

Examination Library Document Reference D7

North Norfolk District Council

Site Assessment (Regulation 19): Stalham

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Site Assessment (Stalham)

Part 1: Settlement Information

1.1. Introduction

This booklet provides a high-level overview of Stalham as a growth location in the Draft Local Plan. It looks in detail at the promoted sites, identifying which are the most suitable to contribute towards the allocation requirements in this settlement. Collectively the identified sites contribute to the overall housing requirement for the settlement, provide for additional employment development on specifically allocated land, and protect important areas of various types of green open space. A site is also identified for a possible new Primary School.

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 Stalham 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

Stalham is one of five identified **Small Growth Towns** in the settlement hierarchy and acts as a district centre where some growth can be accommodated. The Local Plan sets a modest housing target of **305** dwellings to be delivered over the plan period via a combination of small scale 'infill' developments, new allocations and existing commitments. New sites, to supplement those already consented and under construction, suitable for in the region of **150** dwellings, are 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
H0991	N/A	H0991	Land Adjoining Calthorpe Close	4.27	128
ST03	N/A	H0990	Site To The North Of Weaver's Close	1.28	38
ST05	N/A	H0992	Land Off Campingfield Lane	0.50	15
ST06	N/A	H0246	Land Adjoining Lancaster Close	4.52	135
ST07	N/A	H0994	Land At Stalham Green	0.28	8
ST10	N/A	H0997	Land At Stalham Green	0.38	11
ST11	N/A	H0998	Land At Field Lane/ Goose Lane	1.52	46
ST12	N/A	H0999	Glebe Land	2.30	69
ST15	N/A	H0692	Bush Abattoir Site	1.03	31
ST17	N/A	H1001	Land East Of Chapel Field Road	12.45	374
ST18/1	N/A	H0995	Land To North Of Teresa Road	7.86	236
ST19	N/A	H0247	Land Adjacent Ingham Road	7.32	220
ST19 /A	DS20	H0247	Land Adjacent Ingham Road	2.33	70
ST20	N/A	H0248	Rear of 'Walnut Acre', Ingham Road	0.48	10
ST23	N/A	No HELAA Ref	Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham	2.10	60
ST23/1	N/A	No HELAA Ref	Land North of Yarmouth Road, East of Broadbeach Gardens	3.54	106
SUT02	N/A	H0254	Land Fronting Old Yarmouth Road	3.13	94
SUT05	N/A	H0946	Land At Old Yarmouth Road	8.38	251
SUT06	N/A	H0255	Land at Rectory Road / Old Yarmouth Road	1.06	8
SUT07	N/A	H0256	Land At Staithe Road	0.59	18
SUT08	N/A	H0257	Land off Yarmouth Road (A149)		
SUT09	N/A	H0258	Land Off New Road		

Mixed Use Site Options

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
ST04	N/A	H0245	Land at Brumstead Road / Calthorpe Close	9.40	282
ST16	N/A	H0690	Land Adjacent Stepping Stone Lane / Brumstead Road	28.87	866
ST21	N/A	No Ref	Land East of Brumstead Road	4.09	123
ST22	N/A	No Ref	Land North of Teresa Road	9.19	276
ST23/2	DS21	No Ref	Land North of Yarmouth Road, East of Broadbeach Gardens	4.11	80

Employment Site Options

Site Ref	LP Policy Ref (Reg 18)	HELAA Ref	Site Name	Site Size (Ha)	Approx Site Capacity
E12	N/A	Part of H0690	Land South of Weavers Way, Adjacent to A149	4.05	N/A
HE0110	N/A	HE0110	Land adjacent Stepping Stone Lane / Manor Farm	3.01	N/A

Additional Sites

New 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
N/A	N/A	N/A	N/A	N/A	N/A

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 for Discounting
ST15	N/A	H0692	Bush Abattoir Site	1.03	31	Site has planning permission

1.3. Background Information

Characteristics

Stalham is identified as a Small Growth Town in the proposed Settlement Hierarchy. This means it has been identified as one of five settlements, together with Holt, Sheringham and Wells-next-the-Sea and the village of Hoveton, where a relatively modest scale of growth is promoted. With a population of around 3,200, the town acts as a local centre for the wider surrounding rural area for retail and other services. Situated on the River Ant and the northern end of the Broads the town offers plays an important role in the visitor economy and acts as a gateway to the Norfolk Broads. It does not however have the same range of facilities and services as some of the other towns in the District.

Employment

The **eastern area** of the district has a greater relationship to Great Yarmouth, Norwich and the Broads. This area has historically had high levels of employment in agriculture, the defence sector, manufacturing and Broads based tourism. Stalham Staithe with its boatyards and hire boats act as a centre for wider access to the Broads while Nicholson's Yard represents Stalham's main functional employment area; however, Catfield Industrial Estate, to the south east of the town, and employment opportunities related to the Norfolk Broads play an important role in providing jobs for people in the area. Evidence also suggests that the levels of commuting from Stalham are high, with many people going to work in Norwich.

Town Centre & Retail

Stalham is classified as having a Small Town Centre. The town has low retention rates of retail expenditure in part due to the smaller range of facilities. The town centre itself would benefit from quantitative improvements and investment. The health of the town centre remains relatively fragile and a low locally set threshold of 250 sqm is appropriate for retail and leisure development (Policy E4 Retail & Town Centres Regulation 19). Retail, service, community facilities and other appropriate town centre uses, of an appropriate scale only, will be encouraged within the town centre to help revitalise it and strengthen its wider role as a service centre for the Broads and surrounding rural catchment area. Future growth should be through the re-occupation of vacant units.

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

- Anglian Water identified that off-site mains water supply reinforcement will be required in certain locations and that for new development of over 10 dwellings some enhancement to the foul sewerage network capacity will be required.
- The area immediately adjacent to the Broads is identified in the Strategic Flood Risk Assessment as being at risk from a combination of fluvial and tidal flooding. There are some risks of surface water flooding predominantly due to pockets of water ponding on roads, and open spaces.
- The Health Authority indicate that there is likely to be sufficient capacity in health services to support the proposed growth.
- The Highway Authority indicate that localised highway network improvements may be required.

Education

There are three schools within Stalham: Stalham Community Infant and Pre-School and Stalham Academy School provide Primary provision, while Stalham High School provides Secondary education. Stalham

Community Infant and Pre-School currently operates on the same site as Stalham Academy with a future intention to close the former site of the Stalham Infant school. Stalham High School has a wide catchment and also provides secondary education for East Runton, Ludham, Happisburgh, Hickling, Sutton and Catfield.

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 mitigate the impact of additional housing growth.

Affordable Housing Zone & Policy Percentage

Stalham is identified in Zone 1 for affordable housing with a plan requirement for 15% of the total dwellings provided on schemes of 6+ dwellings.

Connectivity

Based on the River Ant and the northern edge of the Broads the town acts as a gateway to the Broads. The A149 connects the town to Hoveton, 7 miles and then Norwich to the west and Cromer to the north and Great Yarmouth approximately 17 miles to the east. Local roads provide access to the Norfolk Coast and areas such as Sea Palling.

Sports Pitch Strategy

Football

Improvement of the pitch quality / extension of Stalham Recreation ground to facilitate merger of Stalham Town FC and Stalham Youth FC

Athletics

Requirement for athletic facilities

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 Stalham has a requirement for all types of open space, particularly Allotments and Parks and Recreation Grounds.

Constraints & Opportunities

There is little previously developed (brownfield) land in Stalham. 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 relatively modest 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.

Demographics

Population

Population in Stalham (Census 2011): 3,149

	Number	%	District Comparison (%)
Aged 0 to 15	488	15.5	14.5
Aged 16 to 29	469	14.9	12.7
Aged 30 to 44	499	15.8	14.4
Aged 45 to 64	850	27.0	29.7
Aged 65+	843	26.8	28.8

Housing Stock

	Number	%	District Comparison (%)
Detached house or bungalow	489	30.7	44.0
Semi-detached house or bungalow	533	33.4	28.8
Terraced house or bungalow	247	15.5	16.2
Flat, maisonette or apartment - Purpose-built block of flats	229	14.4	6.4
Flat, maisonette or apartment - Part of a converted or shared house	40	2.5	2.7
Flat, maisonette or apartment - In a commercial building	41	2.6	1.2
Caravan or other mobile or temporary structure	15	0.9	0.8

Affordability

Location	Affordability Ratio (2016)	Affordability Ratio (2020)
Stalham & Sutton	10.12	8.63
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

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

Parish Boundaries

Many of the site options are partially or entirely outside of the Stalham parish boundary, falling into the adjacent parish of Sutton.

Services

Stalham offers a wide range of shops and services which serve residents of the town and the surrounding area.

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

1.4. Constraints

There are a range of factors which influence the potential location of development in Stalham including, environmental and landscape considerations and the need to take into account available infrastructure and services.

Built Environment

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

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

Natural Environment

Environmental Designations

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

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

Landscape Character

The **North Norfolk Landscape Character Assessment SPD (2021)** identifies that the town is situated within the Settled Farmland character area.

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

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

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 identifies that the town is constrained to the south by the River Ant. The town itself is subject to pockets surface water flooding (with 40% Climate change), predominantly along Lower Staithe Road. The majority of the town is in Flood Zone 1. Away from the town and closer to the Broads flood risk is increased with areas being identified in Flood zone 2 and 3.

Coastal Change Management Area

N/A.

In summary, the main considerations which influence the location of development are:

- the need to minimise the impact of development proposals on the landscape by giving priority, where possible, to those sites which are not designated;
- the need to minimise the impact of development proposals on Grade 1 and 2 agricultural land surrounding the town;
- locating developments where they are, or can be connected, to key services and the town centre preferably be walking, cycling or public transport or via better quality roads;
- avoiding the locations where development proposals would adversely affect the Broads, protected SPA, SAC, SSSI and RAMSAR Land and flood plain;
- avoiding locations which are detached from the town and not well related to existing built up areas; and
- avoiding locations that would lead to the coalescence of settlements (Stalham and Sutton).

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 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. This approach, written by Place Services, 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 part 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 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

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. The intention is that these will be incorporated into the Plan at the next stage'.

Norfolk Country Council Highway Authority

ST19/A

Policy DS20: Land Adjacent Ingham Road

Sustainability

The catchment schools are all within walking distance. Stalham offers sustainable travel options with bus services being accessible at the site frontage and in town. The town has a range of employment, shopping and leisure opportunities. Pedestrian access shall be provided to FP4 to encourage active travel and enable permeability with the existing development to the south west.

Safety

Access to Ingham Road to be provided in accordance with DMRB. This may require removal of mature trees. A 2.0m wide footway is required for the full width of the frontage. Ingham Road should be widened to a minimum of 6.0m for the full width of the frontage.

Mitigation

A Transport Assessment is required to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149. A 2.0m footway is required along with carriageway widening to 6.0m for the full width of the site frontage.

ST23/2

Policy DS21: Land North of Yarmouth Road, East of Broadbeach Gardens

Sustainability

The catchment schools are all within walking distance. Stalham offers sustainable travel options with bus services being accessible at the site frontage and in town. The town has a range of employment, shopping and leisure opportunities.

Safety

Access should be provided from Yarmouth Road in accordance with MfS. Pedestrian/cycle links should be provided to the existing developed area to the east to aid permeability, reducing the need for NMU trips via Yarmouth Road and Ingham Road.

Mitigation

A Transport Assessment is required to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149.

Cumulative Comments for Settlement

None received.

Minerals & Waste

ST19/A

Policy DS20: Land Adjacent Ingham 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. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority

ST23/2

Policy DS21: Land North of Yarmouth Road, East of Broadbeach Gardens

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. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Utilities Capacity

Anglian Water

ST19/A

Policy DS20: Land Adjacent Ingham Road

LP412 - Policy DS20 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Anglian Water asks that the wording relating to foul drainage be amended to ensure it is effective. To be effective it is suggested that wording be amended as follows: 'details of any required enhancement to the foul sewerage network'

ST23/2

Policy DS21: Land North of Yarmouth Road, East of Broadbeach Gardens

LP414 - Policy DS21 states that enhancements to the public foul sewerage network may be required based upon comments previously made by Anglian Water. However the opening sentence states that developments proposals will be required to comply with both Local Plan policies and site specific requirements. Wording relating to foul drainage be amended to ensure it is effective as follows: 'details of any required enhancement to the foul sewerage network'

Environment Agency

No comments received.

Education

Norfolk County Council

No comments received.

