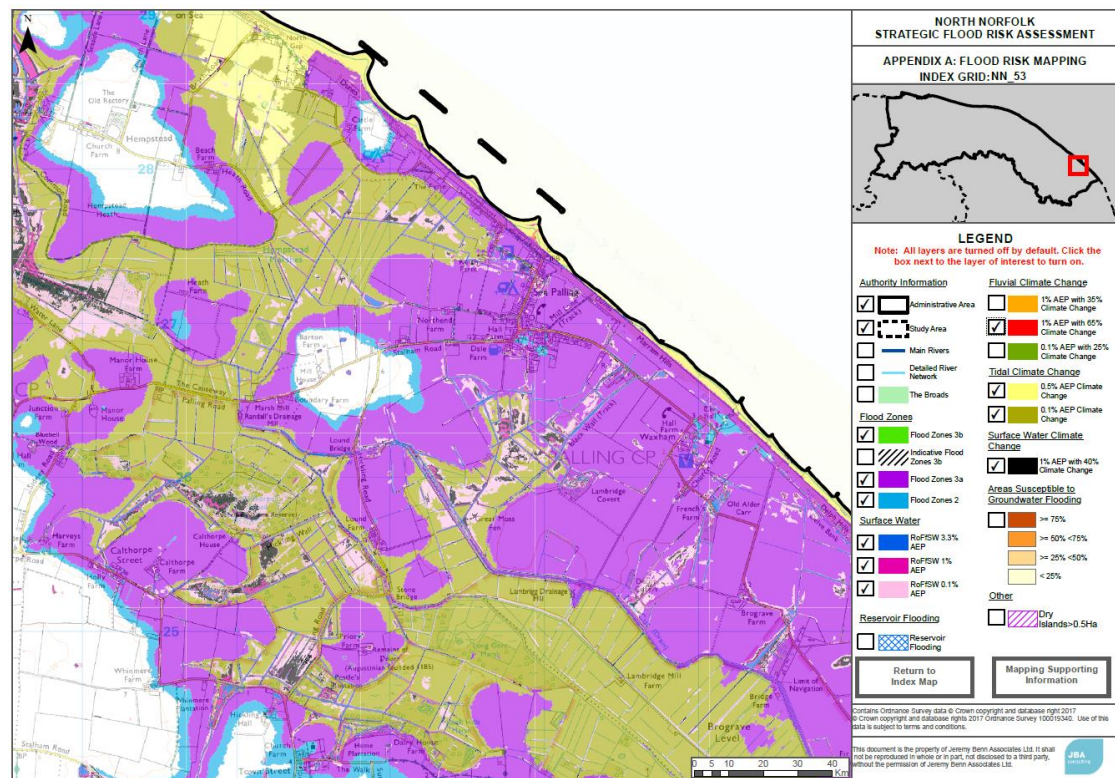
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Sculthorpe it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Sea Palling

7.20. Sea Palling was designated as 'Countryside' in the Core Strategy and has a population of 655 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	N	
	Convenience Shopping	Y	Sea Palling Village Stores & Post Office
	GP surgery	N	
Secondary Services	Main Road	N	
	Post Office	Y	Sea Palling Village Stores & Post Office
	Other Shopping	Y	Other Shopping options within the village
	Public House	Y	Reefs Bar
	Meeting Place (e.g. Village Hall)	N	
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	St Margaret of Antioch Church
	Employment Land	N	
Built Environment			
<p>There is no designated Conservation Area in the village of Sea Palling.</p> <p>There are a total of 7 Listed Buildings in Sea Palling, two of which are Grade II*. Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA)</p>			

(2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The entirety of the village is situated within Flood Zone 3a.



Coastal erosion

North Norfolk’s coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Sea Palling is included within SMP7.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that “*new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.*”

Sea Palling does not have a Coastal Erosion Risk Area as defined in Policy EN11 of the adopted Core Strategy.

Environmental designations

The settlement is naturally constrained to the north by the North Sea. The coastline and the sea beyond are designated as a Special Protection Area (SPA). The entirety

of the seafront is also designated as a County Wildlife Site (CWS).

To the southwest of the settlement lies Calthorpe Broad. This is situated within the Broads Authority Area and is designated as a Special Protection Area (SPA), a SPA, a Site of Specific Scientific Interest (SSSI) and a Ramsar site.

There are a number of CWSs nearby: Land South of Hempstead Marshes and Ingham Fen to the west, Manor House Wood, Calthorpe Broad Wood and Marston's Wood to the south, New Cut and Long Gore Marsh to the south east and Lambridge Covert and to the east with Land Near French's Farm further to the east.

The Area of Outstanding Natural Beauty (AONB) covers the area to the east and south east of Sea Palling. The AONB encroaches up to the built form along to the northern extent of Waxham Road.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the majority of the village is situated within the Coastal Plain character area.

The **Coastal Plain** character area is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin type is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin.

The vision for this landscape character area is a well-managed and actively farmed rural landscape, with a wild coastal edge incorporating resilient semi-natural habitats and opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night. The mosaic of habitats will stretch inland to re-connect with those in neighbouring areas and the Broads, whilst the highly productive agricultural soils and farmland will be protected and sensitively managed, including from the risk of soil erosion. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links via biodiverse rural lanes, footpaths and cycle routes. Large scale on-shore infrastructure projects to support the offshore wind farms will be complete and any above ground structures will be well integrated into the local landscape.

Infrastructure Constraints

There are no known infrastructure constraints.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Sea Palling is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15%

affordable housing on all developments of 6 dwellings or more in Sea Palling.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 708 people on the housing waiting list have expressed a preference for living in Sea Palling.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in Sea Palling. At the time of publication Sea Palling was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Sea Palling has Convenience Shopping along with a three secondary services and one of the desirable services. As such, it is considered to meet the criteria of a 'Small Growth Village'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities

