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North Norfolk District Council

Site Assessment (Regulation 19): Blakeney

Publication Stage Regulation 19, January 2022

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Site Assessment (Blakeney)

Part 1: Settlement Information

1.1. Introduction

This booklet provides a high-level overview of Blakeney as a growth location in the Local Plan and looks in detail at the promoted sites identifying which are the most suitable to contribute towards the housing allocation requirements for the settlement and the protection of important areas of various types of green open space.

The sites referred to in this booklet are shown together with their reference numbers in Section 2, and, at the rear of the document as an appendix. The maps detail all sites which were subject to consultation at Regulation 18 stage of plan preparation, and any additional sites which were suggested in response to that consultation. In the event that the sites are allocated, their development would be subject to the policies of the plan including the site specific policies in Part 3 of this document.

The intention is that the booklet will be updated throughout the remainder of the plan preparation process. It contains:

- **Part 1** - Contextual background information about Blakeney together with a summary of the Regulation 18 consultation responses from statutory consultees, individuals and town and parish councils.
- **Part 2** - Updated Sustainability Appraisal and assessment of each of the sites considered.
- **Part 3** - The Council's conclusions on the availability and suitability of each of the sites drawing together the Sustainability Appraisal and Site Assessment and the Regulation 18 consultation responses together with the proposed policies which will be applied when planning applications are submitted.
- **Part 4** - Open Space Designations

Plan Requirements

Blakeney is one of four identified **Large Growth Villages** in the settlement hierarchy and acts as a local service centre where limited-scale growth can be accommodated. The Local Plan sets a modest housing target of **66** dwellings to be delivered over the plan period via a combination of small scale 'infill' developments, a new allocation and existing commitments. A new allocated site, to supplement those already consented and under construction, suitable for in the region of **30** dwellings, is necessary to achieve the housing requirement.

1.2. Sites Promoted & Considered (Regulation 18)

Residential Site Options

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx. Site Capacity
BLA01	N/A	H0018	Land South of Morston Road	2.90	85
BLA02	N/A	H0760	Land Adjacent Blakeney Downs House, Morston Road	0.73	22
BLA04	N/A	H0019	Land East of Langham Road	4.40	60
BLA04/A	DS24	H0019 (Part)	Land East of Langham Road	1.50	30
BLA05	N/A	H0763	Land West Of Saxlingham Road	0.88	26
BLA06	N/A	H0764	Land East Of Saxlingham Road	0.63	16
BLA07	N/A	H0020	Land off Langham Road	0.87	30
BLA08	N/A	H0021	Land North of Morston Road	1.23	37
BLA09	N/A	H0022	Land West of Langham Road	2.90	85
BLA11	N/A	H1417 (Part)	Land at 39 New Road	0.49	2

Other uses

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx. Site Capacity
BLA10	N/A	No Ref	Land at The Pastures (Proposed Car Parking)	0.24	N/A

Additional Sites

New sites, and modified sites promoted through or following Reg. 18 consultation:

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx. Site Capacity
BLA01/A	N/A	N/A	Land South of Morston Road	3.05	91
BLA01/B	N/A	N/A	Land South of Morston Road including Access Road	3.14	94
BLA09/A	N/A	N/A	Land West Of Langham Road	2.95	88

Withdrawn Sites

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

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

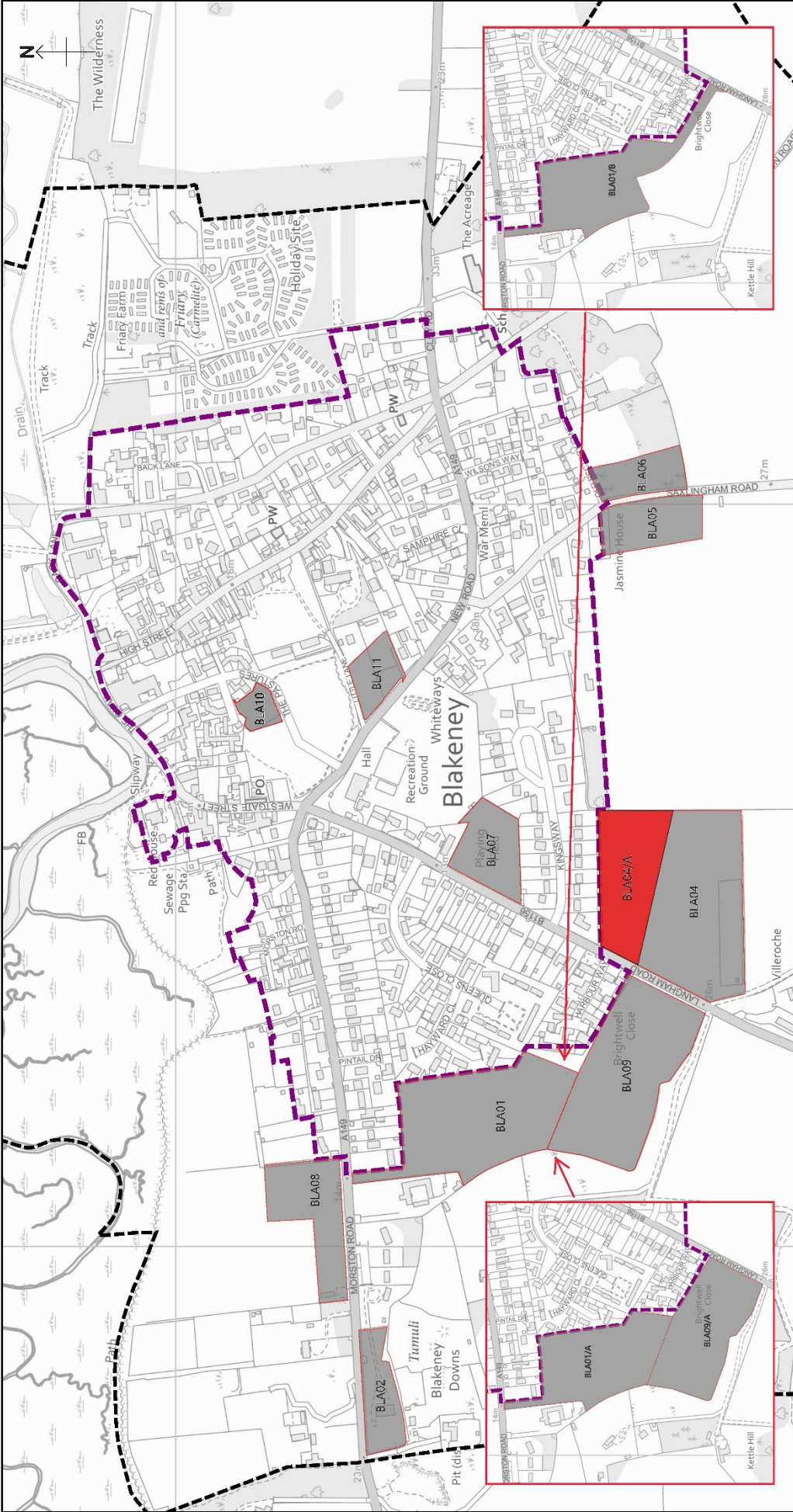
Screened Out Sites

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

Where applicable, these sites are shown below.

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx. Site Capacity	Reason Discounted
BLA10*	N/A	No Ref	Land at The Pastures (Proposed Car Parking)	0.24	N/A	Designated Open Space

*This site forms part of the larger area of open space (The Pastures) designated in the adopted Core Strategy. A planning application to use the site as an overflow car park was refused by the Council in April 2016 (PF/15/1540). The Pastures site was re-assessed for Open Space designation as part of the Amenity Green Space Topic Paper and the designation remains in relation to the emerging Local Plan.



Blakeney - Preferred & Alternative Sites (Reg 19)

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



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1.3. Background Information

Blakeney is one of the four identified Large Growth Villages in the proposed Settlement Hierarchy. This means that it has been identified as one of four villages, alongside Briston & Melton Constable, Ludham and Mundesley, where a lesser scale of growth will be focused.

Characteristics

Blakeney is a small settlement with a resident population of around 800 which increases throughout the year due to its popularity as a visitor destination. Located on the North Norfolk Coast and the main coastal highway the settlement has a good range of services including; a primary school, Spar convenience shop, delicatessen comparison goods shopping and holiday letting outlets, GP surgery, post office, petrol filling station, vehicle repair, two public houses and two hotels and restaurants. Community facilities including but not limited to public open space and green infrastructure network (Norfolk Coastal path and Pedders Way), play areas, sailing club, large village Hall, parish council office, Church, social club and function rooms, car parking including quayside car parking and further extensive parking in association with community car parks and the community / village hall. Set on the North Norfolk coast Blakeney has an historic quayside and is situated within the Norfolk Coast Area of Outstanding Natural Beauty. The coast, surrounding countryside, quality built heritage and the proximity of a number of international wildlife designations make Blakeney a desirable, but constrained, location for growth. The opportunities for growth within the settlement of Blakeney are limited as there are few sites within the existing development boundary, much of which is designated as a Conservation Area. Many areas within the settlement that are undeveloped provide important green spaces / recreational areas and as such along with the built heritage are considered to contribute to the character of the village. New greenfield allocations are therefore necessary in order to deliver the required growth.

Employment

There is limited, traditional (B1, B2 and B8) employment offering within the village itself. Blakeney hosts a number of hotels, restaurants, public houses and various smaller scale retail shops which cater for and supports a thriving visitor economy as well as providing local goods, services and employment to the settlement and wider hinterland. No employment allocations are proposed through the Local Plan as there is little evidence of market demand for further traditional employment land.

Infrastructure

The proposed land allocations have been informed through consultation and engagement with relevant infrastructure providers and statutory consultees. Background Paper 4 - Infrastructure Position Statement contains more information and has informed the Infrastructure Deliver Plan.

Blakeney is a popular tourist destination and this can place pressure upon the local highway network at peak times. The coastal hopper provides regular bus services along the coastal route A149 which connects the village to Wells- next-the-Sea to the west and Sheringham and Cromer and beyond to the east throughout the year. Other less frequent services connect the village to the inland town of Holt.

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

Main infrastructure considerations are:

- Seasonal traffic and parking issues;
- Lack of public transport options.
- Localised surface water flooding

Education

The Blakeney CE VA Primary School feeds into Alderman Peel High School in Wells-next-the-sea. Norfolk County Council consider that the capacity within the available education infrastructure is adequate to meet North Norfolk's proposed housing growth through the emerging Local Plan. Section 106 monies will be sought on new residential developments to support education provision.

Affordable Housing Zone & Policy Percentage

Blakeney is identified in Zone 2 for affordable housing with a plan requirement for 35% of the total dwellings provided on schemes of 6+ dwellings to be affordable housing.

Connectivity

Blakeney is located on the A149 coast road. The coastal hopper provides regular bus services along the coast and connects the village to Wells-next-the-Sea to the north and Sheringham and Cromer and beyond to the east throughout the year. Other less frequent services connect the village to the inland town of Holt. The Norfolk Coastal Path and Peddars Way running along the Norfolk coast runs through the village and connects the settlement immediately to Cley-next-the-Sea to the east and Morston to the west and then the larger towns of Sheringham and Wells-next-the-Sea. A network of paths and lanes contribute to the local green infrastructure and increase permeability throughout the village. The local road network also connects the village to the surrounding countryside settlements of Wiveton and Langham and onwards to the larger settlements inland Holt and Fakenham.

Sports Pitch Strategy

Retain and protect the existing tennis provision at Blakeney Playing Field.

Open Space Requirements

The 2019 North Norfolk Open Space Assessment sets the quantum of open space for new residential developments across the district for the plan period. Assessed against these standards the study identifies that Blakeney has a surplus of Amenity Greenspace and Parks and Recreation Grounds, but has a requirement for all other types of open space, particularly Allotments.

Constraints & Opportunities

There is very little previously developed land in and around Blakeney which inevitably means that new locations for development are on the edge of village in countryside locations. Whilst over the plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are limited and will not address the identified need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth.

The Norfolk Coast AONB designation surrounds and washes over the settlement and the quality of the landscape is a significant constraint.

Demographics

Population

Population in Blakeney (Census 2011): 801

	Number	%	District Comparison (%)
Aged 0 to 15	80	10	14.5
Aged 16 to 29	60	7.5	12.7
Aged 30 to 44	89	11.1	14.4
Aged 45 to 64	247	30.8	29.7
Aged 65+	325	40.6	28.8

Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	310	43.0	44.0
Semi-detached house or bungalow	183	25.4	28.8
Terraced house or bungalow	180	25.0	16.2
Flat, maisonette or apartment - Purpose-built block of flats	12	1.7	6.4
Flat, maisonette or apartment - Part of a converted or shared house	21	2.9	2.7
Flat, maisonette or apartment - In a commercial building	14	1.9	1.2
Caravan or other mobile or temporary structure	1	0.1	0.8

Affordability

Location	Affordability Ratio (2016)	Affordability Ratio (2020)
Glaven Valley Ward	22.79	20.44
North Norfolk	8.96	9.14

Data Source: Distribution of Growth Background Paper (2021). Affordability Ratio information in relation to wards obtained from ONS 'Ratio of median house price to median gross annual (where available) work-place-based earning by local authority district (England and Wales)' dataset¹

Parish Boundaries

All of the considered sites are located within Blakeney Parish.

Services

Compared to smaller villages, Blakeney offers a wide range of shops and services which serve residents of the village and the surrounding area and visitors including, but not limited to: two hotels, two public houses, restaurants and comparison shopping (mainly art and gifts), convenience shopping through small scale Spar shop and delicatessens, ice cream shop and coffee shops, garage facilities. The village also has various seasonal outlets offering takeaway menus, fresh produce (fish) and gifts. Other tourist activities are sailing club, and gateway for seal trips to Blakeney point.

Services & Facilities		
	Service	Name
Key Services	Primary School	Blakeney CE VA Primary School
	Convenience Shopping	SPAR Blakeney
	GP Surgery	Blakeney Surgery
Secondary Services	Main Road	A149
	Post Office	Blakeney Post Office
	Other Shopping	Tourism related gifts
	Public Houses	Kings Arms White Horse
	Meeting Place (e.g. Village Hall)	Blakeney Village Hall
Desirable Services	Petrol Filling Station	Blakeney Garage
	Vehicle Repair Shop	Blakeney Garage
	Place of Worship	St. Nicholas' Church
	Employment Land	Land off North Road

¹ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2021>

1.4. Constraints

There are a range of factors which influence the potential location of development in Blakeney including significant environmental constraints and landscape considerations, where there is a need for the scale and location of development to balance the need for growth with the protection of the designated sites and the nationally important landscape setting of the village. A number of existing green spaces are an integral part of the character of the settlement and these are designated in the existing Plan as Open Space Areas. These were appraised as part of Plan preparation and are not considered suitable locations for development. The new Local Plan proposes carrying forward these protections (see **Appendix 2**).