Others

Norfolk County Council Lead Local Flood Authority (LLFA)

ST23/2

Policy DS21: Land North of Yarmouth Road, East of Broadbeach Gardens

LP831 - As agreed at our meeting in September please find attached additional policy wording from the LLFA for the sites discussed and suggested text for brownfield development: Ground investigations will need to prove if site is favourable for shallow infiltration as a method of discharging surface water. If infiltration is not showing to be favourable the applicant will need explore options to drain to the North East corner of the site where the makeup of the parcel of land is sandy gravels and/or whether the pond to the West could cope with the additional surface water from the development. It is not recommended that any buildings or SUDs features are to be constructed in the area of ponding in the South East corner of the site.

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.

ST23/2

Policy DS21: Land North of Yarmouth Road, East of Broadbeach Gardens

LP705 - Whilst there are no designated heritage assets within this site, the site lies adjacent to Stalham Conservation Area. There are two grade II listed buildings, Church Farmhouse and stable block to the west of the site as well as the grade II* listed Stalham Hall and two associated grade II listed buildings (barn and Stewards House) to the east of the site. Development of the proposed allocation would mean that Church Farm is severed from the surrounding rural landscape and the historical connection between the buildings and land would be lost. Development would also impact upon the setting of the Conservation Area, Stalham Hall and other listed buildings in the area. The relationship between some parts of the historic village core and the fields around it have already been affected by modern development but the allocation site is important because it maintains that link and is a positive element of the setting of the conservation area. To develop it would therefore harm the historic significance of the area.

We note there is no reference to the historic environment in the site assessment on p108, Appendix B of Background Paper 6 – Development Site Selection Methodology, which is surprising given the nearby heritage assets and potential impact on settings.

We note that paragraph 18.18 references to the listed building and conservation Area – surely listed building should be amended to plural.

To that end we would suggest that this site should not be allocated.

Statements of Common Ground (SoCG)

None.

1.7. Summary Consultation Comments (Regulation 18) June 2019

The following section provides a summary of the representation 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 which sought minor changes to policy wording to either reflect national advice or improve the effectiveness of the Policy. The intention is that these will be incorporated into the Plan.

ST19/A

Policy DS20: Land Adjacent Ingham Road

Individuals	Number Received	Summary of Responses (Site Policy DS20)
Summary of Objections	2	Two objections received. Concern about capacity of healthcare, schools, water resources and sewage treatment works. Grade 1 agricultural land and countryside should be protected and shouldn't be built on. Concern over increased traffic and safety concerns. Lack of employment opportunities. This will add to Norwich commuter belt, inflating prices and squeezing families out of the area. Seeks clarification on what is meant by 'affordable homes'.
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary		Limited responses received. Concern about capacity of healthcare, schools, water resources and sewage treatment works and the loss of Grade 1 agricultural land and countryside. Consider that this should be protected and not built on. Concern over increased traffic and associated safety concerns. Lack of employment opportunities. This will add to Norwich commuter belt, inflating prices and squeezing families out of the area. Seeks clarification on what is meant by 'affordable homes' .
Council's Response		Noted. The Council has fully engaged with key service providers to identify the likely impacts of development for Children's services, health, local highways, water, and sewerage and energy networks. These issues along with wider constraints have been taken into account in site assessment. Affordable housing is a general term which is used to describe a range of housing types such as affordable rent, shared ownership, shared equity and low cost home ownership properties where the purchase price of homes is discounted below open market values. Occupation is limited to those that are in housing need. Affordable housing is defined by central government. The full definition can be found in the National Planning Policy Framework.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS20)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS20)
Objection	1	Limited response received. Anglian Water advised that policy wording should be amended to safeguard access to existing water mains located on the site. NCC Minerals and Waste provided supporting comments to add appropriate site policies. Historic England sought consistency in approach to heritage assets.
Support	1	
General Comments	1	

ST23/2

Policy DS23: Land North of Yarmouth Road, East of Broadbeach Gardens

Individuals	Number Received	Summary of Responses (Site Policy DS21)
Summary of Objections	3	Three objections received. Members of the public express concern over the impact on the capacity of healthcare, schools, water resources and sewage treatment works. Loss of valuable agricultural land that should not be developed. Could create extra traffic and safety concerns. Lack of employment opportunities. Part of site has planning permission for employment which should be provided. Add to Norwich commuter belt, inflating prices and squeezing families out of the area.
Summary of Support	0	None received
Summary of General Comments	0	None received
Overall Summary		Limited responses received. Members of the public expressed concerns over the potential impact of development on this site on the capacity of healthcare, schools, water resources and sewage treatment works. Loss of valuable agricultural land that should not be developed. Could create extra traffic and safety concerns. Lack of employment opportunities. Part of site has planning permission for employment which should be provided. Add to Norwich commuter belt, inflating prices and squeezing families out of the area.
Council's Response		Noted. Consider comments in the finalisation of the policy. The Council has fully engaged with key service providers to identify the likely impacts of development for Children's services, health, local highways, water, and sewerage. These issues along with wider constraints have been taken into account in site assessment. The Council considers it important to retain some of the land for solely employment use and therefore the site is proposed for a mixed use scheme including residential, employment land and community/commercial land. Part of the site consists of Grade 1 agricultural land, however the allocation would have minimal impact on the overall supply in the town.

Parish & Town Councils	Number Received	Combined Summary of Responses (Site Policy DS21)
Objection	0	No comments received.
Support	0	
General Comments	0	

Statutory & Organisations	Number Received	Combined Summary of Responses (Site Policy DS21)
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Objection	2	Historic England raised concerns over potential harm on historic significance of the area including the Conservation Area and nearby listed buildings. Historic England sought consistency in approach to heritage assets. Anglian Water, LLFA, Minerals and Waste recommended consideration be given to the use of additional phrases in the policy wording.
Support	2	
General Comments	1	

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
E12	Land South of Weavers Way, Adjacent to A149	4.05	Employment	N/A	Orange	Green	Green	Green	Green	Green	Orange	Orange	Yellow	Green	Yellow	Yellow
H0991	Land Adjoining Calthorpe Close	4.27	Housing	128	Green	Green	Green	Yellow	Green	Green	Orange	Orange	Green	Green	Yellow	Yellow
HE0110	Land adjacent Stepping Stone Lane / Manor Farm	3.01	Employment	N/A	Orange	Green	Green	Green	Green	Yellow	Orange	Orange	Green	Green	Green	Green
ST03	Site To The North Of Weaver's Close	1.28	Housing	38	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green	Yellow	Green	Green	Green
ST04	Land at Brumstead Road / Calthorpe Close	9.40	Mixed Use	282	Yellow	Green	Green	Yellow	Green	Yellow	Orange	Yellow	Green	Green	Yellow	Yellow
ST05	Land Off Campingfield Lane	0.50	Housing	15	Yellow	Orange	Green	Yellow	Green	Green	Green	Green	Green	Green	Yellow	Yellow
ST06	Land Adjoining Lancaster Close	4.52	Housing	135	Yellow	Green	Green	Yellow	Green	Green	Orange	Yellow	Green	Green	Green	Yellow

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
ST07	Land At Stalham Green	0.28	Housing	8												
ST10	Land At Stalham Green	0.38	Housing	11												
ST11	Land At Field Lane/ Goose Lane	1.52	Housing	46												
ST12	Glebe Land	2.30	Housing	69												
ST15	Bush Abattoir Site	1.03	Housing	31	The site has planning permission. Discounted from further consideration.											
ST16	Land Adjacent Stepping Stone Lane / Brumstead Road	28.87	Mixed Use	866												
ST17	Land East Of Chapel Field Road	12.45	Housing	374												
ST18/1	Land To North Of Teresa Road	7.86	Housing	236												
ST19	Land Adjacent Ingham Road	7.32	Housing	220												
ST19 /A	Land Adjacent Ingham Road	2.33	Housing	70												
ST20	Rear of 'Walnut Acre', Ingham Road	0.48	Housing	10												
ST21	Land East of Brumstead Road	4.09	Mixed Use	123												

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
ST22	Land North of Teresa Road	9.19	Mixed Use	276												
ST23	Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham	2.10	Housing	60												
ST23/1	Land North of Yarmouth Road, East of Broadbeach Gardens	3.54	Housing	106												
ST23/2	Land North of Yarmouth Road, East of Broadbeach Gardens	4.12	Mixed Use	80												
SUT02	Land Fronting Old Yarmouth Road	3.13	Housing	94												
SUT05	Land At Old Yarmouth Road	8.38	Housing	252												
SUT06	Land at Rectory Road / Old Yarmouth Road	1.06	Housing	8												
SUT07	Land At Staithe Road	0.59	Housing	18												
SUT08	Land off Yarmouth Road (A149)	5.71	Housing	75												
SUT09	Land Off New Road	5.35	Housing	160												

2.2. Sustainability Appraisal Conclusions (Regulation 19)

Residential Sites

Site Ref	Conclusion (Residential Sites)
E12	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity National Park (The Broads), arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement.</p> <p>Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and good transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
HE0110	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement (adjacent to unimplemented employment allocation), FZ1, low susceptibility GWF, small area potentially susceptible SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity National Park (The Broads), arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively, loosely related to settlement.</p> <p>Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and good transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>
ST03	<p>Overall site scores as positive The</p> <p>Environmental objectives score as mixed. However, given the positive scores for Social and Economic objectives the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, approximately 1/3 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; 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 peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST04	<p>Overall site scores as positive</p> <p>The Environmental objectives score as mixed. However, given the positive scores for Social and Economic objectives the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; 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 peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST05	<p>Overall site scores as positive</p>

Site Ref	Conclusion (Residential Sites)
	<p>The Environmental objectives score as mixed. However, given the positive scores for Social and Economic objectives the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; part PDL, edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; mostly arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST06	<p>Overall site scores as positive</p> <p>The Environmental objectives score as mixed. However, given the positive scores for Social and Economic objectives the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST07	<p>Overall site scores as positive</p> <p>The Environmental objectives score as mixed. However, given the positive scores for Social and Economic objectives the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible SWF (CC). Likely significant detrimental landscape impact (woodland). Potential to affect setting of Grade II Listed Building (Walnut Cottage). Potential negative biodiversity impact; close proximity CWS (Stalham Fen), woodland. No loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST10	<p>Overall the site scores as positive</p> <p>The Environmental objectives score as mixed, the Social objectives score as positive and the Economic objectives score as positive. Overall the SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement (small village), FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential negative biodiversity impact; close proximity CWS (Stalham Fen), arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement.</p> <p>Economic – Scores positively; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
ST11	<p>Overall the site scores as negative</p>

Site Ref	Conclusion (Residential Sites)
	<p>The Social objectives score as positive. However, with Environmental and Economic scoring as negative the overall SA objectives score as negative.</p> <p>Environmental – Scores negatively; rural, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape, Biodiversity impact uncertain; grazing land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; rural location, services in adjacent settlement.</p> <p>Economic – Scores negatively; rural location, reliance on car to access facilities. High speed broadband in vicinity.</p>
ST12	<p>Overall the site scores as neutral</p> <p>The Social objectives score as positive and Economic objectives score as mixed. Along with the negative Environmental score, the overall SA objectives score neutral.</p> <p>Environmental – Scores negatively; edge of settlement (small village) but more rural; FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positive; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
ST15	<p>Overall the site scores as positive</p> <p>The Economic objectives along with the Environmental and Social objectives score as positive and therefore, the overall SA objectives score as positive.</p> <p>Environmental – Scores positively; within settlement, PDL, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential for remediation of contamination. Potential townscape enhancement. Potential negative biodiversity impact; close proximity The Broads, PDL, mature trees / shrubs to boundary.</p> <p>Social – Scores positively; within settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; within settlement, good access to employment (but loss of designated employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST16	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some areas potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (but potential loss of designated undeveloped employment land), educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST17	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, part of site FZ2, moderate susceptibility GWF, some areas potentially susceptible to SWF (CC). Potential to affect setting of CA. Rural; potential to increase light pollution, likely significant detrimental impact on</p>