than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

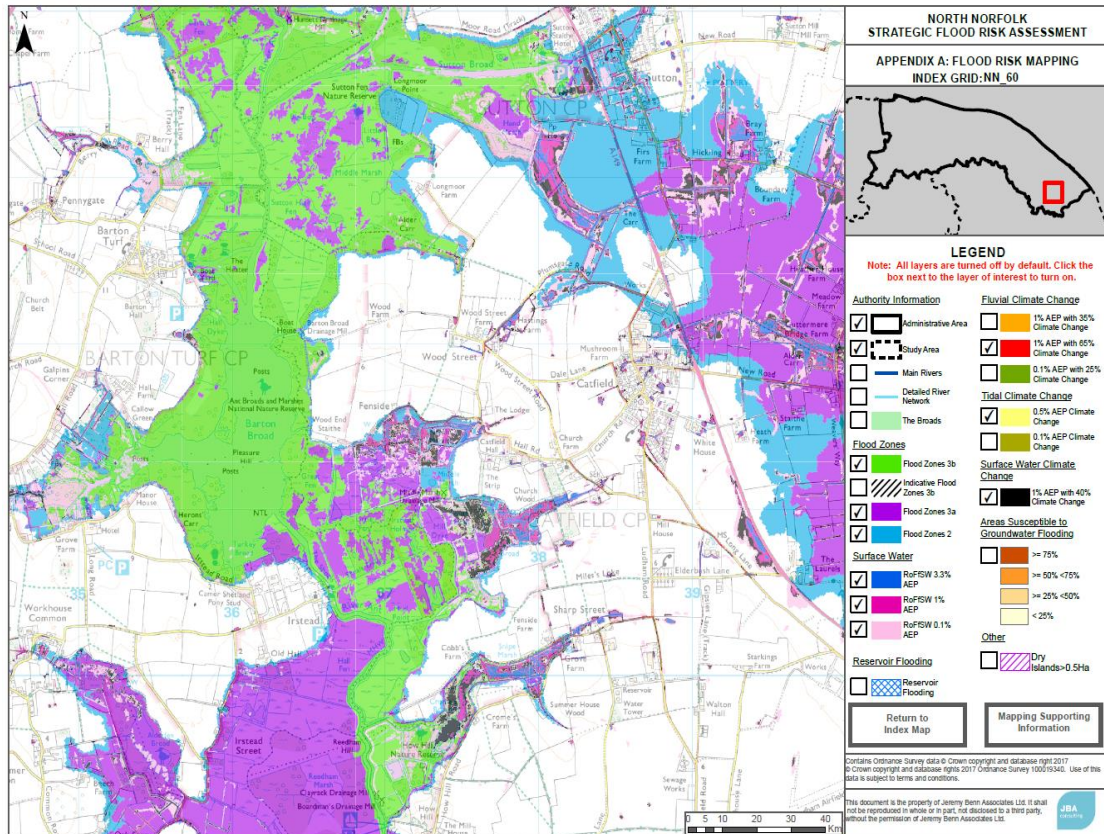
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. In regards to Sea Palling, flood risk represents a significant consideration when it comes to potential development within the settlement. Due to the significance of the flood risk, it is considered that whilst the settlement has the relevant services and facilities it is not appropriate to allocate in Sea Palling within the Local Plan. Therefore, within the Local Plan Sea Palling is to be defined as '**Countryside**'.

Sutton

7.21. Sutton was designated as 'Countryside' in the Core Strategy and has a population of 1,163 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Sutton Church of England Infant School
	Convenience Shopping	N	
	GP surgery	N	
Secondary Services	Main Road	Y	
	Post Office	N	
	Other Shopping	Y	Other Shopping options within the village
	Public House	N	
	Meeting Place (e.g. Village Hall)	Y	The Village Hall Sutton
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	St Fursey Orthodox Christian Community
	Employment Land	N	
Built Environment			
<p>There is no designated Conservation Area in the village of Sea Palling.</p> <p>There are a total of 7 Listed Buildings in Sutton, two of which are Grade II*.</p> <p>Currently no buildings have been locally listed.</p>			
Natural Environment			
<i>Flood risk</i>			

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The settlement is constrained to the west by Flood Zone 3a. The southern section of the settlement (approx. South of Staithe Road) is situated within Flood Zone 2. The settlement itself is also subject to pockets of surface water flooding.



Coastal erosion

N/A

Environmental designations

The Broadland wetlands, to the west of the settlement within the Broads Authority, are important European Sites and subject to the designations: Ramsar; Special Protection Area (SPA) and; Special Area of Conservation (SAC). These sites are also designated Sites of Specific Scientific Interest (SSSIs). The northern tip and southern tip of the Broadland Wetlands are also designated National Nature Reserves.

To the north of the settlement is Stalham Fen, A County Wildlife Site (CWS).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Settled Farmland character area.

The **Settled Farmland** character area is characterised by flat or very flat arable landscapes, which are bordered by woodland fringing the adjacent Broads Valleys. Settlement is a strong feature of the landscape, as dispersed farmsteads or in

villages such as Sea Palling, Hickling, Ludham and parts of Potter Heigham and the market town of Stalham.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that makes the most of field margins, restored grassland and hedgerows for biodiversity to provide a network of semi-natural features, whilst protecting the highly productive agricultural soils and farmland. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links within the Character area and to the neighbouring Broads via biodiverse rural lanes, footpaths and cycle routes; maximising opportunities to enjoy and understand the landscape, and dark skies at night.

Infrastructure Constraints

There are no known infrastructure constraints.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Sutton is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Sutton.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 663 people on the housing waiting list have expressed a preference for living in Sutton.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is

generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in Sutton. At the time of publication Sea Palling was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Sutton has an Infant School along with a three secondary services and one of the desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

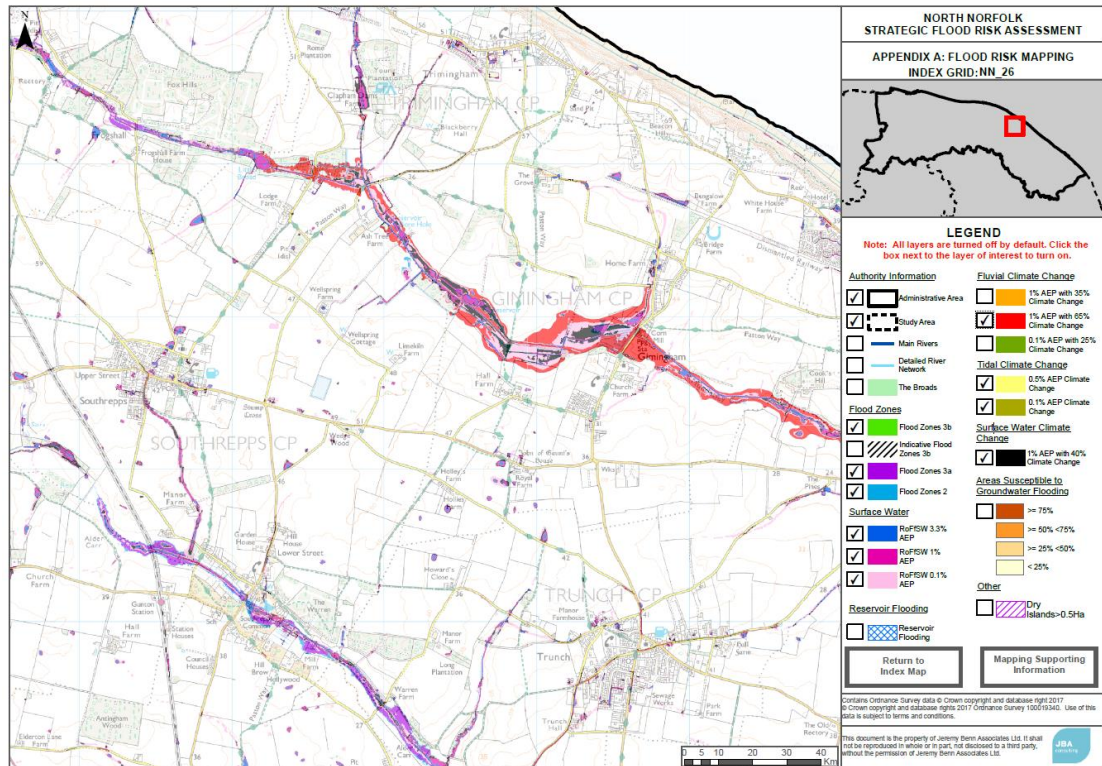
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. In regards to Sutton, flood risk represents a significant consideration when it comes to potential development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Southrepps