Built Environment

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.

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.

Natural Environment

Environmental Designations

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 village is situated within the Norfolk Coast Area of Outstanding Natural Beauty (AONB).

Landscape Character

The **North Norfolk Landscape Character Assessment SPD (2021)** 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 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.

Flood Risk

The North Norfolk Strategic Flood Risk Assessment (SFRA) (2017) climate change flood risk layers in regard to fluvial, tidal and surface water flooding indicates that 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 quay area and seaward side of the village and coastal marshes are subject to tidal flooding. The village itself is subject to pockets of surface water flooding, predominantly along the roads through the settlement. The majority of the settlement, which is on higher ground and away from the quay areas is situated within Flood Zone 1 (low risk).

Coastal Change Management Area

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 and Super Frontage 3 – Stiffkey to Kelling Hard. Much of the coastline is identified as subject to coastal flooding. Quaysides classed as hard defences while much of the surrounding defences consist of both natural defences either sand dunes or shingle ridges and or earth embankments known as sea banks. Blakeney Spit provides shelter to the settlements of Morston, Blakeney and Cley-next-the-Sea. The shoreline of the spit to the east is fronted by a shingle ridge and backed by grazing marshland. Also there are saline lagoons behind the shingle ridge that are of high environmental value and are actively managed to keep them in good condition. All of this area is part of the North Norfolk Ramsar site, North Norfolk SPA, North Norfolk SAC and

North Norfolk SSSI and it has several classes of UKBAP habitat. The inland boundary of this area roughly coincides with the tidal flood zone.

The 2010 SMP states that the overall Plan “for the frontage from Stiffkey to Kelling Hard is to increase natural processes gradually while continuing to provide flood defence where this is technically possible and economically viable. Where there is currently no active management, the plan is to allow natural development to continue. The plan is to hold the defences where they are now at Morston and the outfalls of the rivers Stiffkey and Glaven. The intent is to move the defences further inland at Blakeney Freshes and possibly at Cley west bank. These realignments are expected to sustain the role of Blakeney Spit as a control for Stiffkey bay to its west (in super-frontage 2), which will reduce pressure on the intertidal area. The plan will improve navigability of the channels behind Blakeney Spit, create more intertidal habitat and move defences to more sustainable sheltered positions”, ref 4.4 SMP main report, p138.

The SLM policy is to maintain flood defence to all houses and Infrastructure. Gradually increase tidal exchange by realigning the reclaimed area at Blakeney Freshes in the medium term, and possibly also at Cley Marshes in the long term if confirmed during epochs1 and 2. The aim is that the medium-term realignment of Blakeney Freshes will increase tidal exchange and enhance the outer estuary at Blakeney Point, strengthening its role as a control point and the realignments will move the defences to more sustainable sheltered positions, which will not only reduce the potential for flooding to the people of Blakeney but reduce the human intervention required.

Many of the earth embankments were re profiled following the tidal floods of Dec 2013

Summary of SLM policies

Blakeney Freshes marshes

Policy PDZ3A.3	To 2025	2025-2055	2055-2105	What this means
National SMP policy	Hold the line	Managed realignment (MR2)	Hold the line	Sustain flood defence to all houses and infrastructure. Move the sea bank at Blakeney Freshes further inland in epoch 2 to create new intertidal habitat and sustain Blakeney harbour.
Local management policy	Maintain the defences where they are now. Carry out the work needed to implement realignment in the medium term.	Build new defences to protect properties and Infrastructure. Then partly remove existing defences.	Hold the new line of defence.	

Source SMP main document p 141

Policy SD11 of the emerging plan includes a wider requirement for coastal communities and new development in a coastal location. Proposals outside the Coastal Change Management Area, will need to demonstrate that the long-term implications of coastal change on the development have been addressed.

No Coastal Change Management Areas, CCMA are identified in or adjacent to the settlement as CCMA's represent erosion zones and the area suffers from tidal flooding rather than erosion.

In summary the key considerations which influence the potential location of development are:

- The need to minimise the impacts of development proposals on the landscape and in particular the European and internationally designated sites.
- Important views over the wider landscape.
- Impacts on the AONB.
- Impacts on the conservation area.
- Avoiding Flood risk areas.
- Retention of important open spaces within the settlement.

1.5. Habitat Regulations Assessment / Appropriate Assessment

HRA screening identified likely significant effects for all residential allocations, and one employment site (H27/1) with in-combination risks to various European sites specifically in relation to recreational visitor impacts.

The HRA (including Appropriate Assessment) recognise that the Local Plan includes a county-wide mitigation approach that has been developed to address the in-combination, cumulative effects of housing growth and recreational impacts on European sites (a Recreational Avoidance Mitigation Strategy (RAMS)). This approach involves a green infrastructure strategy and the RAMS which provides for access management on-site and associated measures. The green infrastructure strategy highlights the need for local planning authorities to secure the provision of green infrastructure at both a development site and plan-making level. Strategic opportunities for green space are identified and the strategy sets out criteria for Enhanced Green Infrastructure provision to ensure developers are aware of their responsibilities and to allow local planning authorities to audit their green infrastructure against the criteria. The RAMS component includes a package of mitigation measures.

In embedding this strategic mitigation scheme within the North Norfolk Plan and clearly cross-referencing its requirements through policies all site allocations are required in the Plan to provide appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (RAMS). All allocations above 50 units are also required to provide enhanced green infrastructure in accordance with the strategy. The HRA subsequently concludes that the strategy and the Local Plan provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreation concerns. With the strategy in place the Council can rule out adverse effects in-combination for all of the allocations in the Plan.

Six site options are flagged due to being in the immediate proximity to European sites and are identified as having the potential for likely significant effects, LSE alone. These are located in Blakeney and Holt and further detail can be found in the relevant settlement booklets / site assessments.

In terms of hydrological impacts due to water resources the HRA identifies that the District is under significant pressures from population growth, climate change, sustainability reductions and the need to increase resilience. Anglian Water's own Water Resource Management Plan, 2019, suggests a total regional surplus of 150 MI/d in 2020 with a shift to a total regional deficit of -144MI/d by 2024. In order to address this, demand the Water Resource Management Plan includes a 25-year demand management strategy which will offset projected growth from household demand. In addition, the Environment Agency has committed to ensure abstraction licensing strategies and actions fully incorporate all environmental objectives and align with river basin management plans. They will only grant replacement licences where the abstraction is environmentally sustainable and abstractors can demonstrate they have a continued need for the water and that they will use it efficiently. In addition, for existing licences, the Agency will prioritise actions to protect and improve Natura 2000 sites and address the most seriously damaging abstractions during this plan period.

As a result, the Appropriate Assessment concludes that adverse effects in integrity from water supply issues can be ruled out, alone or in-combination.

Blakeney

HRA screening identified likely significant effects for the following policies alone in relation to general urban effects and avoidance of buildings:

- BLA01/A, Blakeney (around 250m from the North Norfolk Coast SPA/SAC/Ramsar);
- BLA01/B, Blakeney (around 250m from the North Norfolk Coast SPA/SAC/Ramsar);

Urban effects relate to issues where development is close to the European site boundary and is an umbrella term relating to impacts such as light, noise, cat predation, fly tipping, increased fire risk, spread of invasive species (e.g. from gardens and garden waste) and vandalism.

The Appropriate Assessment of the two sites at Blakeney identified that they are at the edge of the village to the west. The main coast road does separate the allocations from the European site boundary. It is a relatively rural area and growth is limited such that there are no other allocations within close proximity (400m) of the North Norfolk Coast SAC/SPA/Ramsar. Checks of the supplementary conservation objectives highlight little in the way of risks from urban effects and concluded that garden escapes such as Lupins *Lupinus arboreus* and Tamarisk *Tamarix gallica* are identified as undesirable species for the perennial vegetation of stony banks qualifying feature of the North Norfolk Coast SAC. The risk would relate to houses and gardens directly adjacent to areas of vegetated shingle. Checks of aerial photographs indicate there is no vegetated shingle in close proximity to the allocations. The parts of the European site in proximity are saltmarsh and there are creeks that limit access and the risks of garden escapes etc. spreading. The creeks in the saltmarsh will provide a barrier for foraging cats, limiting their impacts on any breeding bird interest. The allocation sites are connected to the village and therefore unlikely to result in a marked change in lighting that might affect birds within the SPA. As such the more detailed assessment concluded that there is no credible means by which urban effects from the two Blakeney sites could adversely affect the integrity of the North Norfolk Coast SAC/SPA/Ramsar and as such no further assessment in relation to this aspect of the appropriate Assessment was required.

Screening also identified that BLA01/A and BLA01/B due to their immediate proximity to the European sites and the likelihood of triggering LSE alone (in addition to in combination) will require high quality green infrastructure provision and specific measures on site to **address localised recreational issues and impacts on the adjacent European site**. The HRA concludes that due to the limited levels of growth, provision should be concentrated on site and be informed by a project level HRA which should check the local footpaths and ensure signage, dog bins, potentially screening etc. are in place to resolve any access issues in the immediate vicinity of the allocations. This requirement would be picking up and very specific, local issues that might be missed given the more strategic scale and scope of the RAMS.

In terms of proposed allocated site BLA04/A the HRA has clarified that local significant effects are ruled out subject to mitigation being secured through the GIRAMS.

1.6. Statutory Consultee Responses (Regulation 18)

The following section provides a summary of the representation received from key service providers and statutory bodies in relation to each of the proposed allocations during the Regulation 18 consultation period of May - June 2019.

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

Many of the sites were subject to standard comments from a number of statutory consultees which sought minor changes to policy wording to either reflect national advice or improve the effectiveness of the policy.

Norfolk County Council Highway Authority

BLA04/A

Policy DS24: Land East of Langham Road

Sustainability

The catchment Primary School is at Wiveton Road, Blakeney and is within acceptable distance for walking. High School is at Wells; an existing school bus service is available from the A149. A 2.0m footway should be provided at the site frontage, extending within highway to link with the existing facility at Kingsway. This would enable access to the bus service at the A149 New Road and to the village facilities. Improvements are required to the existing PROW at the northern boundary of the site.

Safety

The carriageway should be widened at the site frontage to a minimum width of 5.0m. Visibility splays at the access should be provided in accordance with DMRB. The existing 30mph speed limit should be extended to the southern extent of the site.

Mitigation

The walking route from the site to Blakeney School would be via Langham Road, New Road and Wiveton Road. A continuous off-carriageway route is available from the Kingsway junction with Langham Road but improvements are required to the footway crossings at the New Road junctions with Saxlingham Road and Wilson's Way. Consideration should also be given to providing an off-carriageway pedestrian facility at Saxlingham Road between FP6 and FP18, along with improvements to FP18 (Old Rectory Lane) to facilitate walking to school.

Cumulative Comments for Settlement

None received.

Minerals & Waste (Norfolk County Council)

BLA04/A

Policy DS24: Land East of Langham Road

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

Utilities Capacity

Anglian Water

No comments received.

Environment Agency

No comments received.

Education

Norfolk County Council

Adequate Primary School capacity is available to serve the needs of the proposed development.

Others

Historic England

(Comments on all Preferred Sites)

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

To that end we make the following suggestions.

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

- listed building 'Development should preserve the significance listed building and its setting'. This is based on the wording in Part 1, Chapter 1, paragraph 1 (3) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- conservation area 'Development should preserve or where opportunities arise enhance the Conservation Area and its setting'. This is based on the wording in Part 2, paragraph 69 (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- registered park and garden - 'Development should protect the registered park and garden and its setting.'
- scheduled monument 'Development should protect the scheduled monument and its setting.'
- combination of heritage assets 'Development should conserve and where appropriate enhance heritage assets and their settings.' This is based on the wording in the Planning Practice Guidance Paragraph: 003 Reference ID: 18a-003-20140306 Revision date: 06 03 2014

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

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

Sometimes it may be appropriate to present proposed mitigation measures (both to heritage and other topics) in a concept diagram as this quickly conveys the key policy intentions.
By making these changes to policy wording the Plan will have greater clarity, provide greater protection to the historic environment and the policies will be more robust.

BLA04/A

Policy DS24: Land East of Langham Road

There are no designated heritage assets on this site. The Glaven Valley Conservation Area lies to the east of the site but is a considerable distance away from the site and so development in this location should have limited impact upon the Conservation Area and its setting.

Statements of Common Ground (SoCG)

None.

1.7. Summary Consultee Comments (Regulation 18) June 2019

The following section provides a summary of the representations received in relation to each of the proposed allocation sites during the Regulation 18 consultation period. These are grouped into individuals, parish & town councils, plus statutory bodies and other organisations. The full responses to the consultation can be viewed in the Regulation 19 **Consultation Statement**. Where the term ‘General Support for the allocation’ has been used this is typically in relation to comments made by owners, developers and their agents who are promoting the development of sites.

Many of the sites were subject to standard comments from a number of statutory consultees as detailed above which sought minor changes to policy wording to either reflect national advice or improve the effectiveness of the Policy.

