



|                 |                                     |
|-----------------|-------------------------------------|
| Author          | NNDC                                |
| Subject matter  | GENERAL MATTERS                     |
| Session details | Days 1 and 2 :<br>20 & 21 July 2010 |
| Library No      |                                     |

## North Norfolk District Council’s Response to Inspector’s Matters and Issues Questions (i) - (viii) in relation to General Matters

References in square bold brackets [xx] refer to examination library document numbers.

### ***i) Does either DPD fail any test for legal compliance?***

- 1.1 PPS12 [B21] and the Planning and Compulsory Purchase Act 2004 require that Development Plan Documents must be legally compliant upon submission. In order to be legally compliant they must:
- be prepared in accordance with the Local Development Scheme and the Statement of Community involvement;
  - be subject to Sustainability Appraisal;
  - have regard to national policy;
  - conform generally to the Regional Spatial Strategy; and
  - have regard to any sustainable community strategy for the area.
- 1.2 As stated in the Council’s response to procedural matters [J2.1 & J3.1], the Council is satisfied that the submitted Plans are both legally compliant and sound. Further details are contained in the Council’s response papers [J2.1 & J3.1] and the Tests of Soundness Self-Assessments [A1.9 & A2.7].

### ***ii) Are the draft allocations, collectively, ‘consistent with’ national policy, particularly in PPS3 (Housing) and PPS4 (Planning for Sustainable Economic Growth)?***

- 1.3 The Council has taken full account of National Planning Policy in preparing the Plan. Key national themes in relation to quantity, type and distribution of development and the broader sustainability and place shaping objectives of national advice are reflected in the proposals.
- 1.4 PPS3 requires that Local Planning Authorities (LPAs) identify sufficient specific *deliverable* sites to deliver housing in the first five years of the period covered by a Plan. LPAs also need to identify a further supply of specific, *developable* sites for years 6-10 and, where possible, for years 11-15. To be considered deliverable sites should be available, suitable and achievable. To be considered developable sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be developed at the point envisaged.
- 1.5 There is no requirement in PPS3 to demonstrate that development ‘will’ happen, the obligation placed on Planning Authorities is to identify land so development ‘can’ happen. In the later years of the Plan, years 6-10 and 11-15, there should be a ‘reasonable prospect’ that development can occur. The Council has assumed that the Site Specific Proposals will be adopted by April 2011 at the latest and the document

therefore provides for a five year supply of sites in the period 2011 -2016 together with a 15 year supply of sites to 2026. Proposals are made within the document to deliver both a five and a fifteen year supply of housing land which is available, suitable for development and upon which development can be achieved.

- 1.6 **Site Availability** - A site is available for development when '*on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.*' (para 39, SHLAA Practice Guidance, CLG)
- 1.7 Site availability has been tested via the preparation of the Strategic Housing Land Availability Assessment (SHLAA) [F4(ii)]. All owners of the proposed housing allocations have indicated that the sites are available (most are available immediately), many are either owned or under option to a housing developer and none are known to be subject to legal constraints or ransom strips which will impact on delivery. Some sites nevertheless cannot be regarded as immediately available being in multiple ownerships, subject to tenancies, or have existing uses that will need to be relocated. In a small number of cases owners have indicated that sites will not be available until later in the plan period. These constraints are reflected in the Draft Plan and the latest position on each site is outlined in the Council's responses for Days 3-8. Further information is also available in the SHLAA, and Five Year Land Supply Statement and Housing Trajectory [F4(i)]. The Council considers that all proposed allocations are either available or will be available within the Plan period.
- 1.8 **Suitable:** A site is deemed suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. All allocations have been subject to detailed appraisal in relation to their suitability for development. This process has included Sustainability Appraisal [A1.5 & A1.6], Appropriate Assessment [A1.8], consideration of policy and infrastructure constraints, consultation, comparison with alternatives and consideration of potential impacts. The sites are well related to established developed areas, will enjoy good levels of access to key day to day services (many of which will be accessible on foot) and they have been selected to minimise any adverse impacts. Where potential impacts arise these are mitigated by the policy requirements attached to the development of each site. The Council considers that all sites are suitable for development and will contribute to the creation of sustainable and mixed communities.
- 1.9 **Achievable:** PPS3 advises that development is considered *achievable* where there is a *reasonable prospect* that housing will be developed on the site at a particular point in time and that this is essentially a judgement about the economic viability of a site, and the capacity of a developer to complete and sell the housing over a certain period. Assessments should take account of market conditions, development costs and delivery factors.
- 1.10 The Council is proposing development on a large number of sites of differing sizes, ownerships, and land types. All are in desirable locations for development where there is demand for housing (and other developments) and a track record of new housing being provided. A significant proportion of the sites are either in the ownership of house builders, subject to options, or there are known expressions of interest from developers. The current position in relation to each site is outlined in the Council's response papers for Days 3-8. None of the residential allocations are known to be subject to any legal restrictions that would prevent development and the Council