Site Ref	Conclusion (Residential Sites)
	<p>landscape. Potential negative biodiversity impact; adjacent National Park & SAC (The Broads), close proximity CWS (Stalham Fen), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities is separated by main road.</p> <p>Economic – Scores neutral; loosely related to settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.</p>
ST18/1	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to the edge of settlement, FZ1, low susceptibility GWF, part potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land,</p> <p>Social – Scores positively; loosely related to the edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to the edge of settlement, access to employment, educational facilities, transport links and services / facilities but likely to rely on car. High speed broadband in vicinity. Town centre accessible from the site.</p>
ST19	<p>Overall the site scores as positive</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST19/A	<p>Overall the site scores as positive</p> <p>Reviewing the consultation comments, it is considered that none alter any of the scoring for the SA objectives.</p> <p>Environmental – Scores positively; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST20	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; part PDL (dwelling), loosely related to settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; garden land, mature hedgerow / trees around and within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; loosely related to settlement but with access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Economic – Scores neutral; loosely related to settlement, likely to result in reliance on car to access facilities. High speed broadband in vicinity.</p>
<p>ST21</p>	<p>Overall the site scores as negative</p> <p>The Social objectives score as positive. However, the Environmental and Economic objectives score negatively and so the overall SA objectives score as negative.</p> <p>Environmental – Scores negatively; rural location, FZ1, low susceptibility GWF, part potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Small area of contaminated land within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; rural location, services in adjacent settlement.</p> <p>Economic – Scores negatively; rural location, likely to result in reliance on car to access facilities. Not in area of fast broadband coverage.</p>
<p>ST22</p>	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, boundaries and part of site potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores neutral; loosely related to settlement, access to employment, educational facilities, transport links and services / facilities but likely to rely on car. High speed broadband in vicinity. Town centre accessible from the site.</p>
<p>ST23</p>	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, approximately one third of site potentially susceptible to SWF (CC). Potential to affect settings of Grade II* Listed Building (Stalham Hall) and Grade II Listed Building (barn at Stalham Hall Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), grazing land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Some loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>ST23/1</p>	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, part of site potentially susceptible to SWF (CC). Potential to affect settings of Grade II* Listed Building (Stalham Hall) and Grade II Listed Building (barn at Stalham Hall Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Some loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
<p>ST23/2</p>	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, part of site potentially susceptible to SWF (CC). Potential for significant impact to settings of Grade</p>

Site Ref	Conclusion (Residential Sites)
	<p>II* Listed Building (Stalham Hall) and Grade II Listed Buildings (barn at Stalham Hall Farm, Church Farmhouse and stable block at Church Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic– Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
H0991	<p>Overall the site scores as negative</p> <p>The Social objectives scores as positive. However, given the Environmental and Economic objective results are both negative the site scores negative overall.</p> <p>Environmental – Scores negatively; rural location, FZ1, low to moderate susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; but rural location, services in adjacent settlement.</p> <p>Economic – Scores negatively; rural location, likely to result in reliance on car to access facilities. Not in area of fast broadband coverage.</p>
SUT02	<p>Overall the site scores as negative</p> <p>The Social objectives scores as positive. However, given the Environmental and Economic objective scores are both negative, the SA objectives for the site scores negative overall.</p> <p>Environmental – Scores negatively, edge of settlement (small village), within FZ2, low susceptibility GWF, and insignificant areas potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity CWS (Sutton Meadows), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement (small village), services in adjacent settlement beyond walking distance, good access peak time public transport links.</p> <p>Economic – Scores negatively; edge of settlement (small village), likely to result in reliance on car to access facilities. Not in area of fast broadband coverage.</p>
SUT05	<p>Overall the site scores as negative</p> <p>The Social objectives score as positive and Economic objectives score as mixed. Along with the negative Environmental score, the overall SA objectives score as negative.</p> <p>Environmental – Scores negatively; edge of settlement (small village) but more rural; part within FZ2, low susceptibility GWF, small area potentially susceptible to SWF (CC). Rural; potential to increase light pollution. Potential negative biodiversity impact; close proximity CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) accessible from the site.</p>

Site Ref	Conclusion (Residential Sites)
SUT06 (previously ST13)	<p>Overall the site scores as negative</p> <p>The Social objectives score as positive and the Economic objectives score as mixed. Along with the negative Environmental objectives score, the overall SA objectives score as negative.</p> <p>Environmental – Scores negatively; edge of settlement (small village) but more rural; FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution. Potential negative biodiversity impact; close proximity CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), garden / grazing land surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SUT07	<p>Overall the site scores as negative</p> <p>The Social objectives score as positive and the Economic objectives score as mixed. Taking account of Environmental objectives scoring as negative, the overall SA objectives scores as negative.</p> <p>Environmental – Scores negatively; edge of settlement (small village), FZ2, low susceptibility GWF, boundaries potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), camping site surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SUT08	<p>Overall the site scores as negative</p> <p>The Social objectives score as positive and the Economic objectives score as mixed. Along with the negative Environmental objectives score, the overall SA objectives score as negative.</p> <p>Environmental – Scores negatively; edge of settlement (small village), FZ1, low / low to moderate susceptibility GWF, not considered at risk of SWF (CC). Rural; potential to increase light pollution, potential significant detrimental landscape impact. Potential negative biodiversity impact; immediately adjacent CWS (Stalham Fen), close proximity National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes), arable, mature hedgerow / trees to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement (small village), good access to peak time public transport links. Local healthcare service, education facilities, leisure and cultural opportunities within adjacent settlement.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre (adjacent settlement) easily accessible from the site.</p>
SUT09	<p>Overall the site scores as negative</p> <p>The Social objectives score as positive. Taking account of the Environmental objectives scoring as negative and the Economic objectives scoring as mixed, the overall SA objectives score as negative.</p>

Site Ref	Conclusion (Residential Sites)
	<p>Environmental – Scores negatively; edge of settlement (small village), part FZ2, low susceptibility GWF and small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity National Park & SAC (The Broads), Ramsar & SPA (Broadland, SSSI (Ant Broads and Marshes) arable land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement (small village), services in adjacent settlement beyond walking distance, good access peak time public transport links.</p> <p>Economic – Scores mixed; edge of settlement (small village), good access to employment, transport links. Some access to educational facilities, High speed broadband in vicinity. Likely to result in reliance on car to access facilities.</p>

Employment Sites

Site Ref	Conclusion (Employment Sites)
ST04	<p>Overall the site scores as positive</p> <p>The Environmental objectives score as mixed. However, given the positive Social and Economic objectives scores, the overall SA objectives for the site score as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement.</p> <p>Economic – Scores positively; edge of settlement, potential to provide a range of employment opportunities, good access to potential employees and transport links. High speed broadband in vicinity.</p>
ST21	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; rural location, FZ1, low susceptibility GWF, part potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Small area of contaminated land within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; rural location.</p> <p>Economic – Scores negatively; rural location, potential to provide a range of employment opportunities, access to potential employees, poor transport links. Not in area of fast broadband coverage. Likely to result in reliance on the car.</p>
ST22	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, boundaries and part of site potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; loosely related to settlement.</p> <p>Economic – Scores positively; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and transport links. High speed broadband in vicinity. Likely to result in reliance on the car.</p>

Mixed Use Sites

Site Ref	Conclusion (Employment Sites)
ST04	<p>Overall the site scores as positive</p> <p>The Environmental objectives score as mixed. Alongside the positive scores of the Social and Economic objectives, the overall SA objectives score as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; 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 peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST16	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, some areas potentially susceptible to SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable land, mature hedgerow / trees around and within site. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
ST21	<p>Overall the site scores as negative</p> <p>Environmental – Scores negatively; rural location, FZ1, low susceptibility GWF, part potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Small area of contaminated land within site. Loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; rural location, services in adjacent settlement. Potential to provide new services.</p> <p>Economic – Scores mixed; rural location, access to potential employees, poor transport links, likely to result in reliance on car to access facilities. Potential to accommodate a range of uses. Not in area of fast broadband coverage.</p>
ST22	<p>Overall the site scores neutral</p> <p>Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, boundaries and part of site potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Potential impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; loosely related to settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; loosely related to settlement, access to employment, potential employees, educational facilities, transport links and services / facilities but likely to rely on car. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre accessible from the site.</p>
ST23/2	<p>Overall the site scores negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, part of site potentially susceptible to SWF (CC). Potential to affect settings of Grade II* Listed Building (Stalham Hall) and Grade II Listed Buildings (barn at Stalham Hall Farm, Church Farmhouse and stable block at Church Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), arable / grazing land, part of boundary comprised</p>

Site Ref	Conclusion (Employment Sites)
	<p>of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site. Considered that the overall scoring is positive.</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.

ST15 - Bush Abattoir Site

Planning permission **approved** by Development Committee on 17 May 2018.

ST23/1 - Land North of Yarmouth Road, East of Broadbeach Gardens

The site forms part of a previous allocation 2013, ST01, part of which has been built out for residential development.

PF/16/0240: Application for Mixed Use development comprising 34 dwellings and up to 12 commercial / employment / retail / clinic / service / community units – **Withdrawn**.

ST23/2 - Land North of Yarmouth Road, East of Broadbeach Gardens

The whole site includes parts of a previous mixed-use allocation, ST01 and which comprises of the parts which have not been built out plus an additional parcel of land not previously promoted.

PF/16/0240: Application for Mixed use development comprising 34 dwellings and up to 12 commercial / employment / retail / clinic / service / community units - **withdrawn**.

PF/21/2021: Application for a new residential development of 40 affordable houses comprising 22 affordable/shared ownership houses and one block of 18 affordable flats: **pending consideration** (as of 27/06/2022).

PF/21/1532: Extra Care development of 61 independent one and two bedroom flats, with secured landscaped communal gardens, associated visitor and staff car and cycle parking, external stores and a new vehicular access onto Yarmouth Road: **pending consideration** (as of 27/06/2022)

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
<p>ST03</p>	<p>Site To The North Of Weaver's Close</p> <p>SA Conclusion The site scores as positive. In particular, the site concludes positively for Social and Economic objectives and has a mixed Environmental score, being edge of settlement, within Food Zone 1, but where approximately 1/3 of site potentially susceptible to Surface Water Flooding. In addition, the biodiversity impact is uncertain.</p> <p>Connectivity The site has good connectivity, Footways available to town centre. Acceptable walking distance to schools and services. Bus stops close by.</p> <p>Highway Access Access off Spinners Court considered to be acceptable by NCC Highways.</p> <p>Environmental No environmental designations. Arable land with mature trees along northern boundary. The site consists of Grade 1 agricultural land.</p> <p>Landscape and Townscape The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics, it is relatively flat arable land. The site is visually well screened by the surrounding development including Spinners Court. There are limited views of the site available, and development on this site shouldn't have a detrimental impact on the landscape, wider countryside and townscape.</p> <p>Other Flood Zone 1, risk of ground water and some risk of surface water flooding. No utilities or contamination issues. Powerline present on the site.</p> <p>Conclusion: Whilst this site could be suitable for housing, the availability of the site is unknown. It therefore cannot be considered to be deliverable at this time.</p> <p>Recommendation: That this site is discounted from further consideration.</p>
<p>ST04</p>	<p>Land at Brumstead Road / Calthorpe Close</p> <p>SA Conclusion</p>

The site scores as **positive**. In particular, the site concludes positively for Social and Economic objectives and has a mixed Environmental score, being edge of settlement, within Food Zone 1, low susceptibility to Ground Water Flooding, but where approximately 1/6 of the site potentially susceptible to Surface Water Flooding. In addition, the biodiversity impact is uncertain.

Connectivity

Footways available along Lyndford Road and along one side of Brumstead Road. Acceptable walking distance to schools and services. There are limited public transport options available from the site.

Highway Access

Access considered to be acceptable by NCC Highways.

Environmental

No environmental designations. Arable land with hedgerows/ trees along the boundaries with Brumstead Road and Lyndford Road. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. The site is flat and there are moderately long views of the site available. Development would extend into the open countryside beyond the current confines of the town and if developed could have an adverse impact on the landscape.

Other

Flood Zone 1, risk of ground water and some risk of surface water flooding. No contamination issues. Anglian Water advice that off-site water mains reinforcement would be required.

Conclusion

A number of significant constraints were identified. Development of this site would extend into the open countryside and would have a greater impact on the quality of the landscape than the preferred sites. It is also further from the town centre and schools and includes a larger area of high grade agricultural land. The preferred sites can deliver sufficient housing for Stalham. For these reasons the site is not considered suitable site for development at this time.

Recommendation:

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

ST05

Land Off Campingfield Lane

SA Conclusion

The site scores as **positive**. In particular, the site concludes positively for Social and Economic objectives and has a mixed Environmental score, being part PDL, edge of settlement, Flood Zone 1 and low susceptibility to Groundwater Flooding. The biodiversity impact is uncertain and there is localised potential to contribute to and / or impact on the GI network.

Connectivity

Although within walking distance to schools and services, there are no footways available along this section of road and there are limited public transport options available from the site.

Highway Access

Access off private road from Teresa Road considered to be unacceptable by NCC Highways.

Environmental

No environmental designations. Residential property located on the site. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. The site is relatively flat and is visually well screened by the surrounding development including residential development to the south and west. There are limited views of the site available, and development on this site shouldn't have a detrimental impact on the landscape, townscape and wider countryside.

Other

Flood Zone 1, risk of ground water flooding. No utilities or contamination issues.