BLA04/A

Policy DS24: Land East of Langham Road

Individuals	Number Received	Summary of Responses (Site Policy DS24)
Summary of Objections	18	<p>Objections to development on basis of the environmental impact; no development on greenfield sites as agricultural land will be needed in the future due to global warming and population increase. Other concerns; impact on the approach into Blakeney, views of the church and Conservation Area, which is in conflict with the Conservation Area appraisal that states that these views of Blakeney will be preserved. Lying on higher ground development would be visible, prominent and have a detrimental impact on the distinctive character of the area. Not considered to be enclosed in the landscape. And impact on the amenity of existing properties views and be overbearing. Impact on wildlife including protected species, and on European Marine Site, SAC, SPA from additional residents using the coast that will not be offset by provision of open space. Constitute major development in the AONB, undermining national policy and doesn't set out exceptional circumstances or demonstrate this would be in the public interest. Would have the same impact as other sites within the AONB that are considered as having an adverse impact on the AONB in site assessment.</p> <p>Development would cause light and noise pollution impacting on the Dark Skies. Impact on the existing natural footpath adjacent to the site and the existing trees, sections of the footpath would need improving. Nearby residents told they cannot remove their boundary trees as they provide an important feature which is contradictory to this policy which states that this site is less sensitive landscape than others. Concerns that development would extra pressure on the roads, water supply, and sewage capacity. Suggests that further development should be located within existing built up areas or provided on a number of smaller sites which would have less impact. If developed then ensure that adequate screening is provided, no street or outside lighting and houses are lower than 1.5 storey in height. Market housing will merely increase second home ownership; any development should be 100% affordable.</p> <p>A number are proposing alternative sites and consider BLA01 and BLA09 as more suitable sites than the preferred site, perceived that the alternatives would have less impact on the landscape, less detrimental visual impact and less impact on existing residents. A</p>

		<p>number of those objecting consider that BLA01 would provide better/safer access to facilities. Questions whether the most suitable site has been chosen, whether this is demonstrated in the SA and if the statutory consultees including Natural England and Historic England agree.</p> <p>The landowner confirms that the site is deliverable and available and could make important contribution to housing delivery. The proposal would be designed to minimise the visual impact and enhance the setting of landscape. Housing design will reflect their setting and landscaping will integrate site into environment.</p>
Summary of Support	2	<p>Would be well suited to affordable housing, the site offers access, via the existing footpath to the primary school, the Pastures, recreation ground, village hall and shop amenities as well as medical facilities. A smooth line of demarcation with the existing Avocet View development with the planned boundary of BLA04/A across the Langham Road would balance the size of the village and would be confined within the 30mph speed limit. Access onto Langham Road doesn't cause much difficulty compared to Morston Road. One supports DS24 rather than the alternative sites BLA01 and BLA09, considers them to be unsuitable due to road access and being located further from facilities in Blakeney village.</p>
Summary of General Comments	1	<p>One general comment received. Concerns over school and doctor's capacity and employment opportunities. Langham road unsuitable for more cars. Development would impact on views coming into the village and outstanding view coming into village via Langham Road.</p>
Overall Summary		<p>A number of concerns raised, with many comments raising generalised objections around the potential impact on the environment and the AONB. Concerns that development would be prominent, have detrimental impact on views and on the approach into Blakeney and the character of the town and Conservation Areas. In conflict with Conservation Area appraisal. Damage dark skies from light and noise pollution and impact on wildlife. Potential adverse impact on designated sites from new residents, unable to be mitigated by open space. Constitute major development in the AONB, undermining national policy. Considered to have similar impact on the AONB as other non-preferred sites. Other concerns; pressure on the schools, doctors, roads, water supply, and sewage capacity. Limited employment opportunities. Concerns over the impact on the adjacent footpath and loss of greenspace / agricultural land which will be needed in the future. Concerns with the site access, consider Langham Road to be unsuitable for more cars. Suggest that development should be within the existing built up area or on a number of smaller sites. If developed adequate screening should be provided, no street or outside lighting, houses should be lower than 1.5 storey in height. Should be for affordable homes for local people, not available for second homes. Comment of support states that the site offers access to primary school and other services within village.</p>

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS24)
Objection	0	

Support	0	Cley PC commented that the sewage capacity should be assessed and better provision provided and some thought should be given to appropriate screening of new development.
General Comments	1	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS24)
Objection	2	Historic England sought consistency in approach to heritage assets and requested consistent wording. NCC (M & W) provided supporting comments to add to appropriate site policies. Some objections were based around the preference for an alternative site and raised concerns regarding the potential impact on the landscape and environment. Support expressed from promoter for an alternative site.
Support	1	
General Comments	2	

Part 2: Assessment of Sites

2.1. RAG Assessment Matrix

The following table provides a visual summary of the site assessment through a traffic light system to 'grade' the merits of the site (green representing good) in relation to specific assessment criteria. Further details can be found in the Site Selection Methodology Background Paper.

Please note that the figures presented below relate to what was promoted at the site assessment stage, and therefore these figures represent a point in time.

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
BLA01	Land South of Morston Road	2.90	Housing	85	Green	Yellow	Green	Yellow	Green	Green	Orange	Orange	Yellow	Green	Green	Green
BLA01/A	Land South of Morston Road	3.05	Housing	91	Green	Yellow	Green	Yellow	Green	Green	Orange	Orange	Yellow	Green	Green	Green
BLA01/B	Land South of Morston Road Including Access Road	3.14	Housing	94	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green
BLA02	Land Adjacent Blakeney Downs	0.73	Housing	22	Yellow	Orange	Green	Yellow	Green	Green	Orange	Yellow	Yellow	Yellow	Green	Green
BLA04	Land East of Langham Road	4.40	Housing	60	Green	Green	Green	Yellow	Green	Green	Yellow	Yellow	Yellow	Green	Green	Green
BLA04/A	Land East of Langham Road	1.50	Housing	30	Green	Green	Green	Yellow	Green	Green	Yellow	Green	Yellow	Green	Green	Green
BLA05	Land West Of Saxlingham Road	0.88	Housing	26	Yellow	Orange	Green	Yellow	Green	Green	Orange	Yellow	Green	Green	Green	Green

Site Ref	Site Name	Site Size (ha)	Proposed Use	Proposed Dwellings	Connectivity	Safe achievable access	Impact on utilities Infrastructure (Hazards)	Utilities Capacity	Contamination and ground stability	Flood Risk	Landscape Impact	Townscape	Biodiversity and Geodiversity	Historic Environment	Loss of beneficial use	Compatibility with Neighbouring/Adjoining Uses
BLA06	Land East Of Saxlingham Road	0.63	Housing	16	Yellow	Orange	Green	Yellow	Green	Green	Orange	Yellow	Green	Yellow	Green	Green
BLA07	Land off Langham Road	0.87	Housing	30	Green	Green	Green	Yellow	Green	Green	Orange	Orange	Green	Green	Orange	Green
BLA08	Land North of Morston Road	1.23	Housing	37	Green	Yellow	Green	Yellow	Green	Green	Orange	Orange	Yellow	Green	Green	Green
BLA09	Land West of Langham Road	2.90	Housing	85	Green	Green	Green	Yellow	Green	Green	Orange	Orange	Yellow	Green	Green	Green
BLA09/A	Land West Of Langham Road	2.95	Housing	88	Green	Green	Green	Yellow	Green	Green	Orange	Orange	Yellow	Green	Green	Green
BLA11	Land at 39 New Road	0.49	Housing	2	Green	Green	Green	Green	Green	Green	Orange	Orange	Green	Yellow	Orange	Yellow

2.2. Sustainability Appraisal Conclusions (Regulation 19)

Residential Sites

Site Ref	Conclusion (Residential Sites)
BLA01	<p>Overall the site scores as neutral</p> <p>It is considered that the consultation comments received do not alter any of the scoring for the site's SA.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA01/A	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to effect Scheduled Monument (two bowl barrows on Blakeney Downs). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), NNR Blakeney and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA01/B	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to effect Scheduled Monument (two bowl barrows on Blakeney Downs). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), NNR Blakeney and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA02	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential to affect setting of Ancient Monument (2 bowl barrows). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & Ramsar (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), mostly green field land (boat storage), surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Social – Scores mixed; loosely related to settlement, access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores mixed; loosely related to settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services. Likely to rely on car.</p>
BLA04	<p>Overall the site scores as neutral</p> <p>Reviewing the consultation objections in relation to the SA scoring and in particular the Environmental objectives, it is considered that they do not alter the overall neutral result.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent SSSI & local geodiversity site (Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA04/A	<p>Overall the site scores as neutral</p> <p>Reviewing the consultation objections in relation to the SA scoring and in particular the Environmental objectives, it is considered that they do not alter the overall neutral result.</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity to SSSI & local geodiversity site (Wiveton Downs), arable land with mature hedgerow / trees to majority of boundaries. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA05	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and CA. Biodiversity impact uncertain; arable land, close proximity woodland. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA06	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to increase light pollution (woodland currently acts as buffer to edge of settlement), likely significant detrimental impact on landscape. Potential to affect settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and CA's. Potential negative biodiversity impact; woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited scope for open space provision, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA07	<p>Overall the site scores as neutral</p> <p>Review of the Environmental objectives scoring is considered to result in a mixed score. When set alongside a mixed Social objectives score and neutral Economic objectives score, the overall SA objectives score is neutral.</p> <p>Environmental – Scores mixed; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; playing field, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Would result in loss of designated open land area.</p> <p>Economic – Scores neutral; within settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA08	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; edge of settlement, FZ1 (close to coastal defences & FZ3a), low susceptibility GWF, not considered at risk of SWF (CC). Exposed position, potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity to SSSIs (North Norfolk Coast, Wiveton Downs), SPA, SAC & Ramsar (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land, part of boundary comprised of mature hedgerow / trees, Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA09	<p>Overall the site scores as neutral</p> <p>Review of the SA objectives in light of the consultation comments/objections received, does not alter any of the Environment, Social or Economic objectives as assessed. As such, it is considered that the overall score is neutral.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; adjacent SSSI & local geodiversity site (Wiveton Downs), arable land, part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA09/A	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to effect Scheduled Monument (two bowl barrows on Blakeney Downs). Potential negative biodiversity impact; adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), NNR Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), arable land, part of boundary comprised of mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, limited public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>
BLA11	<p>Overall the site scores as negative</p> <p>Reviewing the overall scoring for the three separate objectives, it is considered that the overall SA objectives for the site scores negatively.</p> <p>Environmental – Scores negatively; within settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Likely significant detrimental impact on townscape. Potential to significantly affect setting of historic village core, CA and open land area. Biodiversity impact uncertain; mostly mown grass, hedgerow (mature and recent) / trees around and within the site. Potential impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; within settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper. Would result in loss of designated open land area.</p> <p>Economic – Scores neutral; within settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>

2.3. Site Planning History (as at Regulation 19)

This section provides details of any relevant planning history, including for those sites which were identified as Proposed Allocations at Regulation 18 and/or 19 stage, along with details of any planning applications which had been made and the stage reached at the point of publication of the Proposed Submission Version Local Plan.

BLA02 - Land Adjacent Blakeney Downs House, Morston Road

The site has had a number of planning applications on the land, all of which are associated with the storage of boats on the land (there have been no applications for residential development). Most recent application; **PF/17/0282** was for the erection of a two storey workshop with ancillary office and staff facilities by the marine services company that operates on the site. This application was **approved**.

BLA05 - Land East of Saxlingham Road

In the early 1980's three planning applications were received; **HR/80/2067** was an application for residential development and this application was **refused**. **HR/81/1034** was an application for the construction of a Golf Course and associated infrastructure. This application was initially approved, but was **quashed** on Judicial Review (March 1983). A subsequent application, **HR/83/0029**, for a Golf Course was also **refused**.

BLA06 - Land East of Saxlingham Road

PF/93/0464 was an application for the erection of two pairs of cottages (4 dwellings) on the site. This application was **refused** by NNDC and an Appeal dismissed by the Planning Inspectorate.

BLA07 - Land off Langham Road (Former School Field)

PF/17/0270 was an application for a proposed 200 space overflow car park for use up to 60 days per year. Application by Blakeney Parish Council which was subsequently **withdrawn**.

PF/21/1657 is an application that has been submitted for a proposed overflow car park (remaining grassed area) with a maximum of 200 parking spaces and improvements to existing vehicle access. The application has been submitted by Blakeney Parish Council. Not yet determined.

[Update: This application was subsequently **withdrawn** in June 2022]

BLA10 - Land at The Pastures

Site forms part of the larger area of open space (The Pastures) designated in the adopted Core Strategy. A planning application to use the site as an overflow car park was refused by the Council in April 2016 (PF/15/1540). The Pastures site was re-assessed for Open Space designation as part of the Amenity Green Space Topic Paper and the designation remains in relation to the emerging Local Plan. Consequently, no further assessments of the site were undertaken.

BLA11 - Land at 39 New Road

There have been a number of applications on the land for development dating back to 1975.

PF/89/0757 was an application for 22 sheltered homes and this application was **refused**.

Most recently there were 2 applications for residential development; **PF/15/1898** was an application for the erection of two-storey dwelling and detached garage on the southern part of the site. This application was **refused**; **PF/15/0483** was an application for the erection of detached two-storey dwelling on the northern part of the site. This application was also **refused**.

2.4. Site Assessment

This section draws together the Site Assessment and Sustainability Appraisal processes, the results of the Regulation 18 stage consultation and the various evidence documents to make a recommendation as to whether each site is considered suitable for retention in the next stage of plan preparation, or if no further consideration should be given.

Site Ref	Assessment
BLA01	<p>Land South of Morston Road: (this site is wholly part of BLA01/A)</p> <p>SA Conclusion: The site scores as neutral. The site scores mixed for Environmental objectives, neutral for Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores are mixed in that the site is edge of settlement, within Flood Zone 1 and has the potential to effect a Scheduled Monument (two bowl barrows on Blakeney Downs). There is also a potential negative biodiversity impact being immediately adjacent to a SSSI (Wiveton Downs), in close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), NNR Blakeney and local geodiversity sites (North Norfolk Coast & Wiveton Downs),</p> <p>Landscape and Townscape: The site is located on the south-west side of Blakeney on the south side of Morston Road, where the majority of the land sits behind existing dwellings. It is currently arable land with mature hedgerow / trees to some of its boundaries. Existing residential properties bound the site to the northern, eastern and part of the western boundaries. Part of the latter is also characterised by Kettle Hill, which forms part of Blakeney Downs. The dwellings to the north of the site are two storey (facing onto Morston Road), whilst the dwellings to the eastern boundary are set down from the site and are a mixture of single or two storey in height (Harbour Way, Hayward Close, Queens Close). A contemporary flat roofed two storey building, known as “Bliss”, is located immediately to the northwest of the site.</p> <p>The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.</p> <p>The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.</p> <p>The key views of Blakeney would be from the Morston Road to the west and from Langham Road to the southwest of the village. There is only a relatively narrow strip of land that extends down to the Morston Road. The majority of the site is set back from the road and with Kettle Hill to the west of the site, residential development would only be visible from a shorter distance from the west. The view from Langham Road looking</p>

northwest provides magnificent views of Blakeney Marshes and Blakeney Downs/ Kettle Hill.

The site can be viewed from the Langham Road on the southern approach into Blakeney and on the public right of way that runs from Langham Road along Blakeney Downs.