7.22. Southrepps was identified as a 'Service Village' in the Core Strategy and has a population of 815 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	Y	Antingham and Southrepps Primary School
	Convenience Shopping	Y	Southrepps Mini Market
	GP surgery	N	
Secondary Services	Main Road	N	
	Post Office	Y	Southrepps Post Office
	Other Shopping	N	
	Public House	Y	Vernon Arms
	Meeting Place (e.g. Village Hall)	Y	
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	Saint James Church
	Employment Land	N	
Built Environment			
<p>Southrepps (Upper) Conservation Area is concentrated around the historic core of the village, incorporating the church to the north and west side of the northern end of Long Lane.</p> <p>There are a total of 13 Listed Buildings in Southrepps, one of which is Grade I (Church of St James) and two Grade II*. In addition, a Scheduled Ancient Monument lies approximately 0.5 km east along Gimingham Road. Currently no buildings have been locally listed.</p>			
Natural Environment			
<i>Flood risk</i>			

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. There are pockets of surface water flooding within the village itself. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

Southrepps Common, located to the south east of the settlement, is designated as a Site of Specific Scientific Interest (SSSI) and a Special Area of Conservation (SAC). The areas to the east and west of this site, also forming part of Southrepps Common, are designated County Wildlife Sites (CWSs).

The entirety of the settlement is within the Area of Outstanding Natural Beauty (AONB).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Tributary Farmland Character Area. The character area to the north is defined by the River Valley (Mundesley Beck) and the area to the south is defined by the River Valley (River Ant and tributaries).

The **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the

main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

The **River Valleys (Mundesley Beck)** character area is defined by the Mundesley Beck. This is the shortest of North Norfolk's river valleys, running parallel to the coast a little over 1km inland for most of its 7km length. This small river draws its waters from a superficial aquifer comprised predominantly of sands and gravels, and has largely been canalised with no sections of naturally meandering river channel. With the exception of the area around Mundesley, the valley is almost wholly within the Norfolk Coast AONB.

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

The **River Valleys (River Ant and Tributaries)** Character Area provides a strong contrast to the typically open, large-scale arable landscapes through which they pass, being characterised by a pastoral land use, a high level of tree cover and a linear settlement pattern, with significant local variations in land cover and, consequently, in views.

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

Infrastructure Constraints

No known infrastructure constraints.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Southrepps is identified within Zone 1,

which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Southrepps.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 832 people on the housing waiting list have expressed a preference for living in Southrepps.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 16 potentially suitable sites totalling 394 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Southrepps has a Primary School and Convenience Shopping along with a three secondary services and two desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a

valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

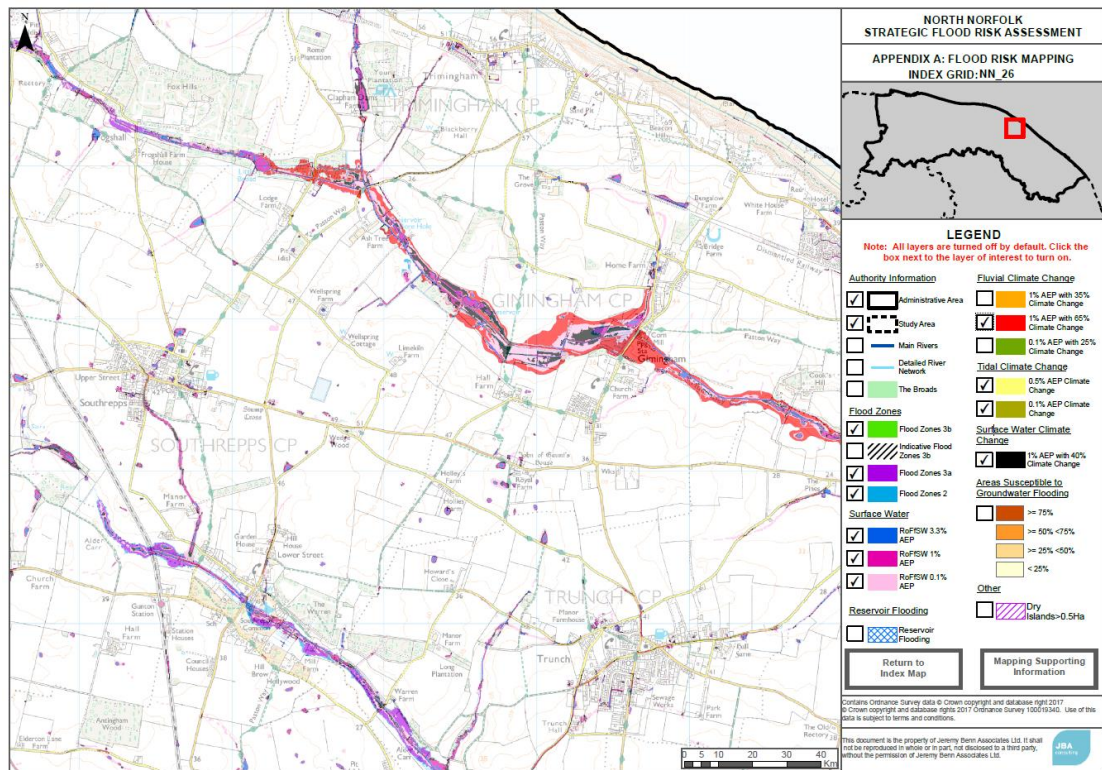
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Southrepps it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Trunch

