



Author	NNDC
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## North Norfolk District Council's Response to Inspector's Matters and Issues: Questions (ix)-(xvii) in relation to North Walsham

References in square bold brackets **[xx]** refer to Examination Library document numbers.

### 1. Introductory Remarks

- 1.1 This paper is prepared by North Norfolk District Council in response to the Matters and Issues identified by the Inspector and will provide the basis of the Council's position at the Hearing session.
- 1.2 The Council considers that the Site Specific Proposals Draft Plan is sound as submitted. However, it has suggested a number of minor modifications to the submission document which can be considered by the Inspector. These changes are designed to improve the clarity and consistency of the plan and are listed in two schedules of possible changes. The Schedule of Minor Modifications **[A1.4]** includes minor editorial corrections, points of clarification, or are changes responding to points made by representors. The Council considers that none of these minor modifications, either individually or cumulatively, affect the overall thrust of the plan's policies and therefore further consultation or sustainability appraisal is not required. A small number of minor modifications are requested in North Walsham.
- 1.3 In addition to the Schedule of Minor Modifications the Council has asked the Inspector to consider a Schedule of Key Changes **[A1.3]**. These changes are more substantial in nature and have therefore been subject to further consultation and sustainability appraisal. The Council considers that the Plan is sound as submitted and that the suggested changes would go some way to addressing representations made about the Plan. No Key Changes are requested in North Walsham.

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### 2. Context for allocations in North Walsham

- 2.1 The introductory text to the North Walsham section of the Draft Plan **[A1.1]** sets out the strategic context within which the proposed allocations are made. North Walsham is the largest town in the District and the Core Strategy identifies it as a Principal Settlement. There has been significant housing growth in the town in recent years and it is considered important to match future housing growth with provision of new employment opportunities and enhanced facilities. The Core Strategy allows for approximately 400 - 550 new dwellings on new sites that are well related to the built up area. The Draft Plan proposes to allocate land in around the town to provide for the scale of housing growth identified as well as for enhanced employment, retail and educational opportunities. The sites comprise a mix of brownfield and greenfield sites all well related to the built up area.

2.2 Seven sites are proposed for development, three mixed use sites (NW01,04-07&30, NW25, NW44), a residential site (NW28a), an employment site (E10), a site for education (ED1) and a retail opportunity site (ROS8). A number of generally suitable sites are available in North Walsham and the Council is proposing options that:

- Are visually self contained and minimise impacts of the landscape;
- Are able to deliver new employment opportunities along side the construction of new housing ;
- Provide a suitable site for the relocation of Paston College Sixth Form College;
- Provide suitable town centre sites for new retail investment ;
- Are able to address a broader range of issues in terms of providing for appropriately located public open space.

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### 3. Response to Inspector's specific questions

*ix) Are the individual housing allocations available, suitable, and achievable (i.e. "deliverable" or "developable"), in the terms of PPS 3?*

*x) Is there a reasonable prospect of the remaining allocations being developed within 15 years*

3.1 PPS3 requires that Local Planning Authorities (LPAs) identify sufficient specific *deliverable* sites to deliver housing in the first five years. 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.

3.2 The Council considers that all allocations in the plan are available and suitable and can be developed within 15 years. In addition, as stated in the response paper to Days 1 and 2, sufficient allocations are also considered achievable in order to deliver a 5 year supply of land. 15 years. In addition, as stated in the response paper to Days 1 and 2, sufficient allocations are also considered achievable in order to deliver a 5 year supply of land. The Housing Trajectory [F4ii] and the Strategic Housing Land Availability Report SHLAA [F4i] indicate which sites the Council expects to deliver housing within the next 5 years in North Walsham. This is summarised in the attached table and summarised below:

- **Available** - Landowners of all residential sites have indicated support for development and that they are available. This is referenced in the Draft Plan under the Deliverability section of the supporting text and is evidenced by SHLAA return forms from 2009 and 2010
- **Suitable** - Site suitability for development has been tested by a process of SA, AA and stakeholder and public participation and the Council considers that the proposed sites represent the most suitable for allocation. There are no major constraints facing the sites and they are in suitable locations for housing development. All sites are well related to existing development and services and are considered to have an acceptable landscape impact. Further details are contained in the Draft Plan and in response to the questions below.