considers that none are subject to unusual development costs. Infrastructure and facilities 'deficits' are noted in the Plan and in some instances this will necessitate phasing of development. At Fakenham and Holt the Council acknowledges that further work is required in relation to foul water drainage but nevertheless concludes that there is a *reasonable prospect* of development given all parties commitment to address the issue [A1.11].

- 1.11 The Council considers that the key question in relation to achievability is not *if* development will occur but *when* will development occur? In this regard the Council has recognised the current difficult market conditions and, whilst there are no land use or planning reasons why development should not occur quickly on the majority of the proposed allocations, it is acknowledged that for some sites early commencement is unlikely. This is reflected in the latest Housing Trajectory [F.4i]. Nevertheless there is a sufficient quantity and variety of sites to ensure that both a Five Year Supply of land will be available and that the expected levels of development can be achieved within the Plan period.
- 1.12 In addition to the housing proposals, allocations are proposed in the Plan either for specific identified uses (e.g. car parks, employment land, school and retail sites) or mixed use schemes. These proposals are entirely consistent with the broader sustainability and place shaping objectives of national policy advice including PPS3 and PPS4 and have been subject to the same selection processes as other proposals.
- 1.13 Collectively, the proposals will deliver housing in the most sustainable locations available in the District and ensure that this growth in housing is matched by improvements (where they are required) in infrastructure and day to day services and facilities.

---

***iii) Do they conform generally with the Regional Spatial Strategy (East of England Plan)?***

- 1.14 Both the Core Strategy and Site Specific Proposals documents accord with the provisions of the Regional Spatial Strategy and letters confirming 'general conformity' have been received from the East of England Regional Assembly [A1.23].

---

***iv) Will the proposed allocations deliver the stated objectives of the North Norfolk Core Strategy?***

***(v) In light of the Core Strategy has the correct/appropriate amount of development been allocated in each settlement?***

- 1.15 The adopted Core Strategy [G10] sets out the overarching vision and aims for North Norfolk providing a clear direction for development in the district up to 2021. It proposes that most new development in the District should be concentrated in four of the larger towns in North Norfolk, namely, Cromer, Fakenham, Holt and North Walsham, with lower levels of development in Hoveton, Sheringham, Stalham and Wells-next-the-Sea. In addition, the Strategy proposes small-scale housing development in a number of Service Villages to help meet demand in the rural area. This should help to protect or enhance the service role of these villages. The Site Specific Proposals Document has been prepared to accord with the vision, objectives and strategic policies of the Core Strategy and the distribution and scale of allocations made in the SSP is consistent with this spatial strategy and settlement hierarchy.

- 1.16 Policy SS3 of the adopted Core Strategy sets the quantity of new housing proposed in each of the eight larger settlements and the scale of development deemed to be appropriate in the Service Villages. In each case proposed dwelling numbers are expressed as a range so as to provide a degree of flexibility. Separate ranges are specified for each place whilst in villages a standard range of 0-26 dwellings is set. The Site Specific Proposals Plan allocates land to provide for the agreed quantity of housing in most of the Core Strategy settlements. Tables 1 and 2 compare the Core Strategy requirements with the proposed allocations.
- 1.17 In a small number of settlements the allocations made are marginally lower than the scale indicated in the Core Strategy, for instance in Sheringham and Cromer. In both of these settlements suitable sites to deliver the target number homes proposed within the Core Strategy are not available and the Council has taken the view that it would be wrong to allocate unsuitable sites. Conversely, allocations in a small number of settlements may marginally exceed Core Strategy thresholds (Fakenham, Holt, and the villages of Bacton, Little Snoring, Overstrand and Roughton). In all instances the dwelling numbers indicated reflect the capacity of the identified sites and settlements. In the case of Holt, dwelling numbers marginally compensate for the lower numbers in Cromer and Sheringham consistent with the complimentary roles of these three towns recognised by Core Strategy Policy SS1.
- 1.18 In addition to land for housing, many of the proposed allocations are also for other types of development reflecting the strategic objectives for particular towns (Core Strategy policies SS7-SS14). These allocations include land for employment purposes, retail, open space, car parks and education and are consistent with the Core Strategy.
- 1.19 Site Specific Proposals policies associated with each allocation highlight key requirements and are included to ensure development coming forward is consistent with the Core Strategy (CS), particularly in terms of:
- delivering affordable housing - CS Policy HO2
  - ensuring development is supported by adequate infrastructure and services - CS Policy SS 6
  - ensuring development does not result in harm to the nature conservation interests of nationally designated sites and protected species - CS Policy EN9.
- 1.20 Collectively the proposals will deliver the strategic objectives of the adopted Core Strategy.