The site rises by approximately 11.5m from the low laying properties to the north towards the southern edge of the site where it has a boundary with the Blakeney Downs. The site level is approximately 1 – 1.5 metres higher than the neighbouring dwellings to the east, at Harbour Way, Hayward Close and Queens Close. It is noted that many of these properties are single or one and a half storeys high. With the lower ground levels, it is noted that only their roofs are visible in the views from the Langham Road.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. The gently undulating farmland with the coastal village of Blakeney and the coastal marshes in the background clearly exemplifies the special qualities of the AONB. Residential development on the site would have a high level of detrimental impact on the character of the Langham Road approach and would have a high detrimental impact on the wider character of the southern part of Blakeney as the open farmland set against the village and coastal marsh view would be lost.

Residential development on the site would have an adverse impact on medium and long distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is fully open and development would be prominent and overbearing in the foreground. Even though part of the site is low lying, development along the southern edge of the site is on higher ground and would limit the views across.

Vehicular access from Morston Road would be unacceptable on highway safety grounds and therefore access from Langham Road across open agricultural land (BLA09) would be required. This would increase the visual impact of the development.

Heritage Impact Assessment

No designated heritage assets are identified as being onsite, however there are a number of assets within the vicinity. To the west the HIA identifies that development could cause some impact, albeit modest on the setting within Blakeney Downs and the two bowl barrows on Blakeney Downs, a Scheduled Monument. The site is also approx. 390m away from the edge of the Glaven Valley Conservation area with a similar distance to the Blakeney conservation area, which covers the historic core of the village. The HIA concludes that development would require careful consideration, because of their proximity to the site in relation to The two Bowl Barrows and development would need to be designed and landscaped to minimise visual impacts on two bowl barrows. **Planning applications would need to be supported by a heritage statement**. The HIA concludes that the retention and strengthening of existing hedgerows/ landscaping to the northern and western boundaries and the introduction of hedgerows/ landscaping to the eastern boundary would help soften the overall appearance of a development and mitigate any localised impact, being an edge of settlement site. In terms of mitigation the HIA advises that development proposals must be designed and landscaped to minimise visual impacts, including those over to Blakeney Marshes, Respect and reflect the massing and heights of surrounding dwellings. Along with careful consideration of the scale and layout of this

Site Ref	Assessment
	<p>relatively large site (for the size of Blakeney), provision of substantial landscaping and open space within the development would be required.</p> <p>Conclusion</p> <p>This area was considered as an 'Alternative Site Option' for the Regulation 18 consultation plan and was ruled out as a preferred option. This site received a number of representations at Regulation 18, including a representation from the landowner. The site area has been clarified by the owner with minor changes to the site area to show a more accurate mapping of the site to reflect the actual boundaries on the ground. The revised site has been numbered BLA01/A and the detailed assessment can be seen below. Regulation 18 consultation representations to this site will be considered as part of the BLA01/A site assessment review.</p> <p>No further assessment has been undertaken at this stage regarding this iteration of the site.</p> <p>Recommendation: That the site is not considered further at this stage.</p>
BLA01/A	<p>Land South of Morston Road (this site includes BLA01 and a small additional area of land to the east at rear of Harbour Way)</p> <p>SA Conclusion: The site scores as neutral. The site scores mixed for Environmental objectives, neutral for Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores are mixed in that the site is edge of settlement, within Flood Zone 1 and has the potential to effect a Scheduled Monument (two bowl barrows on Blakeney Downs). There is also a potential negative biodiversity impact being immediately adjacent to a SSSI (Wiveton Downs), in close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), NNR Blakeney and local geodiversity sites (North Norfolk Coast & Wiveton Downs).</p> <p>Connectivity: The site has good connectivity to the village services and is within walking distance to the local shop and primary school although footway improvements would be required on the Morston Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149</p> <p>Highways: Suitable highway access from Langham Road can be achieved, with pedestrian only access to the A149. The Highway Authority has concerns over the ability to form a satisfactory, safe access at the A149, coast road. Access at the A149 should provide visibility spays in accordance with DMRB but that does not appear to be achievable within the land proposed for allocation and represents a safety concern. Blakeney Parish Council and Blakeney Local Residents Group object to the allocation of BLA01 and support BL04/A. Access from Langham Road would require the construction of a new lengthy road across open countryside through site BLA09. This proposal would have adverse environmental and visual impacts on the landscape. It would also open up a much larger area of land for development with much wider impacts, and has the potential to significantly alter the character of Blakeney village</p>

The walking route from the site to Blakeney School would be via the A149 and Wiveton Road. New footway would be required from the site access, eastwards to Pintail Drive along with improvements to the footway crossings at the New Road junctions with Langham Road, Saxlingham Road and Wilson's Way

Environmental:

The site is the northern part of an arable field. To the north and east of the site is existing residential development and running along the western boundary is a hedge lined boundary with Blakeney/Wiveton Downs (Site of Special Scientific Interest) adjacent. There are no other known or obvious environmental features on the site.

HRA

Within 250m North Norfolk Coast SAC/SPA/Ramsar site. Within 250m The Wash and North Norfolk Coast SAC. Within 500m of the Greater Wash SPA.

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

HRA screening identified likely significant effects in relation to urbanisation effects. The Appropriate Assessment however concluded that in relation to Urbanisation there is no credible means by which urban effects from the site could adversely affect the integrity of the North Norfolk Coast SAC/SPA/Ramsar. .

HRA and Appropriate Assessment identified that development on this site would trigger LSE alone from recreational pressures due to its immediate proximity and direct footpath links to European designated site North Norfolk Coast SPA/SAC/ Ramsar.

As a result, this site would need high quality green infrastructure and specific local measures to address recreational issues and be sufficient to provide adequate diversion from Es in line with the findings of the HRA. Given the small level of growth envisaged at this site the Appropriate Assessment concludes that mitigation should be possible on site, and should be informed by a project level HRA.

The assessment goes on to state that The project-level HRA work should check the local footpaths and ensure signage, dog bins, potentially screening etc. are in place to resolve any access issues in the immediate vicinity of the allocations. This would be picking up and very specific, local issues that might be missed given the more strategic scale and scope of the RAMS.

Any allocation should therefore make provision for additional open space of the enhanced green infrastructure type to provide adequate diversion from the designated sites in line with the findings of the HRA. This could include the inclusion of additional land towards Langham Rd within the allocation.

The enhanced green infrastructure would bring additional benefits to Blakeney and improve the open views at the top of the field across the salt marshes.

The HRA advises that if allocated the **policy needs** to state A project Level Habitat Regulation Assessment, HRA addressing issues relating localised recreational impacts alone will need to be undertaken to inform any development proposal.

The assessment and policy should also state that: The provision of onsite enhanced green infrastructure sufficient to deflect direct recreational pressures from the adjacent Es will need to be provided.

Landscape and Townscape:

The site is located on the south-west side of Blakeney on the south side of Morston Road, where the majority of the land sits behind existing dwellings. It is currently arable land with mature hedgerow / trees to some of its boundaries. Existing residential properties bound the site to the northern, eastern and part of the western boundaries. Part of the latter is also characterised by Kettle Hill, which forms part of Blakeney Downs. The dwellings to the north of the site are two storey (facing onto Morston Road), whilst the dwellings to the eastern boundary are set down from the site and are a mixture of single or two storey in height (Harbour Way, Hayward Close, Queens Close). A contemporary flat roofed two storey building, known as “Bliss”, is located immediately to the northwest of the site.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.

The key views of Blakeney would be from the Morston Road to the west and from Langham Road to the southwest of the village. There is only a relatively narrow strip of land that extends down to the Morston Road. The majority of the site is set back from the road and with Kettle Hill to the west of the site, residential development would only be visible from a shorter distance from the west. The view from Langham Road looking northwest provides magnificent views of Blakeney Marshes and Blakeney Downs/ Kettle Hill.

The site can be viewed from the Langham Road on the southern approach into Blakeney and on the public right of way that runs from Langham Road along Blakeney Downs.

The site rises by approximately 11.5m from the low laying properties to the north towards the southern edge of the site where it has a boundary with the Blakeney Downs. The site level is approximately 1 – 1.5 metres higher than the neighbouring dwellings to the east, at Harbour Way, Hayward Close and Queens Close. It is noted that many of these properties are single or one and a half storeys high. With the lower ground levels, it is noted that only their rooves are visible in the views from the Langham Road.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. The gently undulating farmland with the coastal village of Blakeney and the coastal marshes in the background clearly exemplifies the special qualities of the AONB. Residential development on the site would have a high level of detrimental impact on the character of the Langham Road approach and would have a high detrimental impact on the wider character of the southern part of Blakeney as the open farmland set against the village and coastal marsh view would be lost.

Residential development on the site would have an adverse impact on medium and long distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is fully open and development would be prominent and overbearing in the foreground. Even though part of the site is low lying, development along the southern edge of the site is on higher ground and would limit the views across.

Heritage Impact Assessment (BLA01)

No designated heritage assets are identified as being onsite, however there are a number of assets within the vicinity. To the west the HIA identifies that development could cause some impact, albeit modest on the setting within Blakeney Downs and the two bowl barrows on Blakeney Downs, a Scheduled Monument. The site is also approx. 390m away from the edge of the Glaven Valley Conservation area with a similar distance to the Blakeney conservation area, which covers the historic core of the village. The HIA concludes that development would require careful consideration, because of their proximity to the site in relation to The two Bowl Barrows and development would need to be designed and landscaped to minimise visual impacts on two bowl barrows. **Planning applications would need to be supported by a heritage statement**. The HIA concludes that the retention and strengthening of existing hedgerows/ landscaping to the northern and western boundaries and the introduction of hedgerows/ landscaping to the eastern boundary would help soften the overall appearance of a development and mitigate any localised impact, being an edge of settlement site. In terms of mitigation the HIA advises that development proposals must be designed and landscaped to minimise visual impacts, including those over to Blakeney Marshes, Respect and reflect the massing and heights of surrounding dwellings. Along with careful consideration of the scale and layout of this relatively large site (for the size of Blakeney), provision of substantial landscaping and open space within the development would be required.

Other:

The site is in Flood Risk 1 and is not susceptible to surface water flooding.

Conclusion:

Development of this site would have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site. Any residential development set at the site's current ground levels, is likely to cause significant harm to the views of Blakeney Marshes and the potential for some impact to impact on their setting within Blakeney Downs and Kettle Hill, which screens Two bowl barrows on Blakeney Downs, Scheduled Monument.

Site Ref	Assessment
	<p>Access at the A149 should provide visibility spays in accordance with DMRB but that does not appear to be achievable within the land proposed for allocation. The Highway Authority has objected and express safety concern.</p> <p>The alternative access proposed from Langham Road would require the construction of a new lengthy road across open countryside through site BLA09. This proposal would have adverse environmental and visual impacts on the landscape. It would also open up a much larger area of land for development with potentially much wider negative impacts.</p> <p>The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BLA01/B	<p>Land South of Morston Road: (this site incorporates BLA01, BLA01/A and part of BLA09 and BLA09/A which is required for access to Langham Road)</p> <p>SA Conclusion: The site scores as neutral. The site scores mixed for Environmental objectives, neutral for Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores are mixed in that the site is edge of settlement, within Flood Zone 1 and has the potential to effect a Scheduled Monument (two bowl barrows on Blakeney Downs). There is also a potential negative biodiversity impact being immediately adjacent to a SSSI (Wiveton Downs), in close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), NNR Blakeney and local geodiversity sites (North Norfolk Coast & Wiveton Downs).</p> <p>Connectivity: The site has good connectivity to the village services and is within walking distance to the local shop and primary school although footway improvements would be required on the Morston Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149</p> <p>Highways: Suitable highway access from Langham Road can with pedestrian only access to the A149. The Highway Authority has concerns over the ability to form a satisfactory, safe access at the A149, coast road. Access at the A149 should provide visibility spays in accordance with DMRB but that does not appear to be achievable within the land proposed for allocation and represents a safety concern.</p> <p>Blakeney Parish Council and Blakeney Local Residents Group object to the allocation of BLA01 and support BLA04/A. Access from Langham Road would require the construction of a new lengthy road across open countryside through site BLA09. This proposal would have adverse environmental and visual impacts on the landscape. It would also open up a much larger area of land for development with much wider impacts, and has the potential to significantly alter the character of Blakeney village</p> <p>The walking route from the site to Blakeney School would be via the A149 and Wiveton Road. New footway would be required from the site access, eastwards to Pintail Drive</p>

along with improvements to the footway crossings at the New Road junctions with Langham Road, Saxlingham Road and Wilson's Way

Environmental:

The site is the northern part of an arable field. To the north and east of the site is existing residential development and running along the western boundary is a hedge lined boundary with Blakeney/Wiveton Downs (Site of Special Scientific Interest) adjacent. There are no other known or obvious environmental features on the site.

HRA

Within 250m North Norfolk Coast SAC/SPA/Ramsar site. Within 250m The Wash and North Norfolk Coast SAC. Within 500m of the Greater Wash SPA.

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

HRA screening identified likely significant effects in relation to urbanisation effects. The Appropriate Assessment however concluded that in relation to Urbanisation there is no credible means by which urban effects from the site could adversely affect the integrity of the North Norfolk Coast SAC/SPA/Ramsar. .

HRA and Appropriate Assessment identified that development on this site would trigger LSE alone from recreational pressures due to its immediate proximity and direct footpath links to European designated site North Norfolk Coast SPA/SAC/ Ramsar.

As a result, this site would need high quality green infrastructure and specific local measures to address recreational issues. Given the small level of growth envisaged at this site the Appropriate Assessment concludes that mitigation should be possible on site, and should be informed by a project level HRA.

The assessment goes on to state that The project-level HRA work should check the local footpaths and ensure signage, dog bins, potentially screening etc. are in place to resolve any access issues in the immediate vicinity of the allocations. This would be picking up and very specific, local issues that might be missed given the more strategic scale and scope of the RAMS.

Any allocation should therefore make provision for additional open space of the enhanced green infrastructure type to provide adequate diversion from the designated sites in line with the findings of the HRA This could include the inclusion of additional land towards Langham Rd within the allocation.

The enhanced green infrastructure would bring additional benefits to Blakeney and improve the open views at the top of the field across the salt marshes.

The HRA advises that if allocated the **policy needs** to state A project Level Habitat Regulation Assessment, HRA addressing issues relating localised recreational impacts alone will need to be undertaken to inform any development proposal.

The assessment and policy should also state that: The provision of onsite enhanced green infrastructure sufficient to deflect direct recreational pressures from the adjacent Es will need to be provided.