7.23. Trunch was designated as 'Countryside' in the Core Strategy and has a population of 909 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	N	
	Convenience Shopping	Y	Trunch Corner Stores
	GP surgery	N	
Secondary Services	Main Road	Y	North Walsham Road
	Post Office	N	
	Other Shopping	N	
	Public House	Y	The Crown
	Meeting Place (e.g. Village Hall)	Y	Trunch Social Club
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	Y	Trunch Garage
	Place of Worship	Y	St Botolphs Church
	Employment Land	N	
Built Environment			
<p>Trunch Conservation Area covers the historic core of the village and extends some 0.5km east along the Mundesley and Knapton roads.</p> <p>There are a total of 14 Listed Buildings in Trunch, one of which is Grade I (Church of St Botolph) and one Grade II*. Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained to the south by the Mundesley Beck. There are</p>			

pockets of surface water flooding within the village itself. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

N/A

Environmental designations

Southrepps Common, located to the south west of the settlement, is designated as a Site of Specific Scientific Interest (SSSI) and a Special Area of Conservation (SAC). The areas to the east and west of this site, also forming part of Southrepps Common, are designated County Wildlife Sites (CWSs).

The Area of Outstanding Natural Beauty (AONB) runs to the north of the settlement, north of Brewery Road, running around the settlement to the east encroaching on the settlement as far as Hall Farm.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Tributary Farmland character area.

The **Tributary Farmland** character area is defined by a strong rural character with a sense of remoteness and tranquillity emphasised by the historic field patterns, rural villages, rural lanes and the long range views across the landscape. As the name suggest, it forms the catchment area for a number of watercourses feeding into the main river valleys of the Stiffkey, Glaven and Bure.

The vision for this landscape character area is a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological

networks and semi-natural habitats. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular. The landscape retains a rural character with dark night skies.

Infrastructure Constraints

No known infrastructure constraints.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Trunch is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Trunch.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 820 people on the housing waiting list have expressed a preference for living in Trunch.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in Trunch. At the time of publication Trunch was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Trunch has Convenience Shopping along with a three secondary services and two desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

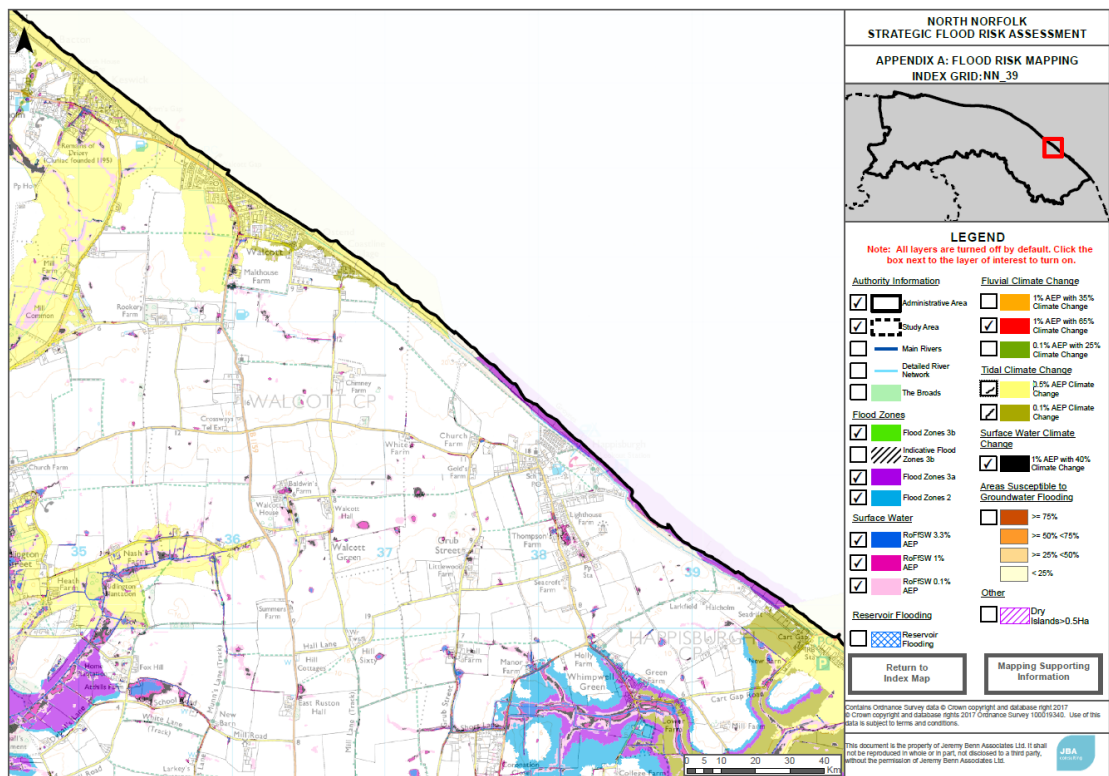
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. However, for Trunch it is considered that the constraints would not limit the principle of development within the settlement. Therefore, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Walcott

7.24. Walcott was designated as 'Countryside' in the Core Strategy and has a population of 548 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	N	
	Convenience Shopping	Y	Mace Convenience Store & Post Office
	GP surgery	N	
Secondary Services	Main Road	Y	North Walsham Road
	Post Office	Y	Mace Convenience Store & Post Office
	Other Shopping	N	
	Public House	Y	The Lighthouse Inn
	Meeting Place (e.g. Village Hall)	N	
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	All Saints Church
	Employment Land	N	
Built Environment			
There is no designated Conservation Area in the village of Walcott.			
There is only one Grade II) Listed building in Walcott. Currently no buildings have been locally listed.			
Natural Environment			
<i>Flood risk</i>			
The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. Areas to the north of the town, along the coast, are situated within Flood			

Zone 2 and, to a lesser extent, Flood Zone 3a. Taking climate change into consideration the majority of the settlement is constrained by flood risk, with only small pockets of Flood Zone 1 to the south east of the village.



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Walcott is included within SMP6.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that “*new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.*”

Walcott's coast line is entirely within the Coastal Erosion Constraint Area, this encompasses a large amount of the built form. Further to this, the northern extent of the built form is situated within an area that is affected (or threatened) by erosion within 50 years (2005-2055).

As part of the Coastal Management Study (2013), a £17.9m project is proposed,

delivering 1.5 million m3 of landscaping between Bacton and Walcott. The intention is to build up the beach in order to provide natural protection to the coastline, particularly the Bacton Gas Terminal.