---

***vi) Is it essential to make so many Greenfield allocations, both at the towns and the villages, or are there preferable PDL alternatives, at least to the smaller sites?***

- 1.21 The adopted development strategy (Core Strategy policies SS1-SS6) aims to ensure that at least 8,000 dwellings are built in the District by 2021 and that 60% of these are provided on previously developed land (PDL). Achieving the development strategy in North Norfolk will require additional housing from a number of sources including;
- the completion of many of the sites that already have planning permission (almost exclusively on previously developed land as formally defined in PPS3) ;and
  - expected developments within the adopted development boundaries of defined settlements, rural exceptions developments, and building conversions (many of which will be PDL sites); and

- development on newly allocated sites as identified in the Site Specific Proposals Plan.(40% of total housing over the plan period).
- 1.22 Much of the development already built, together with planning permission already granted, is on PDL. Further development is expected within the adopted development boundaries of settlements and as a consequence of the proposed approach to the re-use of buildings as dwellings. It is anticipated that a high proportion of this provision will also comprise of development on previously development land. See the Five Year Land Supply Statement and Housing Trajectory for details **[F.4ii]**
- 1.24 Each of the locations in the District has been subject to a comprehensive site search. The Strategic Housing Land Availability Assessment **[F.4i]** appraises the potential of sites with a total capacity to accommodate in excess of 15,000 dwellings. The 'search' for sites included physical survey, review of earlier Urban Housing capacity studies, a call for sites, review of planning permissions and refusals, and requests to suggest sites in response to early rounds of consultation e.g. preferred options. As a consequence, the Council is confident that it has appraised the widest possible selection of alternatives including PDL sites.
- 1.25 Development (mainly small scale) will continue to occur on previously developed sites within the designated settlements. In most locations in the District there are few, if any, sizable 'brownfield' sites available. Where they are available and suitable they are proposed for allocation. There are a small number of brownfield sites which are being promoted as alternative development sites. The Council regards these as unsuitable for housing development, the principal reason being the allocation of the site as part of the future employment land provision. Decisions concerning the retention of employment land were informed by the Employment Land Review **[F15, F16]** and this in turn determined the quantities of land to be retained. The Proposals Map designations, including the areas to be designated for employment use, were examined as part of the Core Strategy and have only recently been adopted.
- 1.26 The Council is therefore satisfied that there are no PDL sites that would represent preferable alternatives to those identified in the Plan. Further comments are made in response to Days 3-8 relating to each town in the District.
- 

**vii) Is it necessary to allocate sites in / affecting the Norfolk Coast AONB?**

- 1.27 Allocations of land within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) are proposed at Wells, Blakeney, Weybourne, Sheringham, Cromer, Southrepps and Mundesley. The Norfolk Coast Partnership, Norfolk Wildlife Trust, Natural England, CPRE, and a number of individuals have objected to allocations in the AONB, stating that alternative sites should be considered and / or that further biodiversity and landscape assessments of the sites should be carried out.
- 1.28 **PPS7 [B18]** states that '*Nationally designated areas such as Areas of Outstanding Natural Beauty have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. As well as reflecting these priorities, planning policies should also support suitably located and designed development necessary to facilitate the economic and social well-being of*

*these designated areas and their communities, including the provision of adequate housing to meet identified local needs.* ‘ (para 21)