- **Achievable** - Agents are promoting many of the sites and specific house builders have an interest in some of the sites. The attached table provides further details on progress on individual sites. Further information /evidence is contained in the Draft Plan, SHLAA, housing trajectory and 5 year land supply reports.

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***xi) Are the other allocations (employment, retail and other) appropriate and deliverable, and consistent with PPS 4? If not, why not, and does that make the DPD “unsound”?***

- 3.3 The Council has identified a ‘Retail Opportunity Sites’ in the town centre of North Walsham (ROS08), an extension of the Cornish Way industrial estate to the north of the town (E10) and a site for future education purposes on open land adjacent to the Victory Swimming Pool (ED1). Additionally sites at Norwich Road (NW01, 04-07 & 30), Paston College Lawns (NW44) and Laundry Loke (NW25) comprise mixed allocations incorporating residential as well as employment or retail elements.
- 3.4 The appropriateness of all allocations has been tested through a process of Sustainability Appraisal, Appropriate Assessment and stakeholder and public participation and the Council considers that the proposed allocations are appropriate. Results of these processes are available in the examination library documents **[A1.5 to A1.8]**.
- 3.5 The retail opportunity site (ROS08) is within the existing town centre and compliant with PPS4 and the emphasis on development of sequentially preferable sites. In terms of delivery, the site is in single ownership, owned by North Norfolk District Council. As para 8.7.5 states the Council will seek early preparation of a development brief to investigate delivery mechanisms to bring the proposal forward. Identifying it as Retail Opportunity Sites is part of the delivery process - Core Strategy policy SS5 protects such sites from residential development, therefore maintaining their availability for town centre retail investment, in preference to out of centre development. There is an identified need for additional comparison goods shopping in North Walsham area (see the North Norfolk Retail and Commercial Leisure Study **[H4]** Volume 1 tables 4.17 and 4.18) and the Council expects delivery to be demand driven. The allocation is intended to help deliver this in a suitable location. Additional retailing and other town centre uses are a desirable objective rather than an essential requirement and hence early delivery is not regarded as a pre-requisite to a sound plan.
- 3.6 The Draft Plan proposes a range of employment sites in North Walsham collectively delivering a choice of brownfield and greenfield opportunities suitable for a broad range of economic uses, consistent with CS Policy SS4 (para.2.7.13). Inclusion of these allocations supports PPS4 objectives of providing for sustainable economic growth and will assist in improving the economic performance of the town.
- 3.7 The greenfield extension to Cornish Way (E10) is included to provide for the continued development of this industrial estate. Given the location of the site it is considered that the allocation is suitable for employment development compatible with that on the adjoining employment land, subject to Policy SS5 of the Core Strategy. The Inspector may wish to consider a minor modification to clarify this particular point. In terms of delivery the site is in single ownership of the developer currently bringing forward employment land to the south. Key infrastructure is already in place and extendable to facilitate timely release of this site.