Landscape and Townscape:

The site is located on the south-west side of Blakeney on the south side of Morston Road, where the majority of the land sits behind existing dwellings. It is currently arable land with mature hedgerow / trees to some of its boundaries. Existing residential properties bound the site to the northern, eastern and part of the western boundaries. Part of the latter is also characterised by Kettle Hill, which forms part of Blakeney Downs. The dwellings to the north of the site are two storey (facing onto Morston Road), whilst the dwellings to the eastern boundary are set down from the site and are a mixture of single or two storey in height (Harbour Way, Hayward Close, Queens Close). A contemporary flat roofed two storey building, known as "Bliss", is located immediately to the northwest of the site.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.

The key views of Blakeney would be from the Morston Road to the west and from Langham Road to the southwest of the village. There is only a relatively narrow strip of land that extends down to the Morston Road. The majority of the site is set back from the road and with Kettle Hill to the west of the site, residential development would only be visible from a shorter distance from the west. The view from Langham Road looking northwest provides magnificent views of Blakeney Marshes and Blakeney Downs/ Kettle Hill.

The site can be viewed from the Langham Road on the southern approach into Blakeney and on the public right of way that runs from Langham Road along Blakeney Downs.

The site rises by approximately 11.5m from the low laying properties to the north towards the southern edge of the site where it has a boundary with the Blakeney Downs.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. The gently undulating farmland with the coastal village of Blakeney and the coastal marshes in the background clearly exemplifies the special qualities of the AONB. Residential development on the site would have a high level of detrimental impact on the character of the Langham Road approach and would have a high detrimental impact on the wider character of the

southern part of Blakeney as the open farmland set against the village and coastal marsh view would be lost.

Residential development on the site would have an adverse impact on medium and long distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is fully open and development would be prominent and overbearing in the foreground. Even though part of the site is low lying, development along the southern edge of the site is on higher ground and would limit the views across.

Heritage Impact Assessment (BLA01)

No designated heritage assets are identified as being onsite, however there are a number of assets within the vicinity. To the west the HIA identifies that development could cause some impact, albeit modest on the setting within Blakeney Downs and the two bowl barrows on Blakeney Downs, a Scheduled Monument. The site is also approx. 390m away from the edge of the Glaven Valley Conservation area with a similar distance to the Blakeney conservation area, which covers the historic core of the village. The HIA concludes that development would require careful consideration, because of their proximity to the site in relation to The two Bowl Barrows and development would need to be designed and landscaped to minimise visual impacts on two bowl barrows. Planning applications would need to be supported by a heritage statement. The HIA concludes that the retention and strengthening of existing hedgerows/ landscaping to the northern and western boundaries and the introduction of hedgerows/ landscaping to the eastern boundary would help soften the overall appearance of a development and mitigate any localised impact, being an edge of settlement site. In terms of mitigation the HIA advises that development proposals must be designed and landscaped to minimise visual impacts, including those over to Blakeney Marshes, Respect and reflect the massing and heights of surrounding dwellings. Along with careful consideration of the scale and layout of this relatively large site (for the size of Blakeney), provision of substantial landscaping and open space within the development would be required.

Other:

The site is in Flood Risk 1 and is not susceptible to surface water flooding.

Conclusion:

Development of this site would have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and would have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site.

Access at the A149 should provide visibility spays in accordance with DMRB but that does not appear to be achievable within the land proposed for allocation. The Highway Authority has objected and express safety concern.

The alternative access proposed from Langham Road would require the construction of a new lengthy road across open countryside through site BLA09. This proposal would have adverse environmental and visual impacts on the landscape. It would also open up a much larger area of land for development with potentially much wider negative impacts. It may also create availability concerns and land ownership issues.

The site is not considered suitable site for development.

Site Ref	Assessment
	<p>Recommendation: That this site is discounted from further consideration.</p>
BLA02	<p>Land Adjacent Blakeney Downs House, Morston Road</p> <p>SA Conclusion: The site scores as negative. The site scores negatively for Environmental objectives and mixed for Social and Economic objectives. In particular, the Environmental objectives scores negatively, being loosely related to the settlement and rural in nature, where there is potential to affect the setting of an Ancient Monument (2 bowl barrows) and potential negative biodiversity impact, being immediately adjacent to a SSSI (Wiveton Downs), in close proximity to SSSI, SPA, SAC & Ramsar (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs).</p> <p>Connectivity: The site has moderate connectivity to the village services and is within walking distance to the local shop and primary school although there are no footways along the Morston Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149.</p> <p>Highways: Highway access can be achieved from the A149 Morston Road, however such access is considered to be unacceptable by NCC Highways.</p> <p>Environmental: This is a small site that is predominantly grass with small clumps of tree/scrub cover, hard standing and access tracks. There are a couple of small buildings on the site. The site is used for small boat storage and repairs. The site has a hedge lined boundary and is abutted on the western and southern boundaries by Blakeney/Wiveton Downs (Site of Special Scientific Interest). There are no other known or obvious environmental features on the site.</p> <p>HRA Within 150m North Norfolk Coast SAC/SPA/Ramsar site. Within 150m The Wash and North Norfolk Coast SAC. Within 1000m of the Greater Wash SPA.</p> <p>Landscape and Townscape: The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB. The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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</p>

Site Ref	Assessment
	<p>encompasses the whole of the area.</p> <p>Other: Site is within 50m of a Scheduled Ancient Monument (2 Bowl Barrows on Blakeney Downs). The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access. The preferred site can deliver sufficient housing for Blakeney. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BLA04	<p>Land East of Langham Road (this site fully incorporates BLA04/A)</p> <p>SA Conclusion: The site scores as neutral. The site scores neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1 and has the potential to have a negative biodiversity impact being adjacent to a SSSI & local geodiversity site (Wiveton Downs),</p> <p>Connectivity: The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 500m from the site.</p> <p>Highways: Suitable highway access can be achieved from Langham Road. NCC Highways state that the carriageway should be widened at the site frontage to a minimum width of 2.0m. Visibility splays at the access should be provided in accordance with DMRB. The existing 30mph speed limit should be extended to the southern extent of the site. The walking route from the site to Blakeney School would be via Langham Road and improvements are required to the footway crossings at the New Road junctions with Saxlingham Road and Wilson’s Way. Consideration should also be given to providing an off-carriageway pedestrian facility at Saxlingham Road between FP6 and FP18, along with improvements to FP18 (Old Rectory Lane) to facilitate walking to school.</p> <p>Environmental: The site is a medium sized arable field on the southern edge of the village with a sparse hedge boundary along the Langham Road. On the west side of Langham Road is a recently completed residential development ‘Harbour Way’ (previously allocated in the Core Strategy).</p>

There is a mature tree belt on the northern boundary of the site that separates the site from the residential development at Kingsway. Arable farmland is found to the south and east of the site. There are no other environmental features on the site; however, the site is less than 50m from the Blakeney/Wiveton Downs Site of Scientific Interest (site of geological interest).

HRA

Within 2500m North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m The Wash and North Norfolk Coast SAC. Within 5000m Greater Wash SPA.

The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns. Any allocation will require suitable policy wording. The site is not specifically screened in the HRA but as a larger parcel incorporating BLA04/A there is an increased risk given the potential scale of development from localised recreational effects which cannot be ruled out. Should the site go forward an Appropriate Assessment would be required

Landscape and Townscape:

The site is situated on the south west side of Blakeney, on the east side of Langham Road. It is currently a large arable field that sits immediately adjacent to existing dwellings to the north at Kingsway and opposite dwellings at Harbour Way, on the other side of Langham Road. The site boundaries are defined by a group of mature pine trees along the northwest boundary, landscaping to the remaining northern boundary and by intermittent hedgerows to the east and west boundaries. This part of the village has a more suburban feel than the historic core of the village, with houses generally detached and with neat front gardens. These areas form the immediate setting of the Conservation Area but beyond is an agricultural landscape, with fields of grasses surrounded by hedges and some trees.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.

The key view of the site would be from the Langham Road when looking northeast when approaching the village, where the road slopes down towards the village and from where wide views over fields and across Blakeney Marshes are available. There is a significant belt of scotch pine and other trees that run adjacent to the northern boundary of the site, which are highly visible when viewed looking north-eastwards.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. The existing character of the land does contribute to the landscape character type, however, with little or no landscape elements or features - the value of the site itself, in landscape terms, is considered low to moderate.

The existing Kingsway bungalows provide the current urban edge on the east side of Langham Road. The properties are partially screened by a tree belt along the southern boundary, however, a large proportion of these trees are reasonably mature Firs with canopies almost above roof level which offer moderate screening to the properties. The Kingsway properties were constructed in the 1960/70's and most have been extended and altered in the intervening 50 years. They reflect typical national bungalow design of the time and do not reflect or incorporate features that would typify the North Norfolk or Blakeney vernacular.

Residential development on the whole site would extend the urban edge of the village considerably into open countryside and would have an adverse impact on the landscape character and the wider setting of the village.

A public Footpath runs along the northern edge of the site adjacent to the gardens of the Kingsway properties. Development on the site would result in an adverse impact on the nature of the view from the Kingsway properties and the public footpath. What is currently a rural outlook, with open views, would change the character to a view of an urbanised view of the development. Development on the site would result in an adverse impact on the visual amenity from the Kingsway properties and the public footpath. Development of the site would be visible in the landscape when viewed from the Langham Road and the public footpath to the south. The view into the site immediately adjacent to the site from the Langham Road is reasonably open and development could obscure long distance views of Blakeney Church along the sites Langham Road frontage.

Residential development on the whole site would have an adverse impact on medium distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is initially open and then the view of the site is predominantly a distance view - glimpsed through a hedge line. The character and amenity value of the view would be adversely impacted if residential development was brought to the southern edge of the field.

Heritage Impact

A Heritage Impact Assessment was undertaken for BLA04/A which makes a component part of this site. No designated heritage assets are identified as being onsite, however there are a number of assets within the vicinity including the edges of the Blakeney conservation area and the Glaven valley conservation area. The HIA concludes that there would be limited impact on the historic environment should the smaller site be developed, advising that account taken of long distance views of the church tower of St Nicholas. This is considered to remain true of the larger site and consideration would also need to be given to similar mitigation measures put forward in the HIA and detailed below (for BLA04) where arguably the visual impacts on the views to and from the church could be affected.

- Based on comparative ground levels to the neighbouring residential development at Kingsway, the height and scale of any potential residential development should be similar to these existing one and one and a half storey dwellings to the north of the site, to ensure that any new development sits within the landscape, which is

Site Ref	Assessment
	<p>particularly important given the site falls within the AONB and the long distance views of the church tower.</p> <ul style="list-style-type: none"> Retain and strengthen other existing landscaping to the boundaries, with particular attention paid to the northern boundary, adjacent to the public footpath and the provision of new landscaping to the southern boundary. <p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: The site is well located to the village and services. Highways access off Langham Road is considered acceptable. Development of the whole site would extend into open countryside and would have an adverse impact on the landscape and Area of Outstanding Natural Beauty.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BLA04/A	<p>Land East of Langham Road: site is a component part of BLA04</p> <p>SA Conclusion: The site scores as neutral. The site scores neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1 and has the potential to have a negative biodiversity impact; close proximity to SSSI & local geodiversity site (Wiveton Downs).</p> <p>Connectivity: The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 500m from the site.</p> <p>Highways: Suitable highway access can be achieved from Langham Road. NCC Highways state that the carriageway should be widened at the site frontage to a minimum width of 5.0m. Visibility splays at the access should be provided in accordance with DMRB. The existing 30mph speed limit should be extended to the southern extent of the site. The walking route from the site to Blakeney School would be via Langham Road and improvements are required to the footway crossings at the New Road junctions with Saxlingham Road and Wilson’s Way. Consideration should also be given to providing an off-carriageway pedestrian facility at Saxlingham Road between FP6 and FP18, along with improvements to FP18 (Old Rectory Lane) to facilitate walking to school.</p> <p>Environmental: The site forms part of an arable field on the southern edge of the village with a sparse hedge boundary along the Langham Road. On the west side of Langham Road is a recently completed residential development ‘Harbour Way’ (previously allocated in the Core Strategy).</p>

There is a mature tree belt on the northern boundary of the site that separates the site from the residential development at Kingsway. Arable farmland is found to the south and east of the site. There are no other environmental features on the site; however, the site is less than 150m from the Blakeney/Wiveton Downs Site of Scientific Interest (site of geological interest).

HRA

Within 1000m of the North Norfolk Coast SAC/SPA/Ramsar site. Within 1000m of the Wash and North Norfolk Coast SAC. Within 1000m of the Greater Wash SPA.

The site is identified as having the potential for triggering likely significant effects in relation to recreational pressures. The Appropriate Assessment however concludes that the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, GIRAMS provides the means to address cumulative effects from recreation and ensures adequate mitigation is secured to address recreational concerns. Any allocation will require suitable policy wording. Due to the smaller scale of the site localised recreational effects are ruled out in the Appropriate Assessment and subject to GIRAMS localised and in-combination effects can be ruled out

Landscape and Townscape:

The site is situated on the south west side of Blakeney, on the east side of Langham Road. It is currently an arable field that sits immediately adjacent to existing dwellings to the north at Kingsway and opposite dwellings at Harbour Way, on the other side of Langham Road. The site boundaries are defined by a group of mature pine trees along the northwest boundary, landscaping to the remaining northern boundary and by intermittent hedgerows to the east and west boundaries. This part of the village has a more suburban feel than the historic core of the village, with houses generally detached and with neat front gardens. These areas form the immediate setting of the Conservation Area but beyond is an agricultural landscape, with fields of grasses surrounded by hedges and some trees.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.

The key view of the site would be from the Langham Road when looking northeast when approaching the village, where the road slopes down towards the village and from where wide views over fields and across Blakeney Marshes are available. There is a significant belt of scotch pine and other trees that run adjacent to the northern boundary of the site, which are highly visible when viewed looking north-eastwards.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. The existing character of the land does contribute to the landscape character type, however, with little or no

landscape elements or features - the value of the site itself, in landscape terms, is considered low to moderate.

The existing Kingsway bungalows provide the current urban edge on the east side of Langham Road. The properties are partially screened by a tree belt along the southern boundary, however, a large proportion of these trees are reasonably mature Firs with canopies almost above roof level which offer moderate screening to the properties. The Kingsway properties were constructed in the 1960/70's and most have been extended and altered in the intervening 50 years. They reflect typical national bungalow design of the time and do not reflect or incorporate features that would typify the North Norfolk or Blakeney vernacular.