- 1.29 **Core Strategy** Policy EN1 sets out the local policy for the Norfolk Coast AONB and states that the impact of proposals on the area will be carefully assessed. Development will be permitted where it is appropriate to the economic, social and environmental well being of the area or is desirable for the understanding and enjoyment of the area and does not detract from the special qualities of the AONB. Proposals that have an adverse effect will not be permitted unless it can be demonstrated that they cannot be located on alternative sites that would cause less harm and the benefits of the development clearly outweigh any adverse impacts.
- 1.30 The Core Strategy requires that a certain amount of development be provided in the selected settlements in order to meet the economic and social needs of those places and this quantity is not a matter for repeated examination. In selecting the proposed sites the Council has fully considered the suitability of alternatives, including those on land not designated as nationally important, and has also given priority to the possible development of previously developed land, as evidenced by the Sustainability Appraisal report [A1.5 & A1.6]. All allocations, including those in the Norfolk Coast AONB, have been carefully assessed for their impact on the landscape and the Council is satisfied that appropriate weight has been attached to the AONB designation when balanced against the economic and social needs of those communities.
- 1.31 In Wells, Blakeney, Weybourne and Southrepps the AONB designation covers the entire settlement and the surrounding countryside and hence sites which are not within the AONB are not available. None of the settlements within the AONB have significant previously developed land opportunities and where these are available these sites have been considered through the assessment of alternative sites carried out through the SA. Alternative sites are either not available or have been discounted for other reasons such as poor highways access, visual impact or flood risk.
- 1.32 An additional policy requirement is suggested in the Schedule of Minor Modifications [MM69 in document A1.4] for sites located in the Norfolk Coast AONB stating 'This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected site. Proposals should also be informed by Development Control Policies EN1 and EN2'. This may be seen as unnecessary repetition, as these policies will apply when considering planning applications on these allocations; however, it does serve to draw attention to the special landscape character of the Norfolk Coast AONB. This along with other adopted Core Strategy policies, such as EN4 which requires all development to be designed to a high quality reinforcing local distinctiveness, should ensure that development is appropriate to the area.

---

***viii) Do any of the allocations have unacceptable impacts on / implications for designated European, national or local wildlife sites?***

- 1.33 **Designated European sites** (Special Protection Areas, Special Areas of Conservation and Offshore Marine Sites) are protected by the Habitats Directive which requires that any plan or project not directly connected with or necessary to the management of a European site but likely to have a significant effect thereon be subject to Appropriate Assessment of its implications for the site's conservation objectives. The competent authorities shall agree to the plan or project only after ascertaining that will not

adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public. If, in spite of a negative assessment, and in the absence of alternative solutions, a plan or project must be carried out for reasons of overriding public interest, compensatory measures must be incorporated to ensure that the overall coherence of a European Site is protected.

- 1.34 An Appropriate Assessment of the Draft Plan **[A1.8]** was carried out to assess possible impacts on European Sites from allocations in the Draft Plan. It identified that there were potential issues associated with visitor disturbance and impacts on water resources / quality, but concluded that there would be no adverse effects as long as measures including further assessment of water quality information and monitoring to assess a baseline and any change in visitor disturbance impact in the North Norfolk Coast or on the Broads are implemented. Criteria requiring such measures were included in relevant policies in the Draft Plan and the Council has carried out further work to investigate the issues as explained below.
- 1.35 **Water Resources:** The Environment Agency objected to the Draft Plan due to uncertainties as to whether the proposed development in Fakenham and Stalham could be accommodated within existing consents for sewage treatment works without detriment to receiving watercourses, which are designated Special Areas of Conservation. Extra work has subsequently been carried out to investigate the capacity of water resources to accommodate the proposed growth in North Norfolk and a Water Infrastructure Statement **[A1.11]** has been prepared to set out the current position. This demonstrates that whilst the growth proposed in most of the settlements is not constrained by water quality issues a proportion of the growth proposed for Fakenham and Holt can not currently be accommodated within existing discharge consents and that alternative waste water treatment / reduction / disposal mechanisms will need to be found if the full level of growth proposed is to be accommodated. Agents for the major allocations in these settlements have been instructed to investigate a number of options and all parties are committed to joint working with the Environment Agency and Anglian Water Services to continue to increase understanding and work towards possible solutions.
- 1.36 Policies in the Core Strategy and Draft Plan require that development will not occur until adequate capacity in sewage treatment works has been demonstrated, thus ensuring protection for designated sites. Section 4.2 of the Core Strategy recognises that there is a need to phase development in order that the supporting infrastructure is available and the Housing Trajectory takes account of the constraints when estimating when development may happen. Suggested amendments to the Draft Plan as a result of the Water Infrastructure Statement are included in the schedule of minor modifications **[MM74a-n** in document **A1.4]** and specific issues are discussed in the Councils response papers on individual settlements.
- 1.37 **Visitor Disturbance:** Natural England and the RSPB objected to the Draft Plan criteria relating to visitor disturbance and commented that measures to prevent harm should be sought prior to development rather than establishing a monitoring system and seeking measures to rectify harm once it has occurred. The Council has had subsequent discussions with both parties to investigate the concerns and information has been gathered on current baseline data on visitor numbers, what impacts are currently being recorded and what mitigation measures are in place to avoid or limit these impacts. The North Norfolk Coast and the Broads are significant tourist destinations and visitors are generally well managed through a network of visitor centres, managed car parks, identified footpaths, information boards etc. There is a lot of information available on existing visitor impacts from a number of sources and many