- 3.8 The mixed use site at Norwich Road (NW01, 04-07 & 30) provides the opportunity for economic development in a location well related to the town's facilities and services. Given this location and the mix of uses proposed a broader range of economic uses would be considered on this site where they do not conflict with other adopted policies with the Core Strategy. The Inspector may wish to consider a minor modification to provide further clarification on this matter. The policy requires prior approval of a development brief which will provide for the phased delivery of new employment opportunities along side the construction of new housing.
- 3.9 The education allocation for the town (ED1) has been included in response to Core Strategy Policy SS10 that requires the identification of a suitable site for the relocation of Paston College. The Station Road site is centrally located within the town and well related to public transport services. Plans for the relocation are well progressed, a full planning application for a sixth form college at the Station Road site having been submitted in September 2008 (planning application ref. 20081352). Planning Committee has resolved to approve the application and a final decision is pending awaiting the completion of a S106 Obligation in relation to highway matters. Deliverability of the scheme is dependent on the college securing funding for the building project. Although at the present time there is some uncertainty about the availability of such funding the Council feels that the allocation should remain in the Plan as a reserve site for possible future college development. The delivery of high quality further educational opportunities is a desirable objective rather than an essential requirement and hence early delivery is not regarded as a pre-requisite to a sound plan.
- 3.10 In the event of Paston College relocating, the Paston Lawns site (NW44) would become available for alternative uses. The site is within North Walsham town centre and Policy SS5 of the Core Strategy would potentially allow for the redevelopment of the site exclusively for residential purposes. The Draft Plan identifies the site for mixed development in recognition of the value of the site as a location for a range of town centre uses.

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***xii) (With reference to Sustainability Appraisal) Are the allocations "sustainable"?***

- 3.11 The Sustainability Appraisal (SA) process looked at a range of sustainability factors covering environmental, social and economic criteria. The criteria favoured sites that have been previously developed, are well integrated, have minimal environmental impact and provide a safe and suitable location for new housing. Individual site results are contained in part 2 of the SA report **[A1.6]**.
- 3.12 All sites are well related to existing development and services. The Draft Plan contains details for each site and the attached table summarises the conclusion of the SA findings (under the 'Suitable' column). Where the SA process highlighted specific issues (such as flood risk, landscape etc) these have been addressed through specific policy requirements and / or are covered by Core Strategy policies.

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***xiii) Are any of the allocations subject to any demonstrable and overriding infrastructure constraints (esp. water/sewerage/drainage; education; highways) which cannot be overcome by planning conditions and/or obligations?***

- 3.13 The evidence indicates that the sites are not subject to any overriding infrastructure constraints that cannot be overcome:
- 3.14 **Water / Sewage / Drainage:** Work associated with the Water Infrastructure Statement [A1.11] found that the full extent of the proposed development growth at North Walsham can be accommodated within the existing volumetric consent at the WwTW. See appendix 1 of the Water Infrastructure Statement for details.
- 3.15 **Electricity Supply:** EDF have recently provided updated information in relation to electricity supply [I2(i)]. This indicates a current transformer upgrade in North Walsham that will result in sufficient capacity to more than meet increased loading requirements. This upgrade provides 'headroom' for new residential development to come forward immediately although there may in the future be the need for the upgrading/reinforcement of the 33kV 'ring' network, that supplies West Beckham, Cromer, Knapton, North Walsham, Aylsham and Salle. Commercial and industrial proposals will need to be considered on a case by case basis informed by the precise nature of the uses and loading characteristics.
- 3.16 **Education:** The Education Authority have indicated that the numbers of high school age pupils expected to be generated from the new dwellings could be accommodated within the predicted surplus capacity but there may be a need to expand the primary sector to accommodate the predicted number of primary age children. The largest residential allocation (NW01, 04-07 & 30) is located to the south of the town well related to Millfield Primary School where there is scope to expand facilities.
- 3.17 **Highways:** The Highway Authority originally raised concerns over the employment allocation at Cornish Way (E10) given the potential increase in heavy goods movements across the town. Given these concerns traffic investigations were commissioned by the landowners of land at Cornish Way and the results submitted to the Highway Authority for formal consideration [I31a]. On the basis of this survey work the Highway Authority has confirmed that they have no objection to the employment allocation [I31].
- 3.18 The Highway Authority maintain an objection to the allocation of land at the North Walsham Football club (NW28a) for residential development of 60-80 dwellings. The Highway Authority originally objected to development in this location at the Preferred Options Stage, raising concerns over suitability of pedestrian routes to the town centre and concern over adverse pedestrian safety implications resulting from increased traffic on Aylsham Road. As a consequence of this objection the size of the allocation and the numbers of dwellings proposed were substantially reduced from approximately 350 dwellings (NW28 [G32]) to 60-80 dwellings now proposed on NW28a. In addition the northern part of the site (NW28a) is better related to existing pedestrian routes along Kingsway and Queensway compared to the southern part of the larger site which borders Aylsham Road. These amendments responded to the constraints of the local highway network whilst at the same time offering a scale of housing development to facilitate the relocation of North Walsham Football Club, who have been looking to relocate elsewhere in the town for some time. The Transport Statement Commissioned by this Council [I30] addresses the objections raised by the Highway Authority and recommends improvements to the quality of the pedestrian route to the town centre, particularly west of Cherry Tree Lane. On the basis of the analysis and findings of the Transport Report the Council considers the inclusion of the site to be sound. The delivery of this site for the scale of development proposed does not undermine the overall soundness of the plan. The SSP proposes a number of