Conclusion:

A number of constraints were identified. The site access is not achievable. The site could only provide a small number of dwellings, yielding few, if any, affordable. The preferred sites can deliver sufficient housing for Stalham and provides a number of other benefits. For these reasons the site is not considered suitable site for development at this time.

Recommendation:

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

ST06

Land Adjoining Lancaster Close

SA Conclusion

The site scores as **positive**. In particular, the site concludes positively for Social and Economic objectives and has a mixed Environmental score, being edge of settlement, Flood Zone 1 and low susceptibility to Groundwater Flooding. The biodiversity impact is uncertain and there is localised potential to contribute to and / or impact on the GI network.

Connectivity

The site is within walking distance to schools and services, there are no footways available along this section of Ingham Road but are available along Lancaster Close. There are limited public transport options available from the site.

Highway Access

Access considered to be acceptable by NCC Highways.

Environmental

No environmental designations. Arable land with limited boundary treatment along Ingham Road. The site consists of Grade 1 agricultural land.

Landscape and Townscape

Located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) the site shares some of these characteristics. The site is flat and there are moderately long views of the site available. Although part of the site is screened by development along Ingham Road, the remaining part of the site will be visible and prominent in the landscape. Development would extend into open countryside beyond the current confines of the town and could have an adverse impact on the landscape.

Other

It is in Flood Zone 1, with a small part at risk of surface water flooding.
No contamination issues. Anglian Water advice that off-site water mains reinforcement would be required.

Conclusion:

A number of constraints were identified. Development of this site would extend into the open countryside and would have a greater impact on the quality of the landscape than the preferred sites. The preferred sites can deliver sufficient housing for Stalham. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST07

Land At Stalham Green

SA Conclusion

The site scores as **positive**. In particular, the site concludes positively for Social and Economic objectives and has a mixed Environmental score, being edge of settlement, Flood Zone 1, having low susceptibility to Groundwater Flooding and an insignificant area potentially susceptible to Surface Water Flooding. However, there are potential negative impact to the landscape and biodiversity and heritage assets.

Connectivity

There are footways available along Yarmouth Road which provide access to the town centre. Acceptable walking distance to schools and services.

Highway Access

Access off Yarmouth Road considered to be acceptable by NCC Highways.

Environmental

No environmental designations or constraints. Greenfield site consisting of scrubland with mature trees/ hedgerows along the boundary.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics.
The site goes beyond what would be considered as the natural limits of the town and development on this site would extend into open countryside. Site located adjacent to a Grade II Listed Building.

Other

It is in Flood Zone 1, with a small part at risk of surface water flooding.

Conclusion:

No significant constraints were identified. However, the site goes beyond what would be considered as the natural limits of the town and would only be suitable for a small number of dwellings, yielding few, if any, affordable and having no other advantages. The preferred sites can deliver sufficient housing for Stalham. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST10

Land At Stalham Green

SA Conclusion

The site scores as **positive**. In particular, the site concludes positively for Social and Economic objectives and has a mixed Environmental score, being edge of settlement (small village), within Flood Zone 1, having a low susceptibility to Groundwater Flooding and not considered at risk of Surface Water Flooding (CC). However, it has a rural location and there is potential negative biodiversity impact.

Connectivity

Footway available along Yarmouth Road to Stalham town centre. Although relatively close to the junior school the site is fairly remote from the rest of Stalham, there are limited public transport options available from the site.

Highway Access

Considered to be unacceptable by NCC Highways, there is no possibility of creating suitable access to the site.

Environmental

Arable land with hedgerows along boundary. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is relatively flat and reasonably well screened by the surrounding landform and development. There are limited views of the site available, but the site does protrude into the open countryside and development could have a detrimental impact on the landscape and wider countryside.

Other

Flood Zone 1, risk of ground water flooding.

There is employment development adjacent the site to the south.

Conclusion:

Constraints were identified. The site access is not achievable and the site is detached and has poor access to services and facilities in Stalham. The preferred sites can deliver sufficient housing for Stalham. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST11

Land At Field Lane/ Goose Lane

SA Conclusion

The site scores as **negative**. In particular, the site concludes negatively for Environmental and Economic objectives and has a positive score for Social objectives. However, in conclusion, this site has a rural location, where there would be heavy reliance on the private car to access facilities.

Connectivity

There are no footways available along Field Road and Church Road. The site is within walking distance to Stalham Junior School but is detached from services within Stalham. There are very limited public transport options available from the site.

Highway Access

Access considered unacceptable by NCC Highways, road is narrow and unsuitable.

Environmental

Paddocks with hedgerow boundary. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. The site is flat and there are moderately long views of the site available. The site is highly visible and prominent in the open countryside and detached from the town. Development of the site would have a negative effect on the quality of the landscape.

Other

Gas Pipe Zone runs through the site. Powerline present on site. Flood Zone 1, with some risk of ground water flooding. No utilities or contamination issues.

Conclusion:

A number of significant constraints were identified. The site is located within the open countryside clearly detached from the built up area and is highly visible in the landscape. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is detached from the services and facilities within Stalham town centre with no safe pedestrian access available. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST12

Glebe Land

SA Conclusion

The site scores as **neutral**. The Environmental objectives score negatively largely due to the rural location, likely significant detrimental impact on landscape and potential negative biodiversity impact.

Connectivity

The site falls within Sutton and is remote from services within Stalham.

Highway Access

Access off Yarmouth Road is considered to be acceptable by NCC Highways, subject to demonstrating that appropriate visibility could be provided.

Environmental

Arable land with mature hedgerows along western boundary. The site is within 500m of a SAC, SPA, SSSI and RAMSAR Site. Part of the site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. Visible within the open landscape, development would have a negative effect on the quality of the landscape and would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area.

Other

Flood Zone 1, some risk of ground water flooding.
No utilities or contamination issues.

Conclusion:

A number of significant constraints were identified. Development of this site would have a negative effect on the quality of the landscape extending into the open countryside and would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. The site is remote from Stalham and has poor access to services and facilities. The preferred sites can deliver sufficient housing for Stalham. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST15

Bush Abattoir Site

Planning permission approved by Development Committee on 17 May 2018.

ST16

Land Adjacent Stepping Stone Lane / Brumstead Road

SA Conclusion

The site scores as **positive**. In particular, the site concludes positively for Social and Economic objectives and has a mixed Environmental score, being edge of settlement, within Flood Zone 1, having low susceptibility to Groundwater Flooding, with some areas potentially susceptible to Surface Water Flooding (CC). There is potential negative biodiversity impact, particularly due to the close proximity to The Broads.

Connectivity

There are footways available along the A149 and along one side of Brumstead Road into Stalham town centre. Part of the site within acceptable walking distance to schools and services.

Highway Access

Access is considered to be acceptable by NCC Highways.

Environmental

Large arable site with mature hedgerows and trees along Stepping Stone Lane. Consists of Grade 1 agricultural land. The site lies close to the Ant Broads & Marshes SSSI, part of the Broads SAC and Broadland SPA and Ramsar.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics.

This is a large site that is highly visible and prominent in the open countryside which is poorly integrated with the town. Development would result in a significant extension into the open countryside adversely affecting the character of the area and this sensitive landscape.

Other

Flood Zone 1, with some risk of surface water and ground water flooding. Powerline present on site. Water mains crossing site. Anglian Water advice that off-site water mains reinforcement required.

Conclusion

A number of significant constraints were identified. This is a very large site and could accommodate over 200 houses if developed. This amount of growth is not required in Stalham. Furthermore the site is poorly integrated with the existing town and is very prominent in the landscape. Development on this site would result in a significant extension into the open countryside which would have a negative effect on the quality of the landscape and townscape. The site is remote from the town centre and services including schools. Includes a large area of high grade agricultural land. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST17

Land East Of Chapel Field Road

SA Conclusion

The site scores a **negative**. In particular, the Environmental objective scores negatively, given the rural location and the likely significant detrimental impact on landscape. Also, there is a potential negative biodiversity impact, being adjacent to a National Park & SAC (The Broads).

Connectivity

The site has poor connectivity, it is segregated from Stalham by the A149.

Highway Access

The site cannot be satisfactorily accessed, the highway network is considered to be sub-standard and is segregated from Stalham by the A149.

Environmental

Arable fields with mature trees and hedges along boundary of A149. The site lies close to the Ant Broads & Marshes SSSI, part of the Broads SAC and Broadland SPA and Ramsar. And borders the Broads Executive Area. Development in this location would cause a detrimental impact on this sensitive area. The site contains Grade 1 agricultural land.

Landscape and Townscape

Located within the Settled Farmland as defined in the Landscape Character Assessment (LCA), the site shares some of these characteristics. It is highly visible and prominent in the landscape and development would be a pronounced and obvious extension into the countryside beyond the current confines of the town. Development on the site would have an adverse impact on the landscape and townscape. The site is likely to have adverse impact on adjacent Conservation Area.

Other

Majority of site falls within Flood zone 1 with small part along southern boundary within Flood Zone 2 with some risk of surface water flooding. No utilities or contamination issues.

Conclusions:

A number of significant constraints were identified. This is a large site, which is poorly integrated with the existing town and is very prominent in the landscape. Development on this site would result in a significant extension into the open countryside adversely affecting the character of the area and this sensitive landscape. The area contributes towards the setting of the Broads and development would have a significant impact on SSSI, SAC, SPA and Ramsar site. Furthermore the site cannot be satisfactorily accessed, the highway network is considered to be sub-standard and is segregated from Stalham by the A149. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST18/1

Land To North Of Teresa Road

SA Conclusion

The site scores as **negative**. In particular, the Environmental objectives score negatively, largely due to the rural location and the likely significant detrimental impact on the landscape and with the biodiversity impact being uncertain.

Connectivity

The site is not very well related to the built up area of Stalham or the town centre. Acceptable walking distance to schools and services. There are limited public transport options available from the site.

Highway Access

There is no direct access available to the site, would need to provide access through adjacent third party land.

Environmental

Large arable field with limited boundary treatment. The site consists of Grade 1 agricultural land.

Landscape and Townscape

Located within the Settled Farmland as defined in the Landscape Character Assessment (LCA), the site shares some of these characteristics. It is visible and prominent in the landscape and development in this location would be a pronounced and obvious extension

into the countryside beyond the current confines of the town. Development would have an adverse impact on the landscape and townscape.

Other

It is in Flood Zone 1, with small risk of surface water flooding. No contamination issues. Power line present on site. Anglian Water advice that off-site water mains reinforcement may be required.

Conclusions

A number of significant constraints were identified. There is no direct access available to the site. This site is prominent in the landscape and poorly integrated with the existing town. Development of this site would extend into the open countryside and would have a greater impact on the quality of the landscape than the preferred sites and includes a larger area of high grade agricultural land. It is also further from the town centre and schools. The preferred sites can deliver sufficient housing for Stalham. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST19

Land Adjacent Ingham Rd (incorporates smaller site ST19/A)

SA Conclusion

The site scores as **positive**. Environmental, Social and Economic objectives all score positively, being edge of settlement, in Flood Zone 1, having a low susceptibility to Groundwater Flooding and not considered to be at risk of Surface Water Flooding (CC). It should be noted that the biodiversity impact is uncertain.

Connectivity

The site has good connectivity, the catchment schools are all within walking distance. Stalham offers sustainable travel options with bus services being accessible at the site frontage and in town. The town has a range of employment, shopping and leisure opportunities. Pedestrian access shall be provided to FP4 to encourage active travel and enable permeability with the existing development to the south west. A 2.0m footway is required along with carriageway widening to 6.0m for the full width of the site frontage. A Transport Assessment would be required to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149.

Highway Access

The site would require two new accesses onto Ingham Road. The accesses should be provided in accordance with DMRB. This may require removal of mature trees. Ingham Road should be widened to a minimum of 6.0m for the full width of the frontage. A Transport Assessment is required to assess whether off-site highway mitigation works are necessary, specifically, consideration is required of traffic capacity at any junctions between the site and the A149.

Environmental

Large arable field with hedgerow along southern boundary and some mature trees along Ingham Road. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site, an agricultural field, is situated to the south of Ingham Road in Stalham. The site is located on the northeastern fringe of Stalham. Prominent trees line Ingham Road with predominantly two storey dwellings to the north of Ingham Road. Immediately to the south west of the site is a relatively new residential development of a mix of a single and two storey dwellings. There are agricultural fields to the south of the site. The topography of the site is fairly flat and there are long range views from the public right of way (to the south west of the site) to the Church of the Holy Trinity (Ingham). There are number of prominent trees along the northern and southern boundaries of the site. The north-eastern boundary of the site has strong a hedgerow.

The site is situated to the east of a key gateway into the village from the northeast and although there is development to the north, the prominent trees along this route provide a rural feel upon entrance to the village.