- of the impacts are being managed by existing site management plans and overarching plans such as the Norfolk Coast AONB Management Plan [E38].
- 1.38 Not all the interest features of designated sites will be affected by an increase in visitor numbers. Birds are the most prevalent qualifying animal species in the North Norfolk coast and the Appropriate Assessment identified potential disturbance to birds from increased visitation as well as increased trampling of vegetation. In the Broads SAC there is potential for effects on otters, fen orchid and birds, although disturbance is considered to be limited as much of the broads is inaccessible to visitors.
- 1.39 While an increase in housing levels may be likely to result in an increase in day trippers to designated sites it is difficult to predict exactly how many additional visits will result and whether they will have additional adverse impact or not. Visitors from new development will account for a small proportion of all visitors to the area and are likely to visit existing sites where management measures are already in place. Further work is needed to establish the potential impacts and if it demonstrates that development will lead to adverse effects then contributions towards supplementing existing mitigation measures could be sought from developers. This is covered by the policies in the Draft Plan that require prior approval of a scheme to monitor and if necessary mitigate possible impacts on designated sites as a result of increased visitor pressure. This provides flexibility to determine the most appropriate response. The Council has had discussions with neighbouring authorities, Natural England, RSPB and the Norfolk Coast Partnership on this matter and further work is necessary over coming months to agree a way forward.
- 1.40 The Council is satisfied that, with the mitigation measures contained in the Draft Plan and the Schedule of Minor Modifications, and a commitment by all parties to continue investigating the matters raised above, none of the allocations will have an unacceptable impact on European Sites.
- 1.41 **National and local wildlife sites:** These are discussed in **PPS9 [B19]** which states that planning policies should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests, and that when taking decisions, LPAs should ensure that appropriate weight is attached to designated sites of international national and local importance...(paragraph 1).
- 1.42 **Core Strategy Policy EN9** states that development proposals that cause an adverse effect to nationally designated sites or other designated areas or protected species will not be permitted unless they cannot be located on alternative sites that would cause no or less harm; the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and prevention, mitigation and compensation measures are provided.
- 1.43 The impact of the allocations on national and local wildlife sites has been assessed through the site appraisal process. The Council carried out an initial assessment of the possible impact on biodiversity of all the sites put forward (see Sustainability Appraisal Report Part 2 [A1.6]) and Norfolk Wildlife Trust and Natural England were consulted (comments included in SA results sheets in Part 2 SA report).
- 1.44 Where the SA found that a site could have 'medium' or 'high' biodiversity impacts a wildlife survey [11] was carried out to assess existing features, and how these might be affected, potential for enhancing the site as part of development and any mitigation required on site for adverse effects due to development. It also identified where further surveys may be required. The recommendations contained in the wildlife report have been included within the supporting text and policies of the SSP Draft Plan.



- 1.45 A number of specific wildlife surveys have been carried out by agents promoting particular sites, and these are included in the examination library where received.
  - 1.46 In addition, Core Strategy policy EN9 requires that where there is reason to suspect the presence of protected species planning applications should be accompanied by a survey assessing their presence and, if present, proposals must be sensitive to and make provision for, their needs. This will be assessed in detail through the planning application stage.
  - 1.47 The Council is satisfied that, with the mitigation measures contained in the Draft Plan, none of the allocations have an unacceptable impact on national or local wildlife sites.
-

|                 |                                     |
|-----------------|-------------------------------------|
| Author          | <b>NNDC</b>                         |
| Subject matter  | <b>GENERAL MATTERS</b>              |
| Session details | Days 1 and 2 :<br>20 & 21 July 2010 |
| Library No      |                                     |