residential allocations in the town with the potential to deliver 520 – 570 dwellings, i.e at the upper range allowed for in the Core Strategy (400-550 dwellings).

- 3.19 **Hazardous Installation:** The Norwich Road allocation (NW01, 04-07 & 30) is close to a site operated by the British Pipeline Authority which provides storage and rail loading facilities for natural gas condensate. The operations are long established and until recently the site has been registered as a Lower Tier CoMAH site. However as a consequence of an amendment to the Hazardous Substance Regulations (2009)<sup>1</sup> the British Pipeline Authority has recently needed to submit a Hazardous Substances Consent application to regularise the storage of petroleum products at the site. This Council, as the Hazardous Substance Authority, is in the process of determining the application in consultation with the Health and Safety Executive. At this stage the HSE has produced an 'Indicative Consultation Zone Map' (May 2010) for use in the event of Hazardous Substance Consent being granted [I29i].
- 3.20 The proximity of the Norwich Road allocation to the BPA site has been recognised in the Draft Plan both in the supporting text and policy requirements for the site. On the basis of the indicative map the bulk of the site would fall outside the consultation area:
- 70% outside of any zone
  - 19% (4.6 hectares) = outer zone
  - 5% (1.2 hectares) = middle zone;
  - 5% (1.2 hectares) = inner zone
- 3.21 The proposed policy requires development of the site to comply with HSE Planning Advice for Development near Hazardous Installations (PADHI). PADHI advises allowing less sensitive development e.g employment uses in the zones closest to the Hazardous Installation and large scale residential development in the outer zone and beyond. The allocation is proposed for a mix of uses comprising employment, residential and open space. Given the size of the site and the range of uses to be accommodated deliverability of the allocation would not be compromised by this requirement.
- 3.22 The Constraints section of the Draft Plan highlights specific constraints facing each site that were identified through the site investigation process and these can be addressed through the normal planning process.

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***xiv) Are any of the allocations unsuitable by reason of any environmental or residential amenity issues/objections?***

- 3.23 The Council is satisfied that development on all allocations can meet residential amenity standards for existing and future residents, and that any environmental considerations have been addressed through the policy criteria and / or will be addressed through the normal planning process. Some representations raise environmental or residential amenity issues (see the Summary of Main Issues report [A1.2]). The Council is satisfied that these have, or can be, overcome as follows:

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<sup>1</sup> Introduced a new controlled quantity of 2500 tonnes for petroleum products

### Land at Norwich Road/Nursery Drive (NW01, 04-07 & 30).

- 3.24 **Transport impact:** The Highway Authority has no objection to this allocation. The site will be served by two accesses to Norwich Road. The new access to the south will act as the primary access and will assist in minimising traffic associated with the development using the built up section of Norwich Road.
- 3.25 **Loss of greenfield land and habitat:** The site comprises a mix of brownfield and greenfield land. The greenfield element is largely in agricultural use and has limited biodiversity value. Draft Plan policy requirements include a significant amount of open space on this site. Through the masterplanning process high quality multifunctional spaces, maximising the potential biodiversity value, are being sought, in accordance with Core Strategy Policy EN9.