Environmental designations

The settlement is constrained to the north by the North Sea, which is also designated as part of the Greater Wash Special Protection Area (SPA).

There are a number of County Wildlife Sites (CWSs) to the south of the settlement, the closest being Crostwight Heath and Fox Hill Allotments and Common.

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village is situated within the Tributary Farmland character area.

The **Coastal Plain** character area is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin type is characterised by a flat or nearly flat open coastal landscape of predominantly Grade 1 arable farmland with some more naturalistic habitats, especially in the south towards the Broads and along the dynamic coastal margin.

The vision for this landscape character area is a well-managed and actively farmed rural landscape, with a wild coastal edge incorporating resilient semi-natural habitats and opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night. The mosaic of habitats will stretch inland to re-connect with those in neighbouring areas and the Broads, whilst the highly productive agricultural soils and farmland will be protected and sensitively managed, including from the risk of soil erosion. The intrinsic rural character of the landscape and traditional character of settlements, farmsteads and historic skyline features will be conserved and enhanced, with new development well integrated into the landscape and strengthened recreational links via biodiverse rural lanes, footpaths and cycle routes. Large scale on-shore infrastructure projects to support the offshore wind farms will be complete and any above ground structures will be well integrated into the local landscape.

Infrastructure Constraints

No known infrastructure constraints.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Walcott is identified within Zone 1, which is considered to represent the area with lower levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 15% affordable housing on all developments of 6 dwellings or more in Walcott.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a

calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 779 people on the housing waiting list have expressed a preference for living in Walcott.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in Walcott. At the time of publication Walcott was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Walcott has Convenience Shopping along with a three secondary services and one of the desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the

population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. In regards to Walcott, flood risk, coastal erosion and the nearby environmental designations represent a significant consideration when it comes to potential development within the settlement.

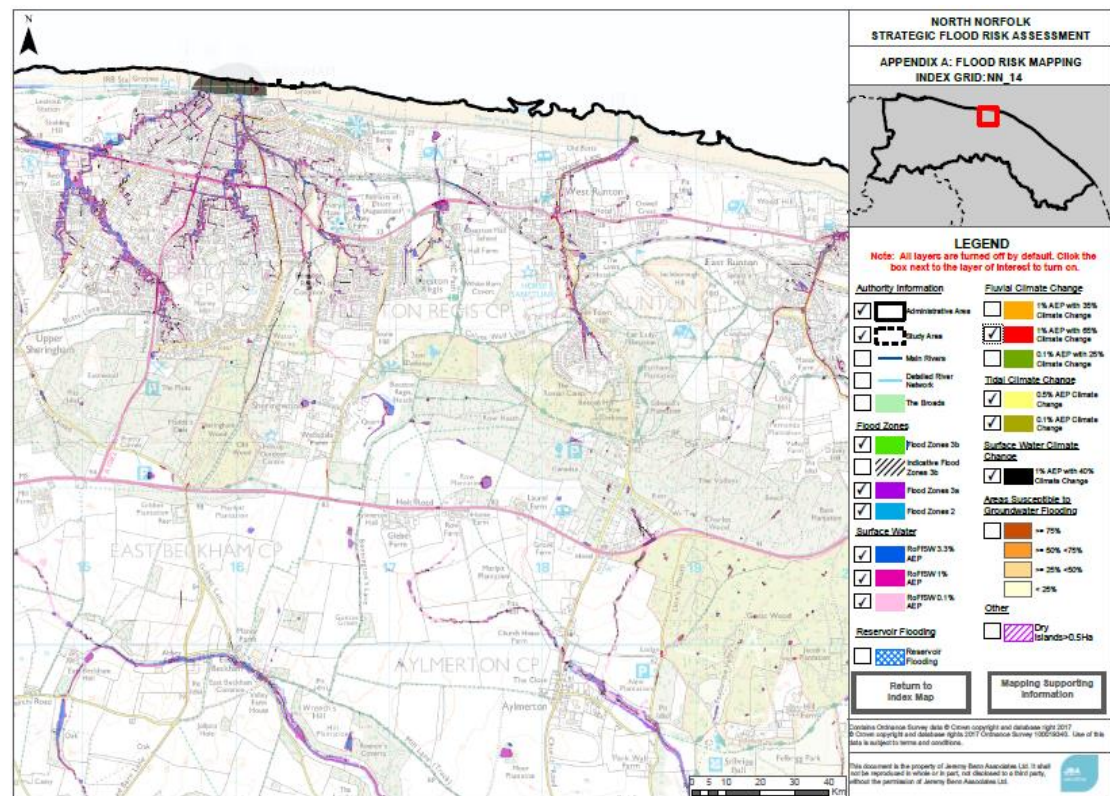
Notwithstanding this, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

West Runton

7.25. West Runton was designated in the Core Strategy as ‘Countryside’ and has a population of 807 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement’s position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	N	
	Convenience Shopping	Y	West Runton Village Store
	GP surgery	N	
Secondary Services	Main Road	Y	A149
	Post Office	Y	West Runton Post Office
	Other Shopping	Y	A range of shopping options
	Public House	Y	The Pepperpot
	Meeting Place (e.g. Village Hall)	Y	West Runton Social Club
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	Holy Trinity Church
	Employment Land	N	
Built Environment			
<p>West Runton Conservation Area runs north south through the village core, taking in Runton Common.</p> <p>There is one Listed Building in West Runton. This is Grade I (Church of the Holy Trinity). Currently no buildings have been locally listed.</p>			
Natural Environment			
<p><i>Flood risk</i></p> <p>The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is relatively free of flood risk, with the exception of surface water</p>			

flooding along the roads within the village.



Coastal erosion

North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to West Runton is included within SMP6.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that *“new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.”*

West Runton's coast line, to the north of the settlement, is entirely within the Coastal Erosion Constraint Area. Further to this, the northern area of the built form is situated within an area that is affected (or threatened) by erosion within 20 years (2005-2025) and 50 years (2005-2055).

Environmental designations

East Runton is naturally constrained to the north by the North Sea. The shoreline and

the North Sea beyond are designated as the Greater Wash Special Protection Area (SPA).

There are a number of pockets designated as County Wildlife Sites (CWS): West Runton Common, divides the central settlement and the built form in the south. To the south of this is the Roman Camp and Beeston Regis Heath. Centrally, between West Runton and East Runton, Inceborough Hill is designated as a CWS.

The area south of the railway line is designated as Area of Outstanding Natural Beauty (AONB)

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village itself is situated within the Coastal Shelf landscape character area and that the area to the south of the town is defined by the Wooded Glacial Ridge character area.