**Table 1**  
Comparison of Core Strategy Requirements with Site Specific Proposals

| Settlement | CS Policy: SS3<br>Housing no's<br>Allocation<br>Ranges | Site Specific Proposals: Residential<br>Allocations (approx. dwelling nos)  | Core Strategy: Other Town<br>Strategy requirements  | Site Specific Proposals: Non<br>residential Allocations   |
|------------|--|---|---|---|
| Cromer     | <b>400 – 450</b>                                       | <ul style="list-style-type: none"> <li>• C01: Land adj East Coast Motors (40)</li> <li>• C04: Land at Sutherland House (60)</li> <li>• C07/08: Land at Jubilee Lane (40)</li> <li>• C14: Land West of Roughton Rd (160)</li> <li>• C17: Railway Triangle (50)</li> <li>• ED2: Cromer Football Club (10)</li> <li>• ROS3: Louden Road/Church St (15)</li> <li>• ROS4: Land South of Louden Rd (20)</li> </ul> <p><b>Total: 395</b></p> | <p>SS7: Cromer</p> <ul style="list-style-type: none"> <li>• Allocation of car park to the East of town</li> </ul>   | No allocation made – appropriate site unavailable.  |
| Fakenham   | <b>800 - 900</b>                                       | <ul style="list-style-type: none"> <li>• F01: Rudham Stile Lane (800-900_)</li> <li>• F05/13: Holt Rd/Greenway Lane (60-80)</li> </ul> <p><b>Total: 860 - 980</b></p>   | <p>SS 8: Fakenham</p> <ul style="list-style-type: none"> <li>• New comparison goods retail floor space approx 6000sqm</li> <li>• 7 hectares employment land to be made available as part of northern expansion</li> </ul> | <p>ROS 6/7: Land at Fakenham Town Centre</p> <p>F01: Rudham Stile Lane. Location of employment land within development to be agreed in a Development Brief.</p>   |
| Holt       | <b>250 - 300</b>                                       | <ul style="list-style-type: none"> <li>• H09/12/21: Heath Farm/Hempstead Rd (200)</li> <li>• H15: Land South of Cromer Road (120)</li> </ul> <p><b>Total: 320</b></p>   | <p>SS9: Holt</p> <ul style="list-style-type: none"> <li>• Further 5ha Employment land with suitable access onto the A148</li> <li>• Provision of additional car parking</li> </ul>  | <p>H09/12/21: Heath Farm/Hempstead Rd. Location of employment land within development to be agreed in a Development Brief.</p> <p>CP10: Land at Thornage Road</p> |

|                                  |                    |   |  |  |
|----------------------------------|--------------------|---|--|--|
| North Walsham                    | <b>400 - 550</b>   | <ul style="list-style-type: none"> <li>NW01, 04-07,30: Land at Norwich Road (400)</li> <li>NW25: Land off Laundry Loke (10)</li> <li>NW28a: North Walsham FC (60-80)</li> <li>NW44: Paston College Lawns (30-60)</li> <li>ROS8: Vicarage St Car Park (20)</li> </ul> <p><b>Total: 520-570</b></p> | <p>SS10: North Walsham</p> <ul style="list-style-type: none"> <li>New comparison goods retail floor space approx. 4000sqm</li> <li>Suitable site for relocation of Paston Collage</li> </ul> <p>Policy SS5: Economy</p> <ul style="list-style-type: none"> <li>Para. 2.7.13: Future supply of employment land in North Walsham is provided through a choice of brownfield and greenfield opportunities.</li> </ul> | <p>ROS8: Vicarage St Car Park</p> <p>ED1: Paston College Relocation</p> <p>E10: Cornish Way</p> <p>NW01: Location of employment land within development to be agreed in a Development Brief.</p> |
| <b>All Principal Settlements</b> | <b>1850 – 2200</b> | <b>2095 - 2265</b>  |  |  |
| Hoveton                          | <b>100 - 150</b>   | <ul style="list-style-type: none"> <li>HV03: Land adj. Doctors Surgery (120)</li> </ul> <p><b>Total: 120</b></p>  |  |  |
| Sheringham                       | <b>200 - 250</b>   | <ul style="list-style-type: none"> <li>SH04: Land adj. Seaview Crescent (25 -45)</li> <li>SH05: Land adj. Morley Hill (15)</li> <li>SH06: Land rear of Sheringham House (70)</li> <li>SH14: Land at Holway Road (50)</li> </ul> <p><b>Total: 160 – 180</b></p>                                    | <p>SS12: Sheringham</p> <ul style="list-style-type: none"> <li>New comparison goods retail floor space 500 -700sqm</li> </ul>  | <p>ROS5: Site adjacent Clock Tower (site is also likely to deliver dwellings on upper floors)</p>  |
| Stalham                          | <b>150- 200</b>    | <ul style="list-style-type: none"> <li>ST01: land adj. to Church Farm (160)</li> </ul> <p><b>Total: 160</b></p>   | <p>SS13: Stalham</p> <ul style="list-style-type: none"> <li>3.5ha new employment land</li> </ul>   | <p>ST01: Land adj. to Church Farm, or E12: Stepping Stone Lane (KC09)</p>  |
| Wells-next-the-Sea               | <b>100 - 150</b>   | <ul style="list-style-type: none"> <li>W01:Land at Market Lane (120)</li> </ul> <p><b>Total: 120</b></p>  | <p>SS14: Wells-next-the-Sea</p> <ul style="list-style-type: none"> <li>Site for new car park</li> </ul>  | <p>CP2: Land North of Freeman Street</p>   |