### Land off Laundry Loke (NW25)

- 3.26 **Impact of development on flood risk:** Localised flooding of the access road occurs at times of sudden heavy rain – this causes access problems living on Cromer Road/Bradfield Road who park to the rear of their properties. The Council's Environmental Health Section is aware and addressing this problem which is due to blockage of a downstream culvert. The site is below 1.0ha in area and would not automatically require the preparation/submission of a Flood Risk Assessment. A minor modification has been proposed to highlight the need for surface water issues to be investigated and managed (**MM21** in document [**A1.4**]).

### Paston College Lawns Site (NW44)

- 3.27 **Impact of development on the historic environment/landscape:** The introductory text to the policy for this site [**A1.1**] describes the site and its context. Reference is made to the site containing a Listed Building (Scarburgh House) and in part being within North Walsham Conservation Area. In addition a minor modification is proposed (**MM22** in document [**A1.4**]) highlighting the setting of the Listed Building and the trees on the site. The policy requires development of the site to enhance the Conservation Area and protect the setting of the open character of Scarburgh House and the existing trees.
- 3.28 This Council has recently undertaken and adopted a Conservation Area Character Appraisal for North Walsham (adopted December 2009 [**F31**]) and this indicates that this site lies adjacent to the Historic Core of the town within a character area described as 'Institutional'. This character area comprises church buildings, churchyard and Paston College Buildings. As a direct result of the appraisal the boundary of the North Walsham Conservation Area has been extended to now include most of the allocation.
- 3.29 In the event of this site being vacated by Paston College this town centre site is considered suitable for a mix of uses. The policy requires prior approval of a development brief and this will be informed by other policy requirements including those of the Core Strategy. Planning proposals within Conservation Area and/or relating to Listed Buildings require the preparation and submission of a Heritage Statement – this would require full consideration of the historic, architectural and townscape significance of the site.

### Land off Cornish Way (E10)

- 3.30 **Extension of employment land into the countryside:** Core Strategy section 2.7 [G10] sets out the characteristics of the district's economy and the priorities for ensuring future growth. North Walsham is one of four Principal Settlements in the District which are collectively expected to provide 75% of new employment land over the plan period. The town represents a sustainable location for future economic development and the Core Strategy proposes that future supply of employment land in North Walsham is provided through a choice of brownfield and greenfield site opportunities.
- 3.31 Evidence indicates that there has been good commercial interest in greenfield employment sites in the town with take up rates (on the existing Cornish Way development) averaging 1ha/annum. The North Norfolk Employment Land Review (2006) [F16] indicated just over 1ha of greenfield land remaining in the town (one year supply). This allocation seeks to provide for ongoing greenfield demand.
- 3.32 The allocation abuts land to the south currently being developed for employment purposes - the northern extent of the approved development reflecting the alignment of an outer link road proposed under the former Local Plan. There is no realistic prospect of this new road being financed and therefore a substantial reduction in the employment land reserve associated it was approved as part of the Core Strategy.
- 3.33 The Cornish Way allocation is a proposed extension to the existing employment development, the northern boundary of the allocation being defined by existing landscaping planted in connection with the earlier planning approval. The draft policy for the allocation acknowledges the extension in to the open countryside and requires the provision of additional landscaping around the site boundaries. In association with the existing employment development structural planting along site boundaries has been implemented. This provides a landscape framework which can be both extended and strengthened to provide a suitable scheme for the extended site.
- 3.34 **Impact of development on the amenities of existing residents:** The allocation results in the extension of employment development closer to residential properties on Lyngate Road. The development will be subject to comprehensive landscape requirements and will need to comply with Policy EN13 of the Core Strategy relating to Pollution and Hazard Prevention and Minimisation. This Core Strategy policy requires development proposals to minimise all emissions and other forms of pollution, including light and noise.