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA). The landscape is characterised by moderately long views over flat arable landscapes. Although relatively visible in the countryside. Layout, design and landscaping should have regard to the site's location.

The eastern edge of the site is more prominent in the landscape. A landscaped buffer should be provided along the eastern boundary to minimise impact of development on the views when approaching Stalham and ensure that development is high quality that retains key aspects of landscape character to reinforce local identity and sense of place. With careful attention given to the building heights and materials. Development of this site at the proposed scale could have an impact on landscape and wider townscape due to its potential capacity (220dwellings).

Heritage Impact Assessment

The HIA identifies no designated heritage assets on site however there are a number within the vicinity including the Grade 11 listed Barn at Grange Farm, approximately 625m to the north east of the site, Grade II* Listed Church of St Mary the Virgin dates back to the 14th Century. Whilst being situated approximately 550m from the site to the west, as the crow flies, the church tower is prominent within the village, particularly views along High Street and Ingham Road. There are also a number of historical assets in the wider vicinity of the site. The HIA concludes that subject to appropriate consideration of mitigation there would be no impacts upon the significance (including any contribution made to that significance by setting) of these heritage assets. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain and enhance the strong landscaping along the south-eastern boundary of the site.
- Retain existing trees along the northern boundary of the site

Other

Flood Zone 1, risk of ground water flooding. No contamination issues. Anglian Water advise that off-site water mains reinforcement are required.

Conclusion

The site is suitable, available and deliverable. The site is adjacent to existing housing including the previous allocated site which has now been developed.

It is well located to schools and recreational areas. The site is not intrusive in the wider landscape, with existing residential development to the north and west. The eastern edge of the site is more prominent along the approach into Stalham. Any large scale development would need to pay particular attention to sites layout, building heights and materials and incorporate a landscaping buffer along the eastern boundary.

The site could provide a number of benefits; providing housing in Stalham including affordable houses, self-build plots and associated on and off site infrastructure requirements. This larger site could provide more opportunity for open space and help to address the requirements for all types of open space in Stalham.

Consideration will need to be given to the overall housing numbers in Stalham, to whether this site should be brought forward in its entirety and a Transport Assessment would be required to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149.

Potentially suitable site. The numbers however are not required in line with the overall strategy and the smaller site ST19/A is preferred.

Recommended

That part of this site (ST19/A) is identified as a **Proposed Allocation** subject to satisfying the detailed policy requirements.

ST19/A **Land Adjacent Ingham Road** (forms part of larger site ST19)

SA Conclusion

The site scores as **positive**. Environmental, Social and Economic objectives all score positively, being edge of settlement, in Flood Zone 1, having a low susceptibility to Groundwater Flooding and not considered to be at risk of Surface Water Flooding (CC). It should be noted that the biodiversity impact is uncertain and there is localised potential to contribute to and / or impact on the GI network.

Connectivity

The site has good connectivity, the catchment schools are all within walking distance. Stalham offers sustainable travel options with bus services being accessible at the site frontage and in town. The town has a range of employment, shopping and leisure opportunities. Pedestrian access shall be provided to FP4 to encourage active travel and enable permeability with the existing development to the south west. A 2.0m footway is required along with carriageway widening to 6.0m for the full width of the site frontage.

Highway Access

Access to Ingham Road to be provided in accordance with DMRB. This may require removal of mature trees. Ingham Road should be widened to a minimum of 6.0m for the full width of the frontage. A Transport Assessment is required to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149.

Environmental

Arable field with hedgerow along southern boundary and some mature trees along Ingham Road. The site consists of Grade 1 agricultural land. The site is near to an RNR that abuts Ingham Road.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics, including being in arable use which is relatively flat.

The site, an agricultural field, is situated to the south of Ingham Road in Stalham. The site is located on the north-eastern fringe of Stalham. Prominent trees line Ingham Road with predominantly two storey dwellings to the north of Ingham Road. Immediately to the south west of the site is a relatively new residential development of a mix of a single and two storey dwellings. There are agricultural fields to the south of the site. The topography of the site is fairly flat and there are long range views from the public right of way (to the south west of the site) to the Church of the Holy Trinity (Ingham).

The site is situated to the east of a key gateway into the village from the northeast and although there is development to the north, the prominent trees along this route provide a rural feel upon entrance to the town.

The site is located on the edge of the settlement, with development to the north and south of the site. Although development would be visible along Ingham Road, it is not overly prominent in the open countryside. If developed the site shouldn't have a detrimental impact on the landscape and townscape.

The northern edge of the site is more prominent in the landscape. A landscaped buffer should be provided along this boundary to minimise impact of development on the views when approaching Stalham and the layout, design and landscaping of the site, respecting the setting of the edge of the town. With careful attention given to the building heights and materials and the retention of mature trees and planting of new trees within the site.

Heritage Impact

There are two listed buildings within 500m of the site and several beyond this buffer. The Stalham Conservation Area also partially covers the site. The HIA assessment concludes that the site has limited impact upon the significance of either of these assets. However, the HIA identified the following mitigation:

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain and enhance the strong landscaping along the south-eastern boundary of the site;
- Retain existing trees along the northern boundary of the site.

HRA

The site is within 2500m of the Broadland SPA/Ramsar site, 2500m of The Broads SAC and 5000m 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.
 Screening identified LSE for hydrological impacts alone. The WRC feeds into the River Ant and thereby the broads SAC/ Broadland SPA/Ramsar. The Appropriate Assessment concludes that the site allocation policy includes the requirement that no development should commence until clear plans are agreed for any necessary sewerage infrastructure improvements and recommends that this will be confirmed through a requirement for a project level HRA to ensure adequate safeguards are in place.

Other

Flood Zone 1, some risk of ground water flooding and a small risk of surface water flooding. No utilities or contamination issues.

Minerals and Waste

Norfolk County Council Minerals and Waste team advice that the site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Anglian Water advise that enhancements to the public foul sewerage network may be required and ask that the wording relating to foul drainage be amended to ensure it is effective.

Conclusion

The site is suitable, available and deliverable. The site is adjacent to existing housing including the previous allocated site which has now been developed.

It is well located to schools and recreational areas. The site is well related to existing residential area and to the town centre, services and schools. There are public transport options available from the site. The site is less intrusive in the wider landscape, with existing residential development to the north and west. The eastern edge of the site is more prominent along the approach into Stalham. With careful attention to the sites layout, building heights and materials and landscaping buffer along the eastern boundary development at a reduced number (from ST19) would have less of an impact on landscape and surrounding townscape. It is considered one of the most suitable sites for Stalham.

The site could provide a number of benefits; providing housing in Stalham including affordable houses, self-build plots. The site could bring forward open space and associated on and off site infrastructure requirements.

Recommendation:

That this site is identified as a **Proposed Allocation** subject to satisfying the detailed policy requirements.

ST20

Rear of 'Walnut Acre', Ingham Road

SA Conclusion

The site scores as **negative**. In particular, the Environmental and Social objectives score negatively, being a rural location with a likely significant detrimental impact on landscape and an uncertain biodiversity impact.

Connectivity

There are footways available along one side for access to Stalham town centre. Acceptable walking distance to schools and services.

Highway Access

Access off Ingham Road is considered to be acceptable by NCC Highways subject to ST19.

Environmental

Site consists of grassland/ garden land located to the rear of two existing properties. There are hedgerows along the boundaries. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics, including being in arable use which is relatively flat. The site is detached from Stalham and from the built up area. The site has rural countryside character and is highly visible and prominent in the landscape. Development in this location would extend into open countryside and would have an adverse impact on the landscape.

Other

It is in Flood Zone 1, some risk of ground water flooding. No utilities or contamination issues. Powerline present on site.

Conclusion

A number of significant constraints were identified. The site is detached from Stalham and from footpaths to Stalham town centre. The site has poor access to services and facilities. Development of the site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site could only provide a small number of dwellings, yielding few, if any, affordable. The preferred sites can deliver sufficient housing for Stalham. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST21

Land East of Brumstead Road

SA Conclusion

The site scores as **negative**. Both Environmental and Economic objectives score negatively, being a rural location with a likely significant detrimental impact on landscape and uncertain biodiversity impact.

Connectivity

Acceptable walking distance to schools and services. However the site is currently remote from available footpaths. There are limited public transport options available from the site.

Highway Access

Considered to be acceptable by NCC Highways, would require third party land to access site and subject to a maximum of 100 dwellings being located off a single point of access.

Environmental

Arable land with limited boundary treatment. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics.

The site and surrounding landscape is flat with little change in topography. The site is highly visible and prominent in the open countryside and is detached from Stalham town centre and the built up area. Development of this site would have a significant negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside.

Other

It is in Flood Zone 1, with some risk of surface water flooding. No contamination or utilities issues.

Conclusion

A number of significant constraints were identified. The site is detached from built up area and is highly visible in the landscape. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. It is detached from Stalham and has poor access to services and facilities. The site includes a larger area of high grade agricultural land than the preferred sites. The preferred sites can deliver sufficient housing for Stalham. There are concerns from the Highways Authority over scale, who have indicated that a maximum of 100 dwellings should be off a single point of access. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST22

Land North of Teresa Road

SA Conclusion

The site scores as **negative and positive**. The Environmental objectives score negatively, with the site being in a rural location and loosely related to settlement, where there is a likely significant detrimental impact on the landscape and an uncertain biodiversity impact. The Social objectives score positively in that there is good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.

Connectivity

Although the site is within acceptable walking distance to schools and services, the site is remote from available footpaths. There are limited public transport options available from the site.

Highway Access

Considered to be acceptable by NCC Highways, would require third party land to access site and subject to a maximum of 100 dwellings being located off a single point of access.

Environmental

No environmental designations. Greenfield consisting of arable land with limited boundary treatment. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. The site and surrounding landscape is flat with little change in topography and is visible and prominent in the open countryside. Development on this site would extend into open countryside beyond the current confines of the town. If developed the site would have an adverse impact on the landscape.

Other

It is in Flood Zone 1, with some risk of surface water flooding. No contamination issues. Anglian Water advice that off-site water mains reinforcement required.

Conclusion:

A number of significant constraints were identified. Development of the site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The site is not as well connected to the town centre and services as the preferred sites. The preferred sites can deliver sufficient housing for Stalham. There are concerns from the Highways Authority over scale, who have indicated that a maximum of 100 dwellings should be off a single point of access. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

ST23

Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham
(this site is part of ST23/1 and ST23/2)

SA Conclusion

The site scores as **negative and positive**. In particular, the site concludes positively for Social and Economic objectives, but has a negative Environmental objectives score, having potential to affect settings of Listed Buildings (Stalham Hall & barn at Stalham Hall Farm) and having a potential negative biodiversity impact, being in close proximity to The Broads and CWS (Stalham Fen).

Connectivity

There are footways available through the new housing development (Site ST01) and bus services available. The site is within walking distance to the town centre with a range of services and facilities available. The site is within walking distance to the high school and junior school, However access would be over third party land.

Highway Access

Access considered unacceptable by NCC Highways, the existing estate road is not suitable for extension. Access would be over third party land.

Environmental

The site, which is Grade 1 agricultural land consists of grassland with hedgerows/ trees along boundary.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics.

Located behind existing development along Ingham Road, means there is limited visibility of the site in the open countryside. Development proposals will need to reflect the Historic environment and shouldn't have a detrimental impact on the landscape and townscape.

The site is close two grade II listed buildings, Church Farmhouse and stable block to the west of the site as well as the grade II* listed Stalham Hall and two associated grade II listed buildings (barn and Stewards House) to the east of the site. The site lies adjacent to the Stalham Conservation Area.

Other

Flood Zone 1, some risk of ground water flooding and surface water flooding. No known hazards or contamination constraints.

Conclusion

The entirety of site ST23 is not considered to be suitable for development on its own. The site cannot be satisfactorily accessed on its own. The site could be accessed if the adjacent site ST23/1 was developed.

Recommendation:

That this site is identified as part of **Proposed Allocation** ST23/2, subject to satisfying the detailed policy requirements.

ST23/1

Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham
(this site wholly includes ST23 and most of ST23/2)

SA Conclusion

The site scores as **negative and positive**. In particular, the site scores positively for Social and Economic objectives, but has a negative Environmental objectives score, having potential to affect settings of Listed Buildings (Stalham Hall & barn at Stalham Hall Farm) and having a potential negative biodiversity impact, being in close proximity to The Broads and a CWS (Stalham Fen).

Connectivity

Footways available through adjacent site and along Yarmouth Road to town centre. The link to the development to the north would improve permeability and be advantageous. Acceptable walking distance to schools and services. Bus stops close by.