The **Coastal Shelf** character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and opportunities will be sought to better integrate existing coastal development. Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

To the south of the village the landscape is categorised by the **Wooded Glacial Ridge** character area. This area is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas, including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and

vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, are preserved.

Infrastructure Constraints

No known infrastructure constraints.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, West Runton is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in West Runton.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 951 people on the housing waiting list have expressed a preference for living in West Runton.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) did not specifically examine sites in West Runton. At the time of publication West Runton was included within the Countryside Area where a total 227 potentially suitable sites totalling 13,029* dwellings were identified. A further call for sites will be carried out through the emerging Local Plan consultation process.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, West Runton has Convenience Shopping along with a five secondary services and one of the desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

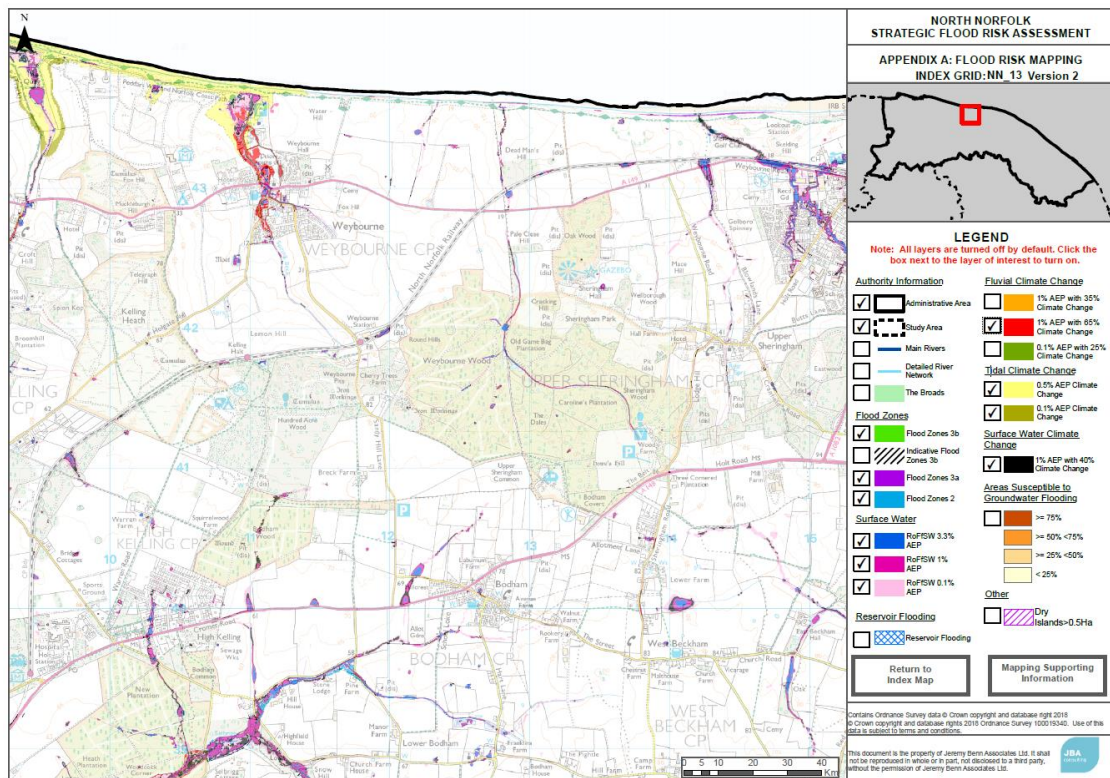
Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. In regards to West Runton, coastal erosion and the nearby environmental designations represent a significant consideration when it comes to potential development within the settlement. Notwithstanding this, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the retention and viability of local services.

Weybourne

7.26. Weybourne was designated as 'Countryside' in the Local Plan and has a population of 807 according to the 2011 Census. The following table summarises the level of services and facilities, summarises the known constraints and identifies the known housing need and land availability. A summary is provided regarding these factors, setting out the settlement's position within the hierarchy and the level of growth proposed.

Services and Facilities			
Key Services	Primary School	N	
	Convenience Shopping	Y	The Village Store
	GP surgery	N	
Secondary Services	Main Road	Y	A149
	Post Office	N	
	Other Shopping	N	
	Public House	Y	Ship Inn
	Meeting Place (e.g. Village Hall)	Y	Weybourne Village Hall
Desirable Services	Petrol Filling Station	N	
	Vehicle Repair Shop	N	
	Place of Worship	Y	All Saints Church
	Employment Land	N	
Built Environment			
<p>Weybourne Conservation Area is concentrated on the historic village core, including a substantial swathe of open land to the south-west of centre. To the east and south-east the boundary has been drawn to exclude quite extensive modern estate development. Spring Beck defines much of the eastern boundary of the Conservation Area where it skirts the old Priory grounds to the north of the coast road.</p> <p>There are a total of 7 Listed Buildings in Weybourne, one of which is Grade I (the Ruins of Augustinian Priory) and one Grade II*. In addition, there are 2 Scheduled Ancient Monuments. One building has been included on the Local List as an important local building.</p>			
Natural Environment			
<i>Flood risk</i>			

The following map shows the North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding. The village is constrained within the eastern extent by Spring Beck, which runs through the village. There are further pockets of surface water flooding which run along roads. The majority of the settlement is situated within Flood Zone 1.



Coastal erosion

North Norfolk’s coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion.

National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal process, and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with due regard to economic and environmental sustainability. The area of coast relevant to Weybourne is included within SMP6.

Policy EN11 of the Adopted Core Strategy identifies areas that are at risk of coastal erosion and defines these as Coastal Erosion Constraint Areas. In these areas, the policy states that “*new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.*”

Weybourne’s coast line is entirely within the Coastal Erosion Constraint Area. However, this is situated to the north of the built form of the village.

Environmental designations

The settlement is natural constrained to the north by the North Sea, which is designated as the Greater Wash Special Protection Area (SPA).

The marsh land approximately 1.5km to the northeast is designated as a Ramsar and a Site of Specific Scientific Interest (SSSI). The entirety of the site is designated as part of the North Norfolk Coast SPA, while the northern extent of the marshland and the North Sea beyond is also designated as a Special Area of Conservation (SAC).

The Weybourne Cliffs, which extends along the coast to the north of the Weybourne, are designated as a Specific Site of Scientific Interest (SSSI). Kelling Heath to the south west and Weybourne Town Pit to the east of the built form are also designated SSSIs.