Residential development on the site would have a medium level of impact on the character of the Langham Road approach and would have a low to medium impact on the wider character of the southern part of Blakeney. If the site was developed for residential development, the resulting character of the landscape would, effectively, be similar to existing: i.e. the new residential development would replace the existing 1960/70's urban edge of the village.

A public Footpath runs along the northern edge of the site adjacent to the gardens of the Kingsway properties. Development on the site would result in an adverse impact on the nature of the view from the Kingsway properties and the public footpath. What is currently a rural outlook, with open views, would change the character to a view of an urbanised view of the development. Development on the site would result in an adverse impact on the visual amenity from the Kingsway properties and the public footpath. Development of the site would be visible in the landscape when viewed from the Langham Road and the public footpath to the south. The view into the site immediately adjacent to the site from the Langham Road is reasonably open and development could obscure long distance views of Blakeney Church along the sites Langham Road frontage. Residential development on the site would have a neutral to adverse impact on medium distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is initially open and then the view of the site is predominantly a distance view - glimpsed through a hedge line. The character and amenity value of the view would, effectively, be similar to existing: i.e. the new residential development on the edge of this part of Blakeney would replace the existing view of the urban edge of the village.

Heritage Impact Assessment

No designated heritage assets are identified as being onsite, however there are a number of assets within the vicinity including the edges of the Blakeney conservation area and the Glaven valley conservation area. The HIA concludes that there would be limited impact on the historic environment should the site be developed, advising that account taken of long distance views of the church tower of St Nicholas. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Based on comparative ground levels to the neighbouring residential development at Kingsway, the height and scale of any potential residential development should be similar to these existing one and one and a half storey dwellings to the north of the site, to ensure that any new development sits within the landscape, which is particularly important given the site falls within the AONB and the long distance views of the church tower.
- Retain and strengthen other existing landscaping to the boundaries, with particular attention paid to the northern boundary, adjacent to the public footpath and the provision of new landscaping to the southern boundary.

Site Ref	Assessment
	<p>Other:</p> <p>The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion:</p> <p>The site can accommodate all of the housing that is required for Blakeney. The site is well connected to the village, school and services. Public transport options available close to the site. Although the site is located within the Area of Outstanding Natural Beauty it is not considered that residential development would be excessively prominent in the wider landscape or impact the historic environment and therefore would not have a significant detrimental impact on the special qualities of the AONB.</p> <p>The site scores positively in the Sustainability Appraisal.</p> <p>Recommendation:</p> <p>That this site is identified as a Proposed Allocation subject to the detailed policy requirements.</p>
BLA05	<p>Land West Of Saxlingham Road</p> <p>SA Conclusion:</p> <p>The site scores overall as neutral. The site scores neutral for Environmental and Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores neutral in that the site is edge of settlement, within Flood Zone 1 and has the potential to affect the settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and Blakeney Conservation Area. In addition, the biodiversity impact is uncertain.</p> <p>Connectivity:</p> <p>The site has reasonable connectivity to the village services and is within walking distance to the local shop and primary school, however, there are no footways along Saxlingham Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 300m from the site.</p> <p>Highways:</p> <p>Highway access can be achieved from Saxlingham Road, however access off this road is considered to be unacceptable by NCC Highways. Furthermore, the site is considered unsuitable for residential development due to a lack of pedestrian footways and the unsatisfactory local road network.</p> <p>Environmental:</p> <p>The site is the north eastern corner of a large arable field to the south of Blakeney. There is a hedge along the frontage on Saxlingham Road. Directly to the north of the site is a single, detached, property.</p> <p>HRA</p> <p>Within 2500m North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m The Wash and North Norfolk Coast SAC. Within 5000m Greater Wash SPA.</p>

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.

Residential development on the whole site would extend the urban edge of the village considerably into open countryside and would have an adverse impact on the landscape character and the wider setting of the village.

Other:

The site is in Flood Risk 1 and is not susceptible to surface water flooding.

The site is adjacent to the Glaven Valley Conservation Area and development on the site and development has the potential to adversely impact upon the setting of the Conservation Area.

Conclusion:

The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. Development on the site may have a detrimental impact on the Conservation Area. The site is considered to have unsuitable highways access and network connections. The preferred site can deliver sufficient housing for Blakeney. The site is not considered suitable site for development.

Recommendation:

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

Land East Of Saxlingham Road**SA Conclusion:**

The site scores as **negative**. The site scores negatively for Environmental objectives and neutral for Social and Economic objectives. In particular, the Environmental objectives scores negatively, having the potential to increase light pollution (woodland currently acts as buffer to edge of settlement), there being a likely significant detrimental impact on landscape. In addition, there is the potential to affect the settings of Grade II* & Grade II Listed Buildings (Old Rectory & Barn) and Conservation Areas and have a potential negative biodiversity impact in terms of the woodland.

Connectivity:

The site has reasonable connectivity to the village services and is within walking distance to the local shop and primary school however, there are no footways along Saxlingham Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the

catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 300m from the site.

Highways:

Highway access can be achieved from Saxlingham Road, however access off this road is considered to be unacceptable by NCC Highways. Furthermore, the site is considered unsuitable for residential development due to a lack of pedestrian footways and the unsatisfactory local road network.

Environmental:

The whole site is covered by a mixed species mature woodland and is approximately half of a larger wood that extends towards the 'Old Rectory'.

HRA

Within 2500m North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m The Wash and North Norfolk Coast SAC. Within 5000m Greater Wash SPA.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.

The site is within the Glaven Valley Conservation Area.

Other:

The site is within the Glaven Valley Conservation Area and less than 100m from the Blakeney Conservation Area and less than 100m from the Grade II and Grade II* Listed Buildings at 'The Rectory'. Any development of the site has the potential to affect these heritage assets and their settings.

The site is in Flood Risk 1 and is not susceptible to surface water flooding.

Conclusion:

The site would result in the loss of a significant amount of woodland and would be highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. Development on the site may have a detrimental impact on the Conservation Area and the setting of a Listed Building. The site is considered to have unsuitable highways access and network connections. The preferred site can deliver sufficient housing for Blakeney. The site is not considered suitable site for development.

Recommendation:

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

BLA07

Land off Langham Road**SA Conclusion:**

The site scores as **neutral**. The Environment and Social objectives score as mixed with a neutral Economic objectives score. In particular, the Environmental objectives scores mixed, being within the settlement, within Flood Zone 1 but having an uncertain biodiversity impact being a playing field.

Connectivity:

The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 250m from the site.

Highways:

Suitable highway access can be achieved from Langham Road. Access should be provided in line with DRMB. The walking route from the site to Blakeney School would be via Langham Road and improvements are required to the footway crossings at the New Road junctions with Saxlingham Road and Wilson's Way. Consideration should also be given to providing an off-carriageway pedestrian facility at Saxlingham Road between FP6 and FP18, along with improvements to FP18 (Old Rectory Lane) to facilitate walking to school.

Environmental:

The site is within the settlement boundary and is currently designated as 'Open Land Area' and is proposed to be designated as 'Amenity Green Space'. The site is a grass field that was once used as a school playing field. There is a hedged boundary along the Langham Road frontage. To the south, west and north are existing residential properties. The north east corner of the site abuts the large village playing field and public open space.

HRA

Within 500m North Norfolk Coast SAC/SPA/Ramsar site. Within 500m The Wash and North Norfolk Coast SAC. Within 500m of the Greater Wash SPA.

Landscape and Townscape:

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.

The site is designated as an 'Open land Area' and is proposed to be designated as 'Amenity Green Space'.

Other:

Site Ref	Assessment
	<p>The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: Site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Blakeney and development would result in a loss of beneficial use. The preferred site can deliver sufficient housing for Blakeney.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BLA08	<p>Land North of Morston Road</p> <p>SA Conclusion: The site scores as negative. The site scores negatively for the Environmental objectives, neutral for Economic objectives and positively for Social objectives. In particular, the Environmental objectives scores negatively in that the site is edge of settlement, within Flood Zone 1, but close to coastal defences & Flood Zone 3a. The site is located in an exposed position, where there is a likely significant detrimental impact on landscape and potential for a negative biodiversity impact, being in close proximity to SSSIs (North Norfolk Coast, Wiveton Downs), SPA, SAC & Ramsar (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs).</p> <p>Connectivity: The site has good connectivity to the village services and is within walking distance to the local shop and primary school although footway improvements would be required on the Morston Road. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149.</p> <p>Highways: Highway access can be achieved from the A149 Morston Road, however such access is considered to be unacceptable by NCC Highways.</p> <p>Environmental: The site forms the southern portion of a large arable field which abuts the coastal marshes to the north. The eastern, southern and western boundaries are hedge lined and there is a small dilapidated agricultural building in the south western corner. The North Norfolk coastal marshes to the north are nationally and international recognised important biodiversity sites and have numerous designations including: Site of Special Scientific Interest, Special Protection Area, Special Area of Conservation and as a Ramsar site.</p> <p>HRA Within 150m North Norfolk Coast SAC/SPA/Ramsar site. Within 150m The Wash and North Norfolk Coast SAC. Within 1000m of the Greater Wash SPA.</p> <p>Landscape and Townscape: The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland</p>

Site Ref	Assessment
	<p>agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.</p> <p>The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.</p> <p>Other: Site is within 150m of a Scheduled Ancient Monument (2 Bowl Barrows on Blakeney Downs). The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and Area of Outstanding Natural Beauty and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access. The preferred site can deliver sufficient housing for Blakeney. The site is not considered suitable site for development.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
BLA09	<p>Land West of Langham Road: (this site is wholly part of BLA09/A. Part of the site is also proposed as BLA01/B)</p> <p>SA Conclusion: The site scores as neutral. The site scores mixed for Environmental objectives, being edge of settlement, within Flood Zone 1, where there is the potential for a negative biodiversity impact, being adjacent to a SSSI & local geodiversity site (Wiveton Downs) and a potential negative impact on the GI network. The Social objectives score positively and the Economic objectives score neutral, being edge of settlement, where there is good access to local health and education services and some access to employment, with limited public transport links.</p> <p>Connectivity: The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 500m from the site.</p> <p>Highways: Vehicular access should be from Langham Road only and in accordance with the requirements of DMRB. A 2.0m wide footway should be provided for the whole frontage from PROW FP17, extending north eastwards to join with the existing facility at Kingsway. This would facilitate safe & sustainable access to the village. The walking route from the site to Blakeney School would be via the A149 and Wiveton Road. Improvements are</p>

required to footway crossings at the New Road junctions with Langham Road, Saxlingham Road and Wilson's Way.

Environmental:

The site is the southern part of an arable field. To the north of the site is existing residential development and running along the western and southern boundary is a hedge lined boundary with Blakeney/Wiveton Downs adjacent. There are no other known or obvious environmental features on the site.

Landscape and Townscape:

The site is located on the south-west side of Blakeney village on the west side of Langham Road. It is currently arable land with mature hedgerow largely bounding its southern, western and eastern edges. Existing residential properties at Harbour Way bound part of the northern boundary and the remaining part of the northern boundary forms extends into a larger field (ref: BLA01). The eastern boundary runs alongside the Langham Road.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.

The key views of the site would be from Langham Road to the southwest of the village. The view from Langham Road looking northwest provides long distance views of Blakeney Marshes and Blakeney Downs/ Kettle Hill. The topography of the site rises up from the south-eastern corner towards Kettle Hill and also slopes gently down towards Morston Road towards adjacent site BA01. The site level is approximately 1 – 1.5 metres higher than the neighbouring dwellings to the east, at Harbour Way, Hayward Close and Queens. The site can be viewed from the Langham Road on the southern approach into Blakeney and on the public right of way that runs from Langham Road along Blakeney Downs. The site rises by approximately 6m from the properties to the north towards the southern edge of the site where it has a boundary with Blakeney Downs.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. Any development would be prominent in the wider landscape and likely to cause significant harm to the important views of Blakeney Marshes and wider views. The gently undulating farmland with the coastal village of Blakeney and the coastal marshes in the background clearly exemplifies the special qualities of the AONB. Residential development on the site would have a high level of detrimental impact on the character of the Langham Road approach and would have a high detrimental impact on the wider character of the southern part of Blakeney as the open farmland set against the village and coastal marsh view would be lost.

Residential development on the site would have an adverse impact on medium and long distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is fully open and, as the site is on higher ground than the village behind, development would be prominent in the landscape.

Heritage Impact Assessment

No designated heritage assets are located on the site, however there are a number of assets within the vicinity including the edges of the Blakeney conservation area and the Glaven valley conservation area. Two bowl barrows on Blakeney Downs, Scheduled Monument, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, situated over 300m to the north-west of the site. The HIA concludes that The Scheduled Monument is screened from the site by Kettle Hill and as such, there is little direct impact on the significance of the heritage asset, but there would be some modest impact upon their setting within Blakeney Downs and Kettle Hill, as the residential development on the site would be immediately adjacent to this SSSI. It also concludes that development set at the site's current ground levels, is likely to cause significant harm to the views of Blakeney Marshes. The HIA advises that any development should include the mitigation measures, (as set out in further detail in the Historic Impact Assessment):

- Minimise visual impact on the two bowl barrows. A planning application would need to be supported by a Heritage Statement potentially with visualisations.
- Careful consideration would need to be given to scale, massing and layout in order to respect and reflect the massing and heights of surrounding dwellings and wider views. The site is approximately 750mm – 1 metre higher than some of the existing dwellings located adjacent to the northeast boundary of the site. Given this, the height of any potential residential development should be comparatively similar to the height from the ground level of the existing dwellings to the northeast of the site.
- Landscaping to the western boundary should be retained and significantly strengthened. Strengthening of the landscaping on the western boundary would help mitigate any potential impact to the two bowl barrows Scheduled Monument and help maintain a physical gap between Kettle Hill and any new built form

Conclusion

This area was considered as an 'Alternative Site Option' for the Regulation 18 consultation plan and was ruled out as a preferred option. This site received a number of representations at Regulation 18, including a representation from the landowner. The site area has been clarified by the owner with minor changes to the site area to show a more accurate mapping of the site to reflect the actual boundaries on the ground. The revised site has been numbered BLA09/A and the detailed assessment can be seen below. Regulation 18 consultation representations to this site will be considered as part of the BLA09/A site assessment review.

No further assessment has been undertaken at this stage regarding this iteration of the site.

Recommendation: That the site is **not considered further** at this stage but that it is **further considered as part of BLA09/A.**

BLA09/A

Land West Of Langham Road:

(this site includes BLA09 with the addition of minor boundary amendments to the north and east of the site. Part of the site is also proposed as BLA01/B).