Highway Access

The site is located behind existing development along Ingham Road and off Yarmouth Road. The site is proposed to be accessed through the adjacent development to the north and also via a narrow strip off Yarmouth Road, which is considered to be acceptable by NCC Highways. The link to the development to the north would improve permeability and be advantageous however NCC Highways have stated that this should not be the sole point of access.

Environmental

A greenfield site which comprises of two parts, an enclosed rectangular field to the east and an open section of agricultural land to the west. The site consists of Grade 1 agricultural land. Hedgerows/ trees along part of boundary.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics.

The site is located behind existing development along Ingham Road and there is limited visibility of the site in the open countryside. Development proposals will need to reflect the Historic environment and shouldn't have a detrimental impact on the landscape and townscape.

The site is close to grade II listed buildings; Church Farmhouse and stable block to the west of the site as well as the grade II* listed Stalham Hall and two associated grade II listed buildings (barn and Stewards House) to the east of the site. Careful attention should be made to ensure that the listed buildings significance and their setting are preserved. The site lies adjacent to the Stalham Conservation Area. Development should preserve or where opportunities arise enhance the Conservation Area and its setting.

Other

Flood Zone 1, some risk of ground water flooding and small part of the site is at risk of surface water flooding. No known hazards or contamination constraints. The site forms part of a previous allocation for residential development which was included in the Development Plan of 2013. Part of that previous allocation (ST01) has since been developed. The site does not include the adjacent parcel of land that fronts onto Yarmouth Rd which was also part of the previous allocation. It is this parcel of land that fronts Yarmouth Rd that presents the opportunity for re development and more comprehensive opportunities for redevelopment through the incorporation / consolidation of employment and community facilities across the wider sites.

Conclusion.

The site is well located for access to the town centre and within walking distance of the schools and recreational areas. There is a bus stop located close to the site with a good service available. The site is reasonably well-contained within the landscape, located adjacent to existing development along Yarmouth Road and behind development on Ingham Road.

The site forms part of a larger site ST23/2 and forms part of the existing allocation from 2013 but excludes the frontage onto Yarmouth Road. Development on its own has the potential to bring forward piecemeal development and inhibit wider mixed-use potential which would bring investment and the opportunities for greater public benefits through comprehensive planning of the wider site. As such, although suitable for residential development it is not chosen as a preferred site.

Recommendation:

That this site is identified as part of **Proposed Allocation ST23/2**, subject to satisfying the detailed policy requirements.

ST23/2

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

(wholly includes ST23, ST23/1 and the frontage parcel of land currently allocated as part of ST01 in the 2011 Site Allocations Development Plan).

SA Conclusion

The site scores as **negative and positive**. In particular, the site concludes positively for Social and Economic objectives, but has a negative Environmental objectives score, having potential to affect settings of Listed Buildings (Stalham Hall & barn at Stalham Hall Farm, Church Farmhouse and stable block at Church Farm) and having a potential negative biodiversity impact, being in close proximity to The Broads and a CWS (Stalham Fen).

Connectivity

The site has good connectivity, the catchment schools are all within walking distance. Stalham offers sustainable travel options with bus services being accessible at the site frontage and in town. The town has a range of employment, shopping and leisure opportunities. Pedestrian/cycle links should be provided to the existing developed area to the east to aid permeability, reducing the need for NMU trips via Yarmouth Road and Ingham Road.

Highway Access

Vehicular access should be provided from Yarmouth Road in accordance with Manual for Streets. A Transport Assessment is required to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149.

Environmental

The site consists of Grade 1 agricultural land and is formed of two parts; an enclosed rectangular field and an open section of agricultural land to the west. Hedgerows/ trees along the majority of the boundary.

HRA

The site is within 2500m of the Broadland SPA/Ramsar site, 2500m of The Broads SAC and 5000m 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.

Screening identified LSE for hydrological impacts alone. The WRC feeds into the River Ant and thereby the broads SAC/ Broadland SPA/Ramsar. The Appropriate Assessment concludes that the site allocation policy includes the requirement that no development should commence until clear plans are agreed for any necessary sewerage infrastructure improvements and recommends that this will be confirmed through a requirement for a project level HRA to ensure adequate safeguards are in Place.

Landscape and Townscape

The site is situated to the north of Yarmouth Road and comprises of two parcels of land, one being undeveloped land to the south and the other being arable land to the north.

The undeveloped parcel of land abuts the Yarmouth Road to the south with low density two storey dwellings beyond (to the south of Yarmouth Road). The eastern boundary of the site has a strong hedge line and there are low density two storey houses to the south east and the second parcel of land to the east, stretching north. To the north of the site is a recent development of single and two storey dwellings, which extend round to the west of the site. The area to the west, closest to Yarmouth Road, is an area of open space and a strong treeline that separates the site from further residential dwellings.

The agricultural parcel of land has strong borders on all sides. To the south are low density residential dwellings. To the north and east are further agricultural fields and to the east lies the newer residential development and the undeveloped parcel of land.

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. The site is surrounded by existing development and the majority of the site is well screened by existing development along Ingham Road and off Yarmouth Road. Development proposals will need to reflect the Historic environment and shouldn't have a detrimental impact on the landscape and townscape. There are boundary hedges and trees along the southern boundary which should be retained and further landscaping should be provided.

Heritage Impact Assessment

There are no designated heritage assets within the site. The HIA considers that the development of the site would have some impact upon the significance (and the contribution made to the significance of the setting) of these heritage assets. Development should therefore preserve or where opportunities arise enhance the Conservation Area and its setting.

The site is close two grade II listed buildings, Church Farmhouse and stable block to the west of the site as well as the grade II* listed Stalham Hall and two associated grade II listed buildings (barn and Stewards House) to the east of the site. Careful attention should be made to ensure that the listed buildings significance and their setting are preserved. The HIA concludes that landscape buffer will be required along the western, northern and eastern boundaries. Open space should be provided on the east to ensure the impact on Stalham Hall is mitigated and low density development/ single story is kept to the western and northern boundaries.

Other

Flood Zone 1, some risk of ground water flooding and small part of the site is at risk of surface water flooding. The Lead Local Flood Authority advise that ground investigations will need to prove if site is favourable for shallow infiltration as a method of discharging surface water. If infiltration is not showing to be favourable the applicant will need explore options to drain to the North East corner of the site where the makeup of the parcel of land is sandy gravels and/or whether the pond to the West could cope with the additional surface water from the development. It is not recommended that any buildings or SUDs features are to be constructed in the area of ponding in the South East corner of the site. No known hazards or contamination constraints.

The site offers the opportunity through site layout to deliver a range of housing options to address needs and deliver open space and community facilities.

Minerals and Waste

Norfolk County Council Minerals and Waste team advice that the site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site

will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Anglian Water advise that enhancements to the public foul sewerage network may be required and ask that the wording relating to foul drainage be amended to ensure it is effective.

Conclusion

The site is suitable, available and deliverable for comprehensive mixed use development. The site is well located for access to the town centre and within walking distance of the schools and recreational areas. There is a bus stop located close to the site with a good service available. The site is reasonably well-contained within the landscape, located adjacent to existing development along Yarmouth Road and behind development on Ingham Road.

This site coming forward as one large site, provides a number of benefits; Mixed use development providing housing in Stalham including affordable houses, self-build plots, employment land and community facilities, public open space and associated on and off site infrastructure. The site as a whole offers the opportunity for comprehensive development.

Western Boundary of the site:

- A significant landscape buffer will be required along the western part of the proposed allocation to mitigate against potential impact upon the Conservation Area and nearby listed buildings.
- Development on the western part of the site should be of a lower density/ single storey development.

Eastern Boundary of the site:

- A landscape buffer will be required along the eastern part and boundary of the site to mitigate against potential impact upon the nearby listed Stalham Hall.
- Open space to be provided on the eastern part of the site to ensure the impact upon Stalham Hall is mitigated.

The western part of the site fronting onto Yarmouth Road formed part of the larger site allocated in the adopted Site Allocations DPD, now built.

Recommendation:

That this site is identified as a **Proposed Allocation** subject to satisfying the detailed policy requirements.

H0991 Land Adjoining Calthorpe Close

SA Conclusion

The site scores as **negative**. In particular, the Environmental and Economic objectives score negatively, as the site is in a rural location, there is a likely significant detrimental impact on the landscape and the biodiversity impact is uncertain.

Connectivity

There are footways available along one side of Brumstead Road. Acceptable walking distance to schools and services. There are limited public transport options available from the site.

Highway Access

Access could be provided from Brumstead Road.

Environmental

An arable field with hedgerows/ trees along the boundaries with Brumstead Road. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. The site and surrounding landscape is flat with little change in topography and is detached from the built up area of Stalham. The site is visible in the landscape and development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside.

Other

It is in Flood Zone 1, with very small part at risk of surface water flooding. No contamination issues.

Conclusion

A number of significant constraints were identified. The site is detached from built up area and is highly visible in the landscape. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. It is detached from Stalham and has poor access to services and facilities. There are concerns from the Highways Authority over scale, who have indicated that a maximum of 100 dwellings should be off a single point of access.

The preferred sites can deliver sufficient housing for Stalham. For these reasons the site is not considered a suitable site for development at this time.

Recommendation:

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

SUT02 Land Fronting Old Yarmouth Road

SA Conclusion

The site scores as **negative**. In particular, the Environmental and Economic objectives score negatively, as the site is within Flood Zone 2 and there is potential negative biodiversity impact, being in close proximity to CWS (Sutton Meadows), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes).

Connectivity

There is no continuous footway achievable to the North of the site. The site is very remote from services in Stalham and has reduced access to sustainable transport.

Highway Access

Considered unacceptable by NCC Highways, Old Yarmouth road is narrow and would require improvement.

Environmental

Arable land with mature trees and hedgerows along the boundaries. Part of the site consists of Grade 1 agricultural land. The site is in close proximity to CWS (Sutton Meadows), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes). There is a potential negative biodiversity impact.

Landscape and Townscape

The site is remote from Stalham. The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. The site and surrounding landscape is flat with little change in topography. The site is highly visible in the landscape and development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside.

Other

The majority of the site falls within Flood Zone 2 with very small part at risk of surface water flooding. Has no known hazards or contamination constraints.

Conclusion

A number of significant constraints were identified. The site is detached from Stalham and remote from the services and facilities within the town. There is no continuous footway achievable to the North of the site and the site is remote from sustainable transport options. The site is highly visible in the landscape and development would extend into the open countryside and have a negative effect on the quality of the landscape reducing the rural character. Furthermore the site is within Flood Risk Zone 2 and there are suitable sites within a lower Flood Zone. The site is in close proximity to CWS (Sutton Meadows), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes) and there is a potential negative biodiversity impact.

For these reasons the site is not considered a suitable site for development at this time. Furthermore the site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.

Recommendation:

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

SUT05 Land At Old Yarmouth Road

SA Conclusion

The site scores as **negative**. In particular, the Environmental objectives score negatively, being a rural location, part within Flood Zone where there is a potential negative biodiversity impact with its close proximity to a CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes).

Connectivity

The site is very remote from services in Stalham and has reduced access to sustainable transport.

Highway Transport & Access

Access off Old Yarmouth Road considered to be acceptable by NCC Highways subject to frontage footpaths.

Environmental

Consists of a number of arable fields, part is Grade 1 agricultural land. There is a potential negative biodiversity impact with its close proximity to a CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes).

Landscape and Townscape

The site falls within Sutton and is remote from Stalham. The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. The site is highly visible in the landscape and has rural countryside character. Development would be a pronounced and obvious extension into the countryside and would have an adverse impact on the landscape. Listed building adjacent to site.

Other

Most of the site falls within Flood Zone 1 but southern part is within flood zone 2 with some risk of surface water flooding. Has no known hazards or contamination constraints.

Conclusion

A number of significant constraints were identified. The site is detached from Stalham and very remote from the services and facilities within the town. The site is large and highly visible in the landscape and development would extend into the open countryside and have a negative effect on the quality of the landscape reducing the rural character. Furthermore part of the site is within Flood Risk Zone 2 and there are suitable sites within a lower Flood Zone. The site is in close proximity to a CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes) and there is a potential negative biodiversity impact.

For these reasons the site is not considered a suitable site for development at this time. Furthermore the site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.

Recommendation:

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

SUT06 Land at Rectory Road / Old Yarmouth Road

SA Conclusion

The site scores as **negative**. In particular, the Environmental objectives score negatively, being edge of settlement (small village) in a rural position, where there is potential for negative biodiversity impact with the site's close proximity to CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes).

Connectivity

There are footways available along Yarmouth Road. The site is remote from services within Stalham.

Highway Access

Access off Yarmouth Road is considered to be acceptable by NCC Highways, subject to demonstrating that appropriate visibility could be provided.