There are a number of Country Wildlife Sites (CWSs) within proximity of the settlement: Beach Lane to the north, Kelling Hard to the north west, Muckleburgh Hill to the west, Kelling Heath park and 100 Acres Wood to the south, Sheringham Wood and Park to southeast and Oak Wood to the east.

The settlement is situated entirely within an Area of Outstanding Natural Beauty (AONB).

Landscape character

The North Norfolk Landscape Character Assessment (2018) identifies that the village itself is situated within the Coastal Shelf landscape character area and that the area to the south of the town is defined by the Wooded Glacial Ridge character area and the area to the east and south east is defined by the Rolling Heath and Arable character area.

The Coastal Shelf character area is categorised by the cliffs stretching along the coastline, where the presence of the sea defines views throughout this landscape area. The settlements within the area are seen as having a distinctive character and historical value providing a sense of place. The character of the skyline is also of high importance within the Coastal Shelf landscape character area, particularly the views from the Cromer Ridge to the coast and vice-versa.

The vision for this landscape character area is a richly diverse coastal landscape of biodiverse and productive farmland and resilient semi-natural habitats which provide the distinctive and scenic setting for well-maintained and cohesive historic settlements, creating a strong focus for sustainably managed tourism and recreation. Settlements will be clearly separated by a network of semi-natural habitats and farmland, with connectivity between these areas wherever possible. New development will be well integrated into the landscape and local vernacular, with a sensitive approach to lighting to maintain dark skies, and opportunities will be sought to better integrate existing coastal development. Restoration and enhancement of valued landscape features will occur alongside the managed and/or natural change of the coastline in response to climate change and erosion.

The **Wooded Glacial Ridge** character area is defined by the distinctive and prominent landform and land cover. The extensive and diverse woodland areas,

including large areas of ancient woodland provide strong habitat connectivity for a range of woodland species. As a result of this the area is defined by a strong sense of remoteness, tranquillity and dark skies.

The vision for this landscape character area is of an area dominated by wooded high ground which forms a distinct setting to settlements and which effectively contains and isolates any development but nonetheless provides a strong network of recreational and leisure opportunities. Wooded areas and other important semi-natural habitats, in particular areas of heathland, form a strong, well connected biodiversity network. Any new residential development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains, in many locations, a strong sense of tranquillity and remoteness. The special qualities of natural beauty of the Norfolk Coast AONB, which encompasses most of the area, are preserved.

The **Rolling Heath and Arable** character area is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence, and very light sandy soils which are marginal in agricultural terms. Land cover is notable for lowland heath, arable farmland, pockets of scrub and woodland, with little settlement inland from the coastal villages of Blakeney and Salthouse.

The vision for this landscape character is of a well-managed and actively farmed rural landscape that invests in natural capital, creating and enhancing ecological networks and semi-natural habitats; notably the extensive heathlands and wooded areas, and conserves the special qualities of natural beauty of the Norfolk Coast AONB, which encompasses the whole of the area. New development is successfully integrated within the existing settlements where it reinforces traditional character and vernacular, and the landscape retains a rural character with dark night skies and, in many locations, a strong sense of tranquillity and remoteness.

Infrastructure Constraints

No known infrastructure constraints.

Housing Need and Land Supply

Housing Need

As part of the Plan Wide Viability Assessment, Weybourne is identified within Zone 2, which is considered to represent the area with higher levels of viability in the District. As such, the affordable housing policy within the emerging local plan seeks 35% affordable housing on all developments of 6 dwellings or more in Weybourne.

The Central Norfolk Strategic Housing Market Assessment (SHMA) identifies a calculated need for 1,998 affordable properties over the plan period to 2036. Of this, it is identified that 46% of this is for two bedroom houses and a further 29% for three bedroom houses.

Analysis of the Council's housing list, in terms of expressed need, illustrates that of the 3,175 people on the housing waiting list (as of 14 February 2019), 54% require a 1-bed property, with a further 27% requiring a 2-bed property. Amongst those with

the highest need (Bands 1 and 2) this overall picture of the District is largely reflected; however, the need for 1 and 2-bed properties is slightly reduced and the need for 3 and 4-bed properties slightly increases.

At a local level, as of the 23 January 2019 751 people on the housing waiting list have expressed a preference for living in Weybourne.

It should be noted that the housing list is only one indicator of need and has the potential to appear to over inflate demand as people can express a preference for more than one location. People with a local connection to a settlement or currently live in a settlement may not also express a preference to live within that settlement. It should also be noted that this analysis is based on a snapshot in time and these figures are subject to change.

The SHMA also identifies that there is a requirement to provide an additional 725 C2 bed spaces (e.g. care homes) over the plan period 2015-36. The Council is seeking to include provision for specialist elderly accommodation on larger allocations and is generally supportive of provision for C2 accommodation in sustainable locations.

Supply of suitable sites

The Council's Housing & Economic Land Availability Assessment (HELAA) Part 1 (2017) identifies that there are 4 potentially suitable sites totalling 228 dwellings*.

*It is important to note that the HELAA does not represent policy and will not determine whether sites should be allocated in the Local Plan or granted planning permission. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. Site assessments are on an individual site basis, rather than any consideration of cumulative constraints. Furthermore, sites may also overlap and there may be an element of double counting within the numbers.

Conclusion

In terms of functional sustainability, Weybourne has Convenience Shopping along with a three secondary services and one of the desirable services. As such, it is considered to meet the criteria of a '**Small Growth Village**'.

Settlements categorised as 'Small Growth Villages' have fewer services and facilities than the higher order settlements (i.e. Towns and Service Villages), but still form a valuable functional role within the District; providing services and facilities to both the population of these villages and the wider rural population. By their nature, given the relative size of these settlements, there is generally less housing need (derived primarily from the Council's Housing Waiting List) than the higher order settlements.

Any proposed growth will need to take into consideration the environmental constraints and known infrastructure constraints. In regards to Weybourne the nearby environmental and historic designations represent a significant consideration when it comes to potential development within the settlement. Notwithstanding this, subject to land availability, the Local Plan proposes modest, small scale growth in order to help address housing need, enhance the vitality of the community and support the

retention and viability of local services.

8. Next Steps

- 7.1. This Topic Paper has set out the different tiers of the settlement hierarchy, the settlements that fall into each tier of the hierarchy, the constraints and a proposal for the amount of growth proposed in each location through the Local Plan.
- 7.2. The level of growth proposed does not set out a quantum of development and is intended to reflect a summary of functional sustainability, housing demand, land supply and known constraints. The overall quantum of development is to be refined through the plan making process, specifically as a result of, but not limited to, the following:
 - Further call for sites;
 - the ongoing development of the Infrastructure Delivery Plan;
 - detailed site assessments;
 - consultation feedback through the plan making process; and
 - potential changes to national policy.
- 7.3. A further iteration of this document will be produced following these next step to support the Regulation 19 Local Plan, setting out any potential changes.