SA Conclusion:

The site scores as **neutral**. The site scores mixed for Environmental objectives, neutral for Economic objectives and positively for Social objectives. There is potential to effect a Scheduled Monument (two bowl barrows on Blakeney Downs). The Environmental objectives score is mixed in that the site is edge of settlement, within Flood Zone 1 and has the potential of a negative biodiversity impact, being adjacent to SSSI & local geodiversity site (Wiveton Downs) and a potential impact on the GI network.

Connectivity:

The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 500m from the site.

Highways:

Vehicular access should be from Langham Road only and in accordance with the requirements of DMRB. A 2.0m wide footway should be provided for the whole frontage from PROW FP17, extending north eastwards to join with the existing facility at Kingsway. This would facilitate safe & sustainable access to the village. The walking route from the site to Blakeney School would be via the A149 and Wiveton Road. Improvements are required to footway crossings at the New Road junctions with Langham Road, Saxlingham Road and Wilson's Way.

Environmental:

The site is the southern part of an arable field. To the north of the site is existing residential development and running along the western and southern boundary is a hedge lined boundary with Blakeney/Wiveton Downs adjacent. There are no other known or obvious environmental features on the site.

HRA

Within 2500m North Norfolk Coast SAC/SPA/Ramsar site. Within 2500m The Wash and North Norfolk Coast SAC. Within 5000m Greater Wash SPA.

Landscape and Townscape:

The site is located on the south-west side of Blakeney village on the west side of Langham Road. It is currently arable land with mature hedgerow largely bounding its southern, western and eastern edges. Existing residential properties at Harbour Way bound part of the northern boundary and the remaining part of the northern boundary forms extends into a larger field (ref: BLA01). The eastern boundary runs alongside the Langham Road.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The Norfolk Coast AONB landscape has a striking diversity of scenery, embracing a rich mix of coastal features (marshes in Blakeney), contrasting inland agricultural landscapes, woodlands and villages, all of which are influenced to a greater or lesser degree by the proximity of the sea. Development on the site could impact on the special qualities of the AONB.

The site is within the Rolling Heath and Arable landscape character area which is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence. 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.

The key views of the site would be from Langham Road to the southwest of the village. The view from Langham Road looking northwest provides long distance views of Blakeney Marshes and Blakeney Downs/ Kettle Hill. The topography of the site rises up from the southeastern corner towards Kettle Hill and also slopes gently down towards Mortson Road towards adjacent site BA01. The site level is approximately 1 – 1.5 metres higher than the neighbouring dwellings to the east, at Harbour Way, Hayward Close and Queens. The site can be viewed from the Langham Road on the southern approach into Blakeney and on the public right of way that runs from Langham Road along Blakeney Downs. The site rises by approximately 6m from the properties to the north towards the southern edge of the site where it has a boundary with Blakeney Downs.

Development on the site would change the existing character of the land from an arable field to an urban, edge of settlement, residential development. Any development would be prominent in the wider landscape and likely to cause significant harm to the important views of Blakeney Marshes and wider views. The gently undulating farmland with the coastal village of Blakeney and the coastal marshes in the background clearly exemplifies the special qualities of the AONB. Residential development on the site would have a high level of detrimental impact on the character of the Langham Road approach and would have a high detrimental impact on the wider character of the southern part of Blakeney as the open farmland set against the village and coastal marsh view would be lost. Residential development on the site would have an adverse impact on medium and long distance views from Langham Road and the public footpath which runs from the Langham Road, eastwards, along the Blakeney/Wiveton Downs. The view into the site from the footpath is fully open and, as the site is on higher ground than the village behind, development would be prominent in the landscape.

Historic Impact Assessment

No designated heritage assets are located on the site, however there are a number of assets within the vicinity including the edges of the Blakeney conservation area and the Glaven valley conservation area. Two bowl barrows on Blakeney Downs, Scheduled Monument, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, situated over 300m to the north-west of the site. The HIA concludes that The Scheduled Monument is screened from the site by Kettle Hill and as such, there is little direct impact on the significance of the heritage asset, but there would be **some modest impact** upon their setting within Blakeney Downs and Kettle Hill, as the residential development on the site would be immediately adjacent to this SSSI. It also concludes that development set at the site's current ground levels, is likely to cause significant harm to the views of Blakeney Marshes. The HIA advises that any development should include the mitigation measures, (as set out in further detail in the Historic Impact Assessment):

- Minimise visual impact on the two bowl barrows. A planning application would need to be supported by a Heritage Statement potentially with visualisations.
- Careful consideration would need to be given to scale, massing and layout in order to respect and reflect the massing and heights of surrounding dwellings and wider

views. The site is approximately 750mm – 1 metre higher than some of the existing dwellings located adjacent to the northeast boundary of the site. Given this, the height of any potential residential development should be comparatively similar to the height from the ground level of the existing dwellings to the northeast of the site.

- Landscaping to the western boundary should be retained and significantly strengthened. Strengthening of the landscaping on the western boundary would help mitigate any potential impact to the two bowl barrows Scheduled Monument and help maintain a physical gap between Kettle Hill and any new built form

Other

The site is in Flood Risk 1 and is not susceptible to surface water flooding.

Conclusion:

Development of this site would have a negative effect on the quality of the landscape by reducing the rural character, extending into the open countryside and would have a greater material impact on wider views, the Area of Outstanding Natural Beauty and historic environment than the preferred site. The site is not considered suitable for development.

Recommendation:

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

Land at 39 New Road

SA Conclusion:

The site scores as **negative**. The site scores negatively for the Environmental objectives, neutral for Economic objectives and mixed for Social objectives. In particular, the Environmental objectives scores negatively in that the site is likely to have a significant detrimental impact on the townscape with the potential to significantly affect the setting of historic village core, Conservation Area and the potential for impact on the GI network.

Connectivity:

The site has good connectivity to the village services and is within walking distance to the local shop and primary school. There are a range of services available in the village including a GP surgery, post office, pubs and petrol station. There are limited public transport options and the catchment High School is in Wells-next-the-Sea which is served by a school bus service with stops on the A149 approximately 100m from the site.

Highways:

Suitable highway access can be achieved from the A149 New Road. NCC state that there can be no access to the site via Little Lane. The new access which would require the complete removal of the hedge along the A149 frontage and provision of a new footway

Environmental:

The site is designated as an 'Open Land Area' and is to be designated as an 'Amenity Greenspace'. The site consists of three small grass paddock fields with one forming the large front garden of a residential property. The site has a hedge frontage along the A149 and Little Lane and has a footpath running along its SW edge. A new bank and hedge has been planted on its SW boundary adjacent to the footpath.

HRA

Site Ref	Assessment
	<p>Within 500m North Norfolk Coast SAC/SPA/Ramsar site. Within 500m The Wash and North Norfolk Coast SAC. Within 500m of the Greater Wash SPA.</p> <p>Landscape and Townscape: The site is within the Norfolk Coast Area of Outstanding Natural Beauty (as is the whole of the Blakeney parish). The site is within both the Glaven Valley and Blakeney Conservation Areas. Any development of the site has the potential to affect these heritage assets and their settings. The site is currently designated as an 'Open Land Area'.</p> <p>Other: The site is in Flood Risk 1 and is not susceptible to surface water flooding.</p> <p>Conclusion: Site is within the settlement boundary. The site is unsuitable for development as it forms part of the important open space for Blakeney and development would result in a loss of beneficial use. Development on the site would have a detrimental impact on the Conservation Area. The preferred site can deliver sufficient housing for Blakeney.</p> <p>Recommendation: That this site is discounted from further consideration.</p>

Further Comments

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

Further Comments	
James Henman acting for landowner for BLA04/A 23/1/20	Site plan submitted for BLA04/A
James Henman acting for landowner of BLA04/A 27/2/20	Submission of revised Landscape Assessment, adding potential routes for new public footpaths and improved access and connectivity between the existing PROW as well as improved views. General notes and photographs also included
Blakeney Local Residents 9/11/20	Supporting information submitted in relation to site BLA04/A in terms of landscaping, future development, site access, site criteria and a summary. Blakeney Residents have also commissioned Parker Planning to carry out a Landscape Report which has also been submitted in support of BLA04/A and submitted with their representation.
Iceni - Agent on behalf of landowner for BLA04/A 31/7/20	Letter submitted after Working Party meeting on 13 July 2020 querying decision to allocate BLA01/A rather than BLA04/A. Issues raised in relation the Sustainability Appraisal conclusions, Access and unfair representations.
James Henman acting for landowner for BLA04/A 16/11/20	Indicative proposed block plan submitted for BLA04/A
Strutt and Parker for landowner of BLA01 and BLA09 7/9/20	Following Working Party on 13 July 2020 and a request by Officers an email submitted confirming that 30 dwellings can be accommodated on BLA01 with an access across adjacent land on BLA09 and appropriate access onto Langham Road, confirmation of access details and pedestrian and cycle

	connections. Details provided on design and landscaping green infrastructure and viability confirming that 30 dwellings could be accommodated on the site with 35% affordable supported by a Viability draft and final report, landscaping plan and green infrastructure strategy.
James Henman acting for landowner for BLA04/A 16/11/20	Site photos showing comparable impact between sites BAL04/A and BLA01/A
James Henman acting for landowner for BLA04/A 16/11/20	Indicative site plan 1, indicative proposed site plan for BLA04/A,
Raven Land Management acting for landowner for BLA04/A 23/11/20	Commercial Viability Assessment report in support of allocation for residential development November 2020

Part 3: Overall Site/Settlement Conclusions

3.1. Proposed Site Allocations: Reasoned Justification

There are no straightforward or obvious options available for development in Blakeney. The village is subject to a high number of environmental designations and there is no previously developed (brownfield) land within Blakeney which would be obviously suitable for allocation. Undeveloped areas within the village largely comprise of attractive, or functionally important, green spaces which have been assessed as important to the character of the village and should hence be protected from future development. The process of infill developments and changes of use could yield a modest amount of new development and the policies of the Plan allow for rural exceptions and community led housing proposals. In order to address future housing need it is necessary to identify one or more development sites in the countryside which surrounds the settlement.

The suggested scale and location of development has sought to balance the need for growth whilst protecting the setting and the special qualities of the Norfolk Coast Area of Outstanding Natural Beauty. All of the sites in the Blakeney parish are within the AONB so no non-AONB alternatives are available. A single site has been identified as the preferred option, which is BLA04/A. This will deliver approximately 30 dwellings over the Plan period, including affordable homes, open space and contributions towards road, drainage and other necessary infrastructure.

The site assessment concludes that the preferred site is the best option for growth in the AONB as it is judged to be reasonably contained within the landscape and will have less of an impact on the special qualities of the AONB than the alternatives. Even so, development will be prominent, so a relatively low density of development is proposed (30 dwellings on 1.5 hectares) to allow for comprehensive landscaping and open space.

The preferred site is considered to be the most suitable site available for Blakeney and subject to the detailed policy requirements is considered to be the most appropriate option to meet the housing requirement. It is well located to services within the village.

In terms of alternative sites BLA01/A was originally endorsed instead of the preferred option by the Members of the Planning Policy and Built Heritage Working Party at a meeting on 13 July 2020. However, following local objections regarding that decision it was resolved by the Members of Cabinet that the matter should be reconsidered by the Working Party. This took place at the Working Party meeting on 14 December 2020. Along with officers assessments, both promoters of BLA04/A and BLA01/A were asked to provide further information in relation to what could be delivered on each site and its impacts. This included Viability Assessments both of which concluded that 30 dwellings would be viable and could deliver 35% affordable housing in accordance with wider policy requirements. Indicative layout drawings and Landscape Impact Assessments were also provided. Whilst both sites perform in similar ways in the site assessment process, the assessment concludes that BLA04/A had a lesser impact on the landscape and historical character. It was mainly this reason that led to BLA04/A being recommended as the preferred option above BLA01/A at the Working Party meeting on 13 July 2020.

The promoters of BLA01/A reduced the number of dwellings from 91 to 30, confirmed access could be provided to Langham Road, and included an area of open space. This revised proposal was re-appraised under a new reference BLA01/B. Notwithstanding this it is considered site BLA04/A represents the less harmful of the potential options. It is considered to be well related to the built up area of the village, it does not represent a significant incursion into the countryside and will mirror the recent development that has already taken place on the opposite side (west) of Langham Road.

Whilst public representations were made in support of both sites at the Working Party meeting on 14 December 2020, it was recommended unanimously by members that only site BLA04/A (Land East of Langham Road) be retained as an allocation in the proposed submission Local Plan.

Discounted sites were not chosen for a number of reasons including the impact development could have on loss of public open space, impact on heritage assets and on the landscape more generally. Those sites with adverse junction and cumulative highway network impacts and those where suitable vehicular access isn't achievable were also ruled out. Some sites were not well connected to key services and the village by walking, cycling or public transport were considered unsuitable. Site selection has also sought to avoid sites which are detached from the village and not well related to the existing built up areas.

The Sustainability Appraisal (SA) for Blakeney concludes that the preferred site scored neutrally in the overall assessment. The site scored as neutral in the Economic and Environmental factors and positive in the Social. None of the alternative site options scored positively overall.

The following site has been selected as the preferred site to meet the identified growth requirements for Blakeney:

BLA04/A: Land East of Langham Road is located on the Langham Road on the south of Blakeney and will allow for the development of approximately 30 dwellings. The site is well connected to the village centre, local services and the primary school. This site could deliver 11 affordable homes in addition to market housing, self-build plots, and public open space. This site scores as overall neutral in the Sustainability Appraisal.

3.2. List of Site Allocations

Residential Sites

Site Ref	Description	Gross Area (ha)	Indicative Dwellings
BLA04/A	Land East of Langham Road	1.50	30

3.3. Policy Wording (Regulation 19)

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

Policy BLA04/A

Land East of Langham Road

Land amounting to 1.5 hectares, as defined on the Policies Map, is allocated for residential development of approximately 30 dwellings, public open space and on and off-site infrastructure.