| <b>All<br/>Secondary<br/>Settlements</b> | <b>550 - 750</b> | <b>560 - 580</b> |   |                                      |
|--|------------------|------------------|---|--------------------------------------|
| <b>Other<br/>Allocations</b>             | -                | -                | SS5: Economy <ul style="list-style-type: none"><li>• Site for employment uses that can not be accommodated on other employment land</li></ul> | E7: Land at Tattersett Business Park |

**Table 2**  
Service Villages

**Core Strategy – Service Villages and Coastal Service Villages**

Policy SS 3 Housing allocations in the Service Villages and Coastal Villages, on one or more sites, **will be for a maximum of 26 dwellings**, except for **Briston/Melton Constable and Mundesley where allocations for up to 50 dwellings** will be considered

|                            |   |                |   |
|----------------------------|---|----------------|---|
| Aldborough                 | ALD07/01:Garage Site/Pipit's Meadow (6-8)   | Little Snoring | SN01: Holt /Kettlestone Rd (15-20)<br>SN05: Land adj. Primary School (8 -10)<br><b>Total: 23 - 30</b> |
| Bacton                     | BACT03: Land adj. Beach Rd (20)<br>BACT05: Land to rear of Edinburgh P.H (14)<br><b>Total: 34</b>   | Ludham         | LUD01: Land S of School Road (15)<br>LUD06 Land E of Grange Close (10)<br><b>Total: 25</b>            |
| Blakeney                   | BLA03: Land West of Langham Road (26)   | Mundesley      | MUN06: Land at Grange Cottage (40)<br>MUN07: Land S of Trunch Road (10)<br><b>Total: 50</b>           |
| Briston & Melton Constable | BRI02: Land W of Astley Primary School (30)<br>BRI24: Land at rear of Holly House (10)<br>BRI27: Land at Church Street (10)<br><b>Total: 50</b> | Overstrand     | OVS03: Land rear of Bracken Ave (6)<br>OVS04: Land S of Mundesley Road (35)<br><b>Total: 41</b>       |
| Catfield                   | CAT01: Land at Lea Road (15)  | Roughton       | ROU03/10: Land at Back Lane (30)  |
| Corpusty & Saxthorpe       | COR01: Norwich Road / Adams Lane (18)   | Southrepps     | SOU02: Land W of Long lane (10)<br>SOU07: Land N of Thorpe Rd (12)<br><b>Total: 22</b>                |
| Happisburgh                | HAP07: Land West of Whimpwell Street (14)   | Walsingham     | WAL01: Land E of Wells Road (24)  |



|  |                                      |                               |   |
|--|--------------------------------------|-------------------------------|---|
| Horning  | HOR06: Land East of Abbott Road (26) | Weybourne                     | WEY03: Land Opp. Maltings Hotel 4<br>WEY09: Land S of Beck Close 4<br><b>Total: 8</b> |
| <b>SS3 Allocation Range for Service Villages</b> | <b>300 - 450</b>                     | <b>Total Service Villages</b> | <b>412 - 421</b>  |