Appendix 1: Stage 1 – Initial sift assessment

KEY	Service Provided		
	Limited, Infrequent or Remote		see notes
	No Service		

Village	Key Services			Secondary Services					Desirable Services				Initial Categorisation
	Primary School	Convenience Shopping	GP Surgery	Main Road	Post Office	Other Shopping	Public House / Restaurant	Meeting Place (e.g. Village Hall)	Petrol Filling Station	Vehicle Repair Workshop	Place of Worship	Designated Employment Land within Settlement	
Aldborough													Small Growth Village
Antingham													Countryside
Bacton													Small Growth Village
Beeston Regis													Countryside
Binham													Infill village
Blakeney													Service Village
Bodham													Countryside
Briston & Melton Constable													Service Village
Catfield													Small Growth Village
Cley Next The Sea													Countryside
Colby													Countryside
Corpusty & Saxthorpe													Small Growth Village
East Runton													Small Growth Village
East Ruston													Countryside
Erpingham													Countryside
Felmingham													Countryside

Gresham	Green	Red	Red	Red	Green	Red	Red	Green	Red	Countryside
Happisburgh	Green	Green	Red	Red	Green	Red	Green	Green	Red	Small Growth Village
Hickling	Yellow	Red	Red	Red	Yellow	Red	Green	Green	Red	Countryside
High Kelling	Red	Green	Green	Green	Green	Green	Red	Red	Red	Small Growth Village
Hindringham	Green	Red	Red	Red	Yellow	Red	Red	Green	Red	Countryside
Holkham	Red	Red	Red	Red	Green	Green	Green	Red	Red	Countryside
Horning	Green	Green	Red	Red	Green	Green	Green	Green	Red	Small Growth Village
Itteringham	Red	Red	Red	Red	Red	Green	Red	Green	Red	Countryside
Kelling	Green	Red	Red	Red	Green	Red	Red	Red	Red	Countryside
Langham	Green	Red	Red	Red	Green	Red	Red	Green	Red	Small Growth Village
Little Snoring	Green	Green	Red	Red	Green	Red	Green	Green	Red	Small Growth Village
Ludham	Green	Green	Green	Green	Green	Green	Green	Green	Green	Service Village
Mundesley	Green	Green	Green	Green	Green	Green	Green	Green	Green	Service Village
Neatishead	Green	Red	Red	Red	Red	Red	Green	Green	Red	Countryside
Northrepps	Green	Red	Red	Red	Red	Red	Green	Green	Red	Countryside
Overstrand	Green	Green	Red	Red	Red	Green	Green	Green	Red	Small Growth Village
Potter Heigham	Red	Green	Red	Red	Green	Green	Green	Green	Red	Small Growth Village
Raynham (East & West)	Green	Red	Red	Red	Red	Red	Red	Green	Red	Countryside
Roughton	Green	Green	Red	Red	Green	Red	Green	Green	Red	Small Growth Village
Ryburgh	Yellow	Green	Red	Red	Red	Red	Green	Green	Red	Countryside
Salthouse	Red	Red	Red	Red	Green	Green	Green	Green	Red	Countryside
Scottow (Badersfield)	Red	Green	Red	Red	Red	Red	Green	Green	Red	Small Growth Village
Sculthorpe	Green	Red	Red	Red	Green	Red	Red	Green	Red	Small Growth Village
Sea Palling	Red	Green	Red	Red	Red	Green	Green	Green	Red	Small Growth Village
Southrepps	Yellow	Green	Red	Red	Green	Red	Green	Green	Red	Small Growth Village
Stibbard	Green	Red	Red	Red	Yellow	Red	Green	Green	Red	Countryside
Stiffkey	Red	Red	Red	Red	Green	Green	Green	Red	Red	Countryside
Sutton	Green	Red	Red	Red	Yellow	Green	Red	Green	Red	Small Growth Village
Swanton Abbott	Green	Red	Red	Red	Red	Red	Red	Green	Red	Countryside
Trunch	Red	Green	Red	Red	Red	Green	Green	Green	Red	Small Growth Village
Tunstead	Green	Red	Red	Red	Red	Red	Green	Green	Red	Countryside
Walcott	Red	Green	Red	Red	Green	Green	Green	Green	Red	Small Growth Village

Walsingham				Small Growth Village
West Runton				Small Growth Village
Weybourne				Small Growth Village
Wicken Green				Countryside
Worstead				Countryside

Notes

Aldborough: Infant School only

Antingham: Antingham and Southrepps Primary School not within village settlement

Bacton: Mobile Post Office at Bacton Village Hall 1 hour per week (Tuesday 10:30-11:30). Mundesley Medical Centre operate a branch surgery for a 2 hour period on alternate Wednesdays in Bacton

Bodham: Mobile Post Office at Bodham Village Hall 1 hour per week (Tuesday 12:30-13:30).

Colby: Colby Village hall is Jubilee Hall, Sandy Lane, Banningham

Erpingham: Mobile Post Office visits only 1 hour per week

Hickling: Infant school only. Post Office only 2 hours per week (Thursday 10.00 – 12.00)

Hindringham: Mobile Post Office visits only 1 hour per week

Ryburgh: Primary school in Stibbard

Southrepps: Antingham and Southrepps Primary School not within village settlement

Stibbard: Mobile Post Office visits only 1 hour per week

Sutton: Infant school only, Junior School at Stalham. Mobile Post Office visits Monday and Thursday 10:45 – 12:15

Walsingham: Mobile Post Office visits only 1 hour per week. GP Surgery only Monday, Tuesday, Wednesday and Friday mornings

Worstead: Mobile Post Office visits only 1 hour per week

Appendix 2: Housing Need Analysis – Towns and Service Villages

Settlement	Population (2011)	All Yes Responses	Excluding Applicants who choose all locations	Number with local connection to Settlement	Number living in Settlement
Blakeney	801	751	238	31	13
Briston	2,439	778	265	106	57
Cromer	7,683	1,511	998	413	231
Fakenham	7,617	1,128	615	352	183
Holt	3,810	1,162	649	195	112
Hoveton	1,759	933	420	70	29
Ludham	1,276	752	239	36	20
Melton Constable	618	753	240	45	27
Mundelsey	2,758	1,046	533	129	64
North Walsham	12,634	1,413	900	523	295
Sheringham	7,367	1,364	851	244	123
Stalham	3,149	949	436	147	88
Wells	2,165	940	427	132	68