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

1. Delivery of high quality design which pays careful attention to site layout, building heights, materials and glazing in order to minimise the impact of the development on the Norfolk Coast Area of Outstanding Natural Beauty, wider landscape, views of Blakeney Church, and to protect the residential amenities of adjacent occupiers;
2. Provision of convenient and safe vehicular access from the Langham Road, including carriageway widening at the site frontage to a minimum of 5.0m;

3. Footway improvements along the Langham Road, including the provision of a 2.0m wide footway along the site frontage extending within the highway to link with existing footway at Kingsway;
4. Improvements to the footway crossings at the New Road junctions with Saxlingham Road and Wilson's Way;
5. Extension of the 30mph speed limit to southern extent of site;
6. Provision of high quality landscaping along the northern, eastern and southern site boundaries, including the retention and enhancement of all existing boundary trees and hedgerows, having particular regard to the northern boundary and integration of public footpath FP6 into the development to facilitate access and protect amenity.
7. Provision of a scheme to deliver off-site improvements to FP6 and FP18 to provide a safer route to the primary school, including an off carriageway facility at the Saxlingham Road;
8. Submission, approval and implementation of a Surface Water Management Plan ensuring that there are no adverse effects on European Sites and greenfield run off rates are not increased;
9. Submission, approval and implementation of a Foul Water Drainage Strategy demonstrating how additional foul flows will be accommodated within the foul sewerage network;
10. On-site delivery of not less than 0.08 hectares of public open space; and,
11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

Part 4: Open Space

4.1 Open Space Designations

A number of the areas tabled below, and all those shown on the map in **Appendix 2**, are proposed to be protected in the Local Plan through designation as one or more types of open space. These areas comprise mainly of functional open space, allotments and other visually important green spaces.

Open space areas, including proposals for Local Green Space, were assessed for potential designation through the Amenity Green Space Topic Paper (2019). These areas were consulted on at the Regulation 18 stage. Some further sites which were put forward for consideration through the Regulation 18 consultation were also assessed. All proposed designations were shown on an updated Policies Map at the Regulation 19 consultation stage.

The starting point of the study was to undertake a review of existing designations, which included a Call for Sites process allowing Parish & Town Council's to nominate site suggestions. The process followed a detailed assessment using proformas completed on location. A summary of the conclusions for each site are detailed below.

The Amenity Green Space Study is available in the Document Library.

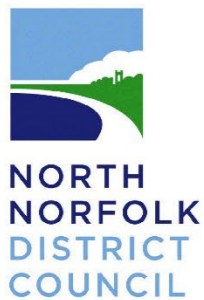
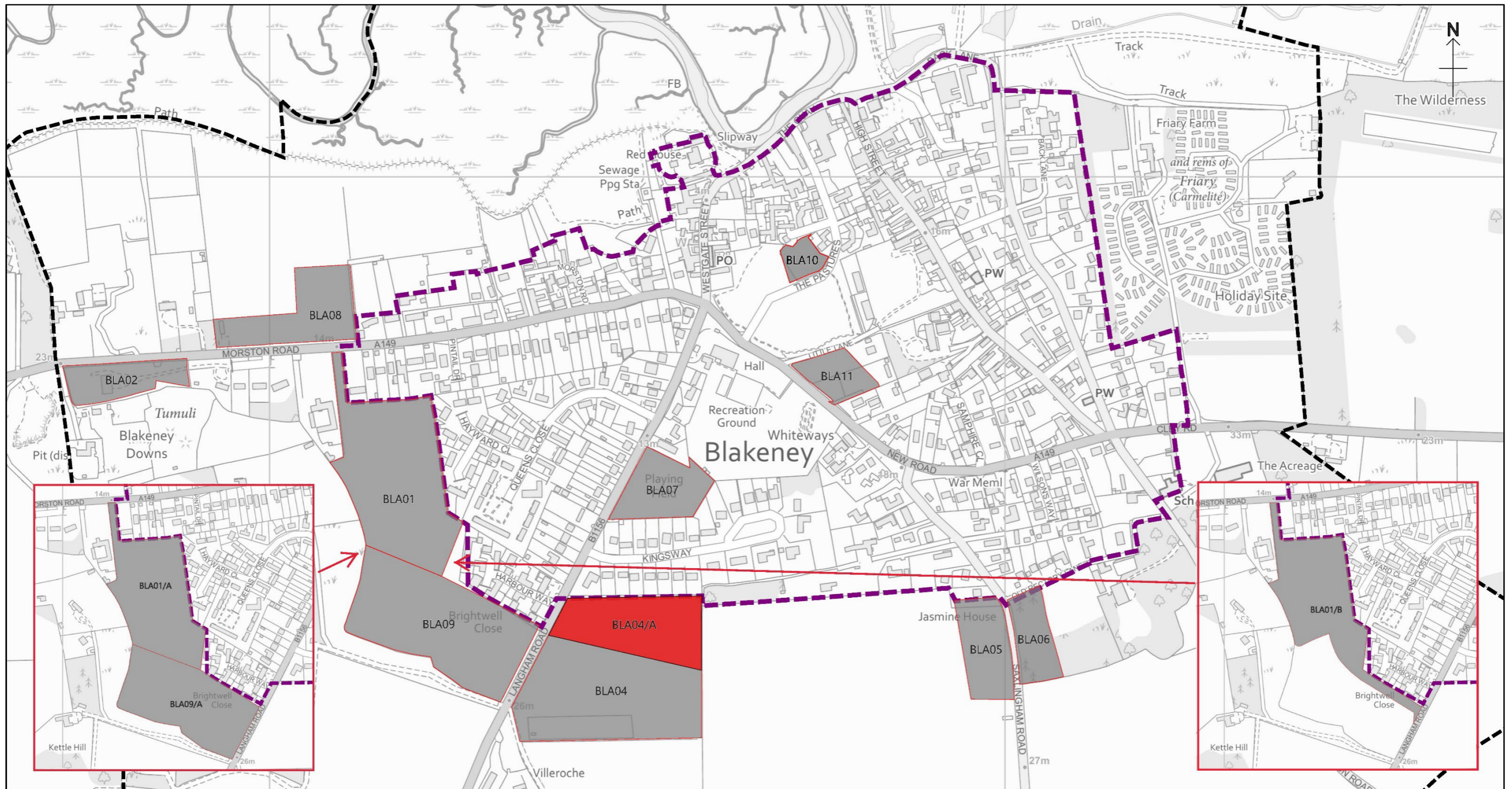
Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Blakeney Pastures	AGS/BLA01	OSP154	Open Land Area	Accessible and highly valued amenity green space centrally located within the settlement. Forms a defining edge and green setting to the historic village core and gives a degree of separation from the later development to the south. Highly significant being one of the few areas of open space within the Conservation Area. There is a significant visual quality to the site and also in its visual connection with the two sites to the south. Long range contextual views from the site to the coast are noteworthy. Collectively forms an important part of the notable composite green space within the settlement.
Blakeney Village Hall Playing Field, New Road	AGS/BLA02 REC/BLA01	OSP155	Open Land Area Formal Education / Recreation	Forms an important part of the notable composite green space within the settlement. Forms an effective setting to the Conservation area to the North. High recreational value due to multiple facilities. A large green space offering

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				tranquillity and distance from vehicular traffic. Biodiversity value in its linkage with adjoining green spaces, B1 and B3
Field off Langham Road	AGS/BLA03	OSP156	Open Land Area	Functions as naturalistic green space within the built form of the village. The open character and elevated position affords views across the village to the church and the interlinking green spaces. The visual quality is significant. An important piece of green space within the settlement that links with other notable areas of amenity green space.
Thistleton Court	AGS/BLA04	OSP157	Open Land Area	Highly valued green space associated with surrounding Victory housing.
Local Green Space Review				
Blakeney Conservation Duckpond, The Quay	LGS/BLA01	OSP158	Local Green Space	The site is a local conservation project and does form an important amenity and conservation function. Has been demonstrated to be special to the local community in terms of tranquillity, richness in wildlife and recreational value. The site has defined boundaries and is in easy walking distance to the village
Land at the Pastures	LGS/BLA02	OSP154	Open Land Area	The site does not meet the tests for LGS. This site already benefits from open land area designation. Part of the wider site has been put forward by the land owner as a potential housing site. Although no site assessment has been carried out at the time (for residential) of review guidance states that it is inappropriate to designate LGS in order to prohibit future consideration as a development site.
Playing Field, New Road	LGS/BLA03	OSP155	Open Land Area	The site does not meet the tests for LGS. This site already

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
			Formal Education / Recreation	benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Former School Field, Langham Road	LGS/BLA04	OSP156	Open Land Area	The site does not meet the tests for LGS. This site already benefits from open land area designation. Part of the site has been put forward by the land owner as a potential housing site. Although no site allocation site assessment has been carried out at the time of review guidance states that it is inappropriate to designate LGS in order to prohibit future consideration as a development site. Considered no additional local benefit would be gained from LGS designation.
Thistleton Court	LGS/BLA05	OSP157	Open Land Area	This site already benefits from open land area designation. Considered no additional local benefit would be gained from LGS designation.
Land at 39 New Road	LGS/BLA06	OSP154	Open Land Area	The site does not meet the tests for LGS. The site is part of the Pastures, see above detailed comment. Considered no additional local benefit would be gained from LGS designation
Field on Morston Road (Opposite 'Bliss')	LGS/BLA07	N/A	No Designation	The site does not meet the tests for LGS or AGS The site is a large agricultural field on the edge of the settlement boundary. In addition, part of the site has been put forward by the land owner as a potential housing site for consideration through the Local Plan. Although no site allocation site assessment has been carried out at the time of review guidance states that it is inappropriate to designate LGS in order to prohibit future consideration as a development site.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Mariners Hill	LGS/BLA08	N/A	No Designation (Registered Village Green)	The site does not meet the tests for LGS. The site is a registered Village Green and already benefits from a designation, guidance states that It will rarely be appropriate to designate spaces that are the subject to existing designations.
Green Area at Kingsway	LGS/BLA09	N/A	No Designation	The site does not meet the tests for LGS, Has not been demonstrated to be particularly special to the local community. The site does not have the characteristics of AGS
Land at Queens Close	LGS/BLA10	N/A	No Designation	The site does not meet the tests for LGS. Has not been demonstrated to be particularly special to the local community. The site does not have the characteristics of AGS

Appendix 1: All Sites Considered



Blakeney - Preferred & Alternative Sites (Reg 19)

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

NOT TO SCALE

CB

01/08/2022

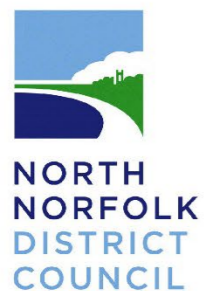
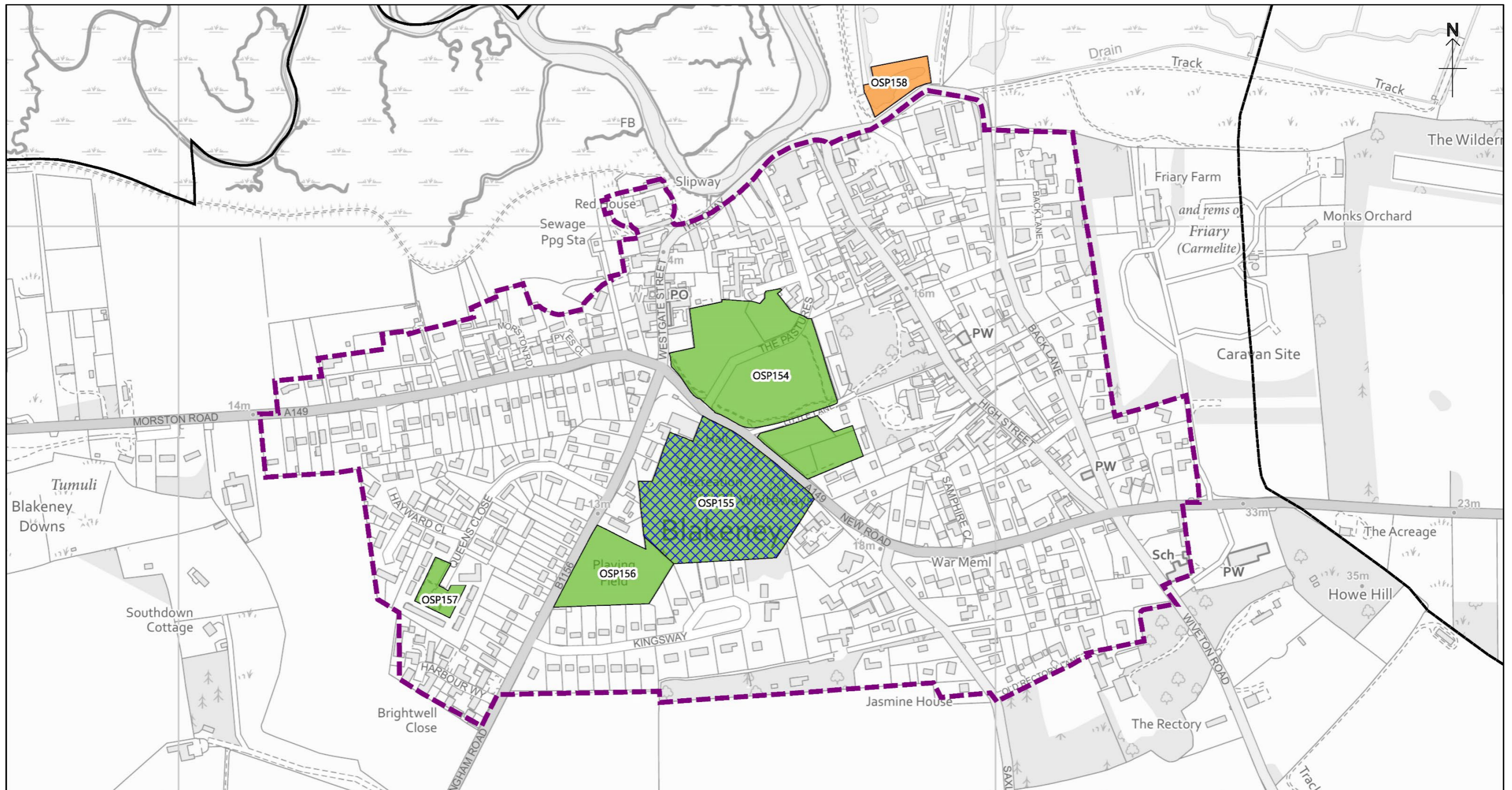
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Appendix 2: Open Space Designations



Blakeney - Open Spaces (Reg 19)

- | | |
|--|------------------------------|
| Open Land Area | Local Green Space |
| Open Land + Education / Formal Recreation Area | Parish Boundary |
| Education / Formal Recreation Area | Existing Settlement Boundary |

NOT TO SCALE

CB

08/04/2020

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