Environmental

Arable land with mature hedgerow along the western boundary. Part of the site consists of Grade 1 agricultural land. There is potential for negative biodiversity impact with the site's close proximity to CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes).

Landscape and Townscape

The site falls within Sutton and is remote from Stalham. Located within the Settled Farmland as defined in the Landscape Character Assessment (LCA), the site shares some of these characteristics. The site is visible in the landscape and development would be a pronounced and obvious extension into the countryside, which would have a negative effect on the quality of the landscape.

Other

Flood Zone 1, some risk of ground water flooding. No utilities or contamination issues.

Conclusion

A number of significant constraints were identified. The site is detached from Stalham and remote from the services and facilities within the town. Development of this site would extend into the open countryside and have a negative effect on the quality of the landscape reducing the rural character and would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. The site is in close proximity to a CWS (Stalham Fen), National Park & SAC (The Broads), Ramsar & SPA (Broadland), SSSI (Ant Broads and Marshes) and there is a potential negative biodiversity impact.

For these reasons the site is not considered a suitable site for development at this time. Furthermore the site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.

Recommendation:

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

SUT07 Land At Staithe Road

SA Conclusion

The site scores as **negative**. In particular, the Environmental objectives score negatively being edge of settlement (small village), Flood Zone 2 and where the boundaries of the site are potentially susceptible to Surface Water Flooding (CC). In addition, there is potential for a negative biodiversity impact, given its close proximity to a National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes).

Connectivity

There are footways available along one side of Staithe Road. The site is very remote from services in Stalham and has reduced access to sustainable transport.

Highway Access

Access off Staithe Road is considered to be acceptable by NCC Highways.

Environmental

Greenfield Site currently used for camping/ caravans. The site is within 500m of a SAC, SPA, SSSI and RAMSAR Site.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. Development of this site would have a negative effect on the quality of the landscape reducing the rural character.

Other

The site falls within Flood Zone 2 with small risk of surface water flooding. Has no known hazards or contamination constraints.

Conclusion

A number of significant constraints were identified. The site is detached from Stalham and remote from the services and facilities within the town. Development of this site would have a negative effect on the quality of the landscape reducing the rural character. Furthermore the site is within Flood Risk Zone 2 and there are suitable sites within a lower Flood Zone. The site is within close proximity to a National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes) and there is potential for a negative biodiversity impact.

For these reasons the site is not considered a suitable site for development at this time. Furthermore the site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.

Recommendation:

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

SUT08 Land off Yarmouth Road (A149)

SA Conclusion

The site scores as **negative**. In particular, the Environmental objectives score negatively, being edge of settlement (small village), in a rural location, where there is a potential significant detrimental landscape impact and the potential negative biodiversity impact, given the site is immediately adjacent to CWS (Stalham Fen) and in close proximity to a National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes).

Connectivity

There are footways available along Old Yarmouth Road. The site is remote from services within Stalham.

Highway Transport & Access

Access off Old Yarmouth Road is considered to be acceptable by NCC Highways.

Environmental

Arable land with mature trees along boundary and to north of site. The potential negative biodiversity impact, given the site is immediately adjacent to CWS (Stalham Fen) and in close proximity to a National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes).

Landscape and Townscape

The site falls within Sutton and is remote from Stalham. The site is visible in the landscape

and has rural countryside character. Development would be a pronounced and obvious extension into the countryside and would have a negative effect on the quality of the landscape

Other

Flood Zone 1, with risk of ground water flooding. No known hazards or contamination constraints. Powerline present on site.

Conclusion

A number of significant constraints were identified. The site is detached from Stalham and remote from the services and facilities within the town. Development of this site would have a negative effect on the quality of the landscape reducing the rural character and would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. The site is immediately adjacent to CWS (Stalham Fen) and in close proximity to a National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes).and there is potential for a negative biodiversity impact.

For these reasons the site is not considered a suitable site for development at this time. Furthermore the site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.

Recommendation:

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

SUT09 Land Off New Road

SA Conclusion

The site scores as **negative**. In particular, the Environmental objectives score negatively being edge of settlement (small village), partly within Flood Zone 2 and with a potential negative biodiversity impact, as the site is in close proximity to a National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes).

Connectivity

There is no continuous footway achievable to the North of the site and the site is very remote from services in Stalham and has reduced access to sustainable transport.

Highway Access

Considered to be unsuitable by NCC Highways.

Environmental

Arable land with trees and hedgerows along boundary. The site is within 500m of a SAC, SPA, SSSI and RAMSAR Site. The site consists of Grade 1 agricultural land.

Landscape and Townscape

The site is located within the Settled Farmland as defined in the Landscape Character Assessment (LCA) and shares some of these characteristics. The site is highly visible in the landscape and has rural countryside character. Development would be a pronounced and obvious extension into the countryside and would have a negative effect on the quality of the landscape extending into the open countryside.

Other

Site Ref Assessment

Part of the site falls within Flood Zone 2 with some risk of surface water flooding. Has no known hazards or contamination constraints.

Conclusion

A number of significant constraints were identified. The site is detached from Stalham and remote from the services and facilities within the town. Development of this site would have a negative effect on the quality of the landscape reducing the rural character and would lead to the coalescence of Stalham and Sutton, harming the distinctive character of the area. There is a potential negative biodiversity impact, as the site is in close proximity to a National Park & SAC (The Broads), Ramsar & SPA (Broadland) and SSSI (Ant Broads and Marshes).

For these reasons the site is not considered a suitable site for development at this time. Furthermore the site is located in Sutton which is not a selected settlement, as there are preferable sites available in Stalham, it is not considered to be suitable.

Recommendation:

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

E12 Land South of Weavers Way, Adjacent A149

SA Conclusion

Overall the site scores as negative

Environmental – Scores negatively; loosely related to settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity National Park (The Broads), arable, mature hedgerow / trees to parts of boundary. Loss of agricultural (1-3) land.

Social – Scores negatively; loosely related to settlement.

Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and good transport links. High speed broadband in vicinity. Likely to result in reliance on the car.

Regulation 18 Stage Assessment

The site was allocated for 4 hectares of employment land through the LDF. However the site is no longer considered to be suitable. The site is distant from the built up area of Stalham and development in this location could have an adverse impact on the landscape and townscape. There has been no activity on the site and it is uncertain that the landowner wishes to bring the site forward for employment use. As such it is not considered that deliverability can be demonstrated on the site and it is not considered appropriate to retain the site for employment purposes. It is considered that Site ST23/2 is a more preferable site which is suitable and available.

Conclusion

See above.

Recommendation

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

HE0110 Land adjacent Stepping Stone Lane / Manor Farm

Site Ref	Assessment
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SA Conclusion

Overall the site scores as negative

Environmental – Scores negatively; loosely related to settlement (adjacent to unimplemented employment allocation), FZ1, low susceptibility GWF, small area potentially susceptible SWF (CC). Rural; potential to increase light / noise / odour pollution, likely significant detrimental impact on landscape. Potential negative biodiversity impact; close proximity National Park (The Broads), arable, mature hedgerow / trees to parts of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.

Social – Scores negatively, loosely related to settlement.

Economic – Scores mixed; loosely related to settlement, potential to provide a range of employment opportunities, access to potential employees and good transport links. High speed broadband in vicinity. Likely to result in reliance on the car.

Regulation 18 Stage Assessment

The site is located between Stepping Stone Lane and the A149 and is prominent in the landscape. Development would be beyond the confines of the town and would have an adverse impact on the landscape. It is considered that Site ST23/2 is a more preferable site which is suitable and available.

Conclusion

See above.

Recommendation

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

Further Comments

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

Further Comments	
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Anglian Water	Clarification – suggested policy wording in relation to submission of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network.
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Part 3: Overall Site/Settlement Conclusions

3.1. Proposed Site Allocations: Reasoned Justification

The location of site options has been carefully considered in order to avoid significant expansion of the town beyond its natural boundaries and to mitigate the potential impacts on designated landscapes. Potential site options have been subject to further discussion and review by Development management, Highways, Lead local Flood Authority, utility providers, children services and subjected to a Historic Impact assessment.

Two sites options have been identified in Stalham, these are considered to be the most suitable sites available in the settlement. These sites have been selected as the appropriate options to meet the wider development and housing needs for Stalham. Both sites are well located, provide easy access to existing services and facilities within the town centre and to the local schools. They are reasonably contained within the landscape and provided site design and layout reflects local circumstances, should not have any adverse impact on the wider landscape. ST23/2 comprises of smaller parcels of land ST23, ST23/1 and part of a remaining 2011 allocation (section fronting Yarmouth Road) which collectively offered the opportunity for a comprehensive development bringing residential, commercial, community development opportunities and the opportunity to enhance open space provision within the town. Although ST19 is considered suitable for development the scale that such a large site would bring is in excess of the policy requirements identified to date, has the potential to adversely affect the character and landscape setting, and the wider cumulative effects on the wider road network would need to be assessed. As such the smaller ST19/A is considered more suitable and address the identified needs to date.

Collectively the sites are intended to deliver mixed use benefits in order to provide for flexibility and choice around employment land and deliver approximately 150 dwellings over the plan period in addition to: affordable homes, 2 hectares of employment/community land, on-site, open spaces and contributions towards road, drainage and other necessary infrastructure.

A number of potential sites were not chosen for a mixture of reasons including the impact development could have on the surrounding landscape and The Broads. The detached nature of many of the parcels of land towards Sutton and their limited access and or reliance on additional vehicle modes of transport to access services make such sites less sustainable. Other assessed sites are not well related to the existing built form and are therefore, not accessible to key services and facilities located in the town centre by active modes of transport such as walking, cycling or public transport and are generally considered unsuitable.

Site E12, currently allocated for employment use in the adopted Site Allocations DPD, was considered to be unsuitable to be reallocated for employment. The site is detached from the town and development would be pronounced extension into the open countryside and it has not come forward in the current plan period.

For ST23/2, the SA concluded that the site scored both positively and negatively, and raised issues over heritage impact, that were further identified in the HIA, and environment impacts on biodiversity and the broads. It was considered appropriate to incorporate the two concerns into one solution, providing landscaping and retaining hedgerows and cover on the boundaries of the site to protect views towards the site and the wider setting. This has been incorporated into the site-specific policies for the site.

The following sites have been selected as the preferred sites to meet the identified growth requirements for Stalham:

ST19/A: Land Adjacent Ingham Road is a proposed allocation for approximately 70 dwellings. The site could provide a number of benefits; providing housing in Stalham including 10 affordable houses, self-build plot, open space and associated on and off site infrastructure requirements. This site score positively in the SA.

ST23/2: Land North of Yarmouth Road, East of Broadbeach Gardens is proposed for mixed use development including 80 dwellings and employment/ community land. The site offers the opportunity for comprehensive development. It is well located for access to the town centre and within walking distance of the schools and recreational areas. The site is reasonably well-contained within the landscape. The site should deliver a number of public benefits including providing affordable houses, self-build plots, employment land and community facilities, public open space and associated on and off site infrastructure. It scores positive and negative in the SA due to the potential to affect settings of Listed Buildings. Careful attention to layout and design will be needed.

3.2. List of Site Allocations

Residential Sites

Site Ref	Description	Indicative Area (ha)	Indicative Dwellings
ST19/A	Land Adjacent Ingham Road	2.33	70
ST23/2	Land North of Yarmouth Road, East of Broadbeach Gardens	4.12	80

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 ST19/A

Land Adjacent Ingham Road

Land amounting to approximately 2.3 hectares, as defined on the Policies Map, is allocated for residential development of approximately 70 dwellings, public open space, and associated on and off-site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:

1. Provision of safe vehicle access to Ingham Road;
2. Provision of a 2.0m footway along the full width of the southern frontage;
3. Widening of Ingham Road carriageway to 6.0m for the full width of the site frontage;
4. Provision of a Transport Assessment to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149;
5. Delivery of layout, design and landscaping of the site that respects the setting of the site on the edge of the town and careful attention to building heights and materials;
6. Provision of a suitable landscaping scheme including retention of **existing** mature trees, **including those along the northern boundary**, and planting of new trees within the site;

7. **Retention and enhancement of existing landscaping along the south-eastern boundary of the site and** appropriate landscape buffering to soften the views from the north of the site;
8. Provision of a Foul Drainage Strategy setting how additional foul flows will be accommodated within the foul sewerage network prior to the commencement of development clear plans should be agreed for any necessary sewerage infrastructure improvements which will need to be confirmed at a project level HRA
9. Delivery of not less than 0.19 hectares of multi-functional open space together with measures for its on-going maintenance;
10. Site layout and design should take account of the existing water main within the site; and,
11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Policy ST23/2

Land North of Yarmouth Road, East of Broadbeach Gardens

Land amounting to approximately 4.1 hectares, as defined on the Policies Map, is allocated for mixed use development of approximately 80 dwellings, not less than 1 hectare of employment land, open space, and associated on and off-site infrastructure.

Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:

1. Prior approval of a master plan to address access, mix of uses including the provision of serviced employment land, layout, density of development, landscaping and conceptual appearance;
2. Retention and enhancement of mature trees and hedgerows around the site;
3. Provision of safe highway access from Yarmouth Road, and a pedestrian/cycle link to The developed area to the north to improve permeability;
4. Provision of a Transport Assessment to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149;
5. No buildings or SUDs features should be constructed in the area of ponding in the South East corner of the site;
6. Provision of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network, prior to the commencement of development clear plans should be agreed for any necessary sewerage infrastructure improvements which will need to be confirmed at a project level HRA;
7. Layout, design and landscaping, particularly on the eastern and western boundaries of the site, should be implemented in order to protect and respect the settings of the adjacent Listed Buildings and Conservation Area;

8. Delivery of not less than 0.21 hectares of multi-functional open space together with measures for its on- going maintenance;
9. Provision of landscape buffering on the western boundary of the site to mitigate impacts on nearby heritage assets and the Stalham Conservation Area;
10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS); and,
11. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses.

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

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 propose 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.

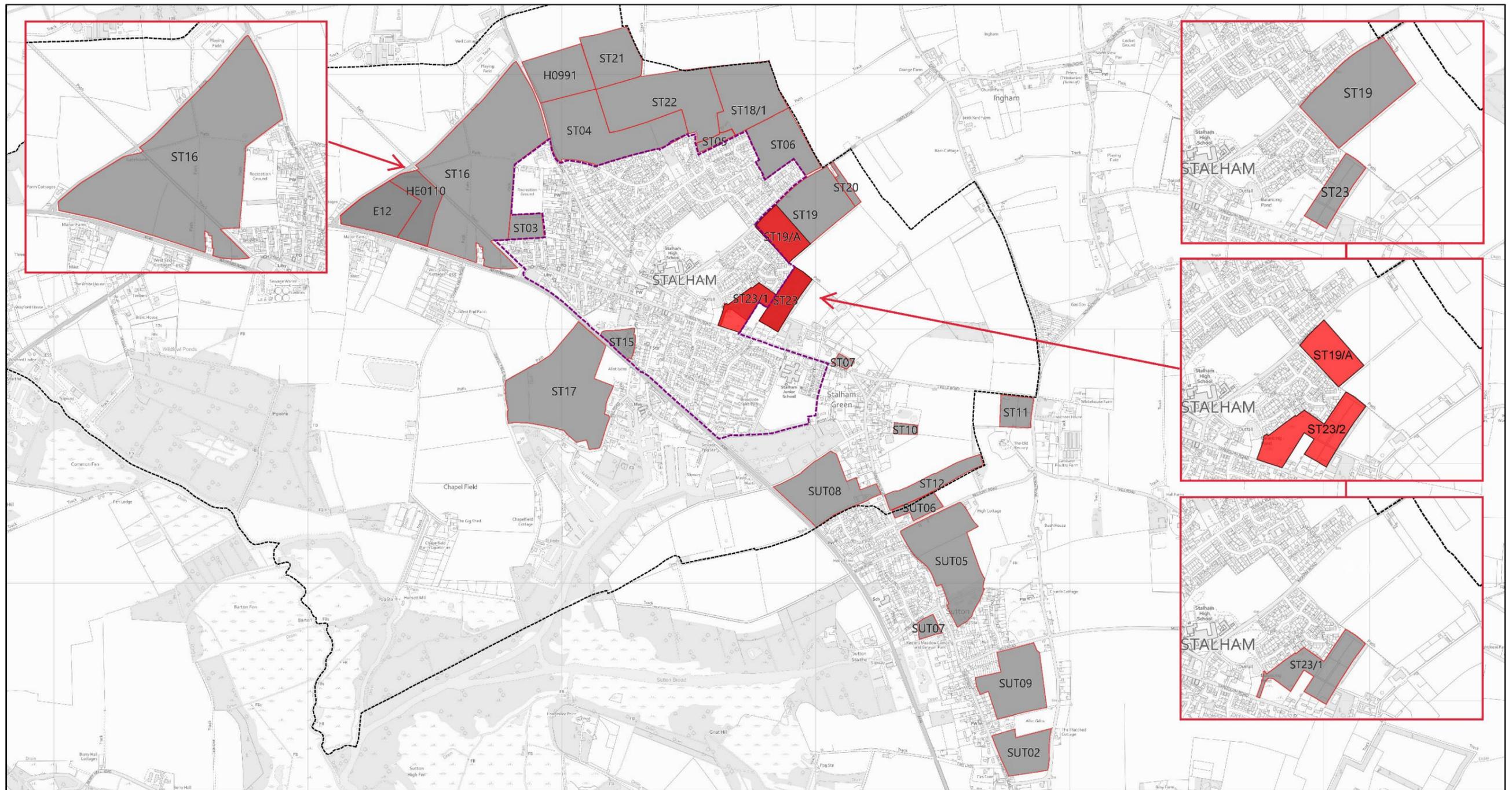
The Amenity Green Space Study is available in the Document Library.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Church Farm, Ingham Road	AGS/STL01	OSP120	Open Land Area	Open Space provided as part of the development of allocated site ST01
Stalham High School, Brumstead Rd	AGS/STL02 REC/STL01	OSP121	Open Land Area Formal Education / Recreation	Provides important sporting facilities for the school.
St Mary's Churchyard, High Street	AGS/STL03	OSP122	Open Land Area	Cemetery provision and Church yard. Provides a setting for the Church.
Brumstead Road Burial Ground	AGS/STL04	OSP123	Open Land Area	Cemetery provision and Church yard. Provides a setting for the Church.
Campingfield Lane Burial Ground	AGS/STL05	OSP124	Open Land Area	Whole site is designated as future burial ground. This section is a wooded area currently providing Recreation value
Land Adjacent Campingfield Lane Burial Ground	AGS/STL06	OSP125	Open Land Area	Cemetery provision
Stalham Recreation Ground, Recreation Road	AGS/STL07 REC/STL02	OSP126	Open Land Area Formal Education / Recreation	A large grass area with sports pitches, under 8's play area, outdoor gym equipment and an older child's play area and skate park. Community buildings On the site there is a large community building (The Poppy Centre) and a car park.

Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
Additional Sites				
St Mary's Bowls Club	REC/STL03	OSP127	Formal Education / Recreation	Formal Bowls club.
Stalham Junior School	AGS/STL08 REC/STL04	OSP128	Formal Education / Recreation	Provides important sporting facilities for the school.
Local Green Space Review				
Stalham Allotments	LGS/STL01 AGS/STL09	OSP129	Open Land Area	The site does not meet the tests for LGS. Site provides Allotments to south of A149 adjacent to settlement.
Stalham Green Pond, Land South of Field Road	LGS/STL02	OSP130	Local Green Space	The site is considered to meet the criteria and it is proposed to designate as Local Green Space. 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
Allen Meale Way Play Area	LGS/STL03 AGS/STL10	OSP131	Open Land Area	The site does not meet the tests for LGS but does function as AGS. Small mown grassed site with play equipment – well used and with a recreational/play value.
Millside Play Area	LGS/STL04 AGS/STL11	OSP132	Open Land Area	The site does not meet the tests for LGS, but does function as AGS. Small mown grassed site with play equipment – well used and with a recreational/play value.
Lancaster Close, Play Area 1	LGS/STL05 AGS/STL12	OSP133	Open Land Area	The site does not meet the tests for LGS, but does function as AGS. Small play area within housing estate, with play equipment. Important play area.
Lancaster Close, Play Area 2	LGS/STL06 AGS/STL13	OSP134	Open Land Area	The site does not meet the tests for LGS, but does function as AGS. Small play area within housing estate,

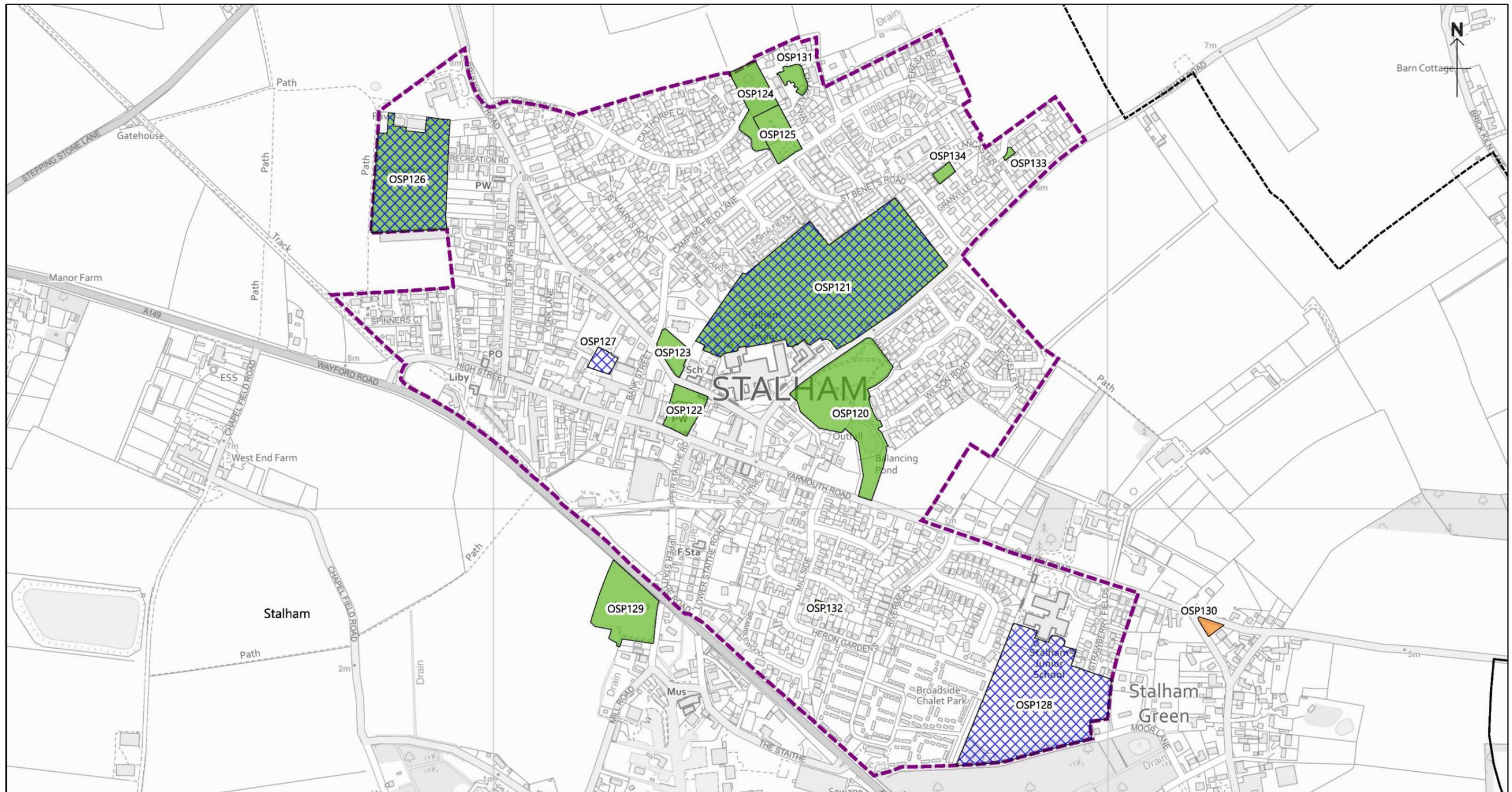
Site Location	AGS Study Reference	Local Plan Reference	Recommendation	Reasoned Justification Summary
				with play equipment. Important play area.

Appendix 1: All Sites Considered



 <p>North Norfolk District Council</p>	<h3>Stalham - Preferred & Alternative Sites (Reg 19)</h3>		NOT TO SCALE	CB	© Crown Copyright and database right 2022 Ordnance Survey 100018623 Aerial Photos ©Getmapping plc
	<ul style="list-style-type: none"> ■ Preferred Housing / Mixed Use Allocation ■ Preferred Employment Allocation ■ Alternative Site Considered 	<ul style="list-style-type: none"> Parish Boundary Existing Settlement Boundary 	01/08/2022		
	North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN 01263 513811 www.north-norfolk.gov.uk				

Appendix 2: Open Space Designations



Stalham - Open Spaces (Reg 19)

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

NOT TO SCALE

CB

08/04/2020

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