### Paston College Relocation (ED1)

- 3.35 **Loss of recreational land:** The draft policy and supporting text recognise the loss of the open land area (which is in private ownership and has no formal public access) and requires that development makes provision for public access to new sports facilities to be provided at the site. The full planning application that has been submitted in relation to the site (planning application ref. 20081352) includes a multi-sports hall and outdoor sports pitches. The delegated planning approval of this application includes planning conditions to secure out of hours community use of facilities.
- 3.36 **Transportation impact of development:** The Highways Authority has no objection to the allocation. In connection with a planning application for a new build further education college on this site, a Transport Assessment has been submitted. This

considered in detail the transportation impact of the proposal. The Highways Authority have raised no objection to the application subject to off site highways works/enhancements and a commitment to deal with both parking and traffic management issues that may arise from the development.

### **Vicarage Street Car Park (ROS8)**

- 3.37 **Loss of public car park:** While the car park provides town centre parking, the Council's car park income figures indicate a decline in its use. There are other car parks available in the town, some of which offer free parking. At SSP Reg. 27 consultation stage concerns were expressed about the loss public of car parking facilities in this location and the Inspector is referred to minor modification (**MM27** in document [**A1.4**]).which requires an element of public parking as part of any scheme.
- 3.38 **Justification for additional retail premises Justification for site selection:** This retail opportunities site is included in direct response to Core Strategy Policy SS10 and the findings of the North Norfolk Retail and Commercial Leisure Study [**H4**] which identified the need for additional comparison goods shopping in the town. The Council expects delivery to be demand driven.

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***xv) Are there any other good reasons, including the availability and deliverability of clearly preferable alternative sites (which have themselves been subject to sustainability appraisal and public consultation), why the draft allocations might be considered "unsound"?***

- 3.39 The Council has appraised a range of alternative sites in North Walsham and considers that the allocation sites are the most suitable and that the plan is sound.
- 3.40 The town is the largest in the district and a large number of sites adjoining the settlement boundary have been promoted through the development plan process. Over 40 sites have been appraised for residential development and many sites scored similarly. This is to be expected given the range of services available in the town and the relatively favorable environmental conditions and illustrates the potential of the town to continue to provide for further growth beyond the plan period of this allocations document. In selecting the most appropriate sites to provide for the agreed scale of growth for the next 15 years, particular consideration has been given to the SA results [**A1.6**] and also the opportunity of sites to deliver wider social/economic benefits for the town.
- 3.41 Specific representations have been made that sites NW17, NW22, NW23, NW24 NW28, NW33 and NW35 should be included. The Council has considered these sites and concluded that they should be discounted for the reasons set out in Table 2.

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***xvii) Is any "unsoundness" in the allocations and proposals overcome by the Council's schedules of Key Changes and Minor Modifications?***

- 3.42 The Council has suggested some minor modifications to the submission document to address some of the expressed concerns about individual allocations (see **MM18-MM27** in document [**A1.4**]). The Council considers that the Site Specific Proposals document is sound as submitted, and that the minor changes suggested do not alter



the thrust of the draft plan which was subject to consultation, undermine its soundness, or result in a need for further consultation or sustainability appraisal



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**Table 1**

Sites Update: North Walsham

Site	Is the Site Suitable?	Is the Site Available?	Is the Site Deliverable / Developable			Current Position
			Dev expected?	Major Infrastructure Constraints?	Agent?	
NW01, NW04, NW05' NW06/07, NW30	Comprises a mix of well integrated brownfield and greenfield sites. Good access to town's facilities and services. Good highway access.	Yes, as indicated in SHLAA	First phase Within 5 years (200 units) - remaining to follow 5-10 years	Electricity Supply – current spare capacity, upgrade may be required in the future (see response to Qxiii)  Proximity to Hazardous Installation (see response to Q. xiii)	Bidwells acting on behalf of Hopkins Homes (regional house builder) and other landowners	Hopkins Homes have submitted a Development Concept Report. Statutory and internal consultation responses have been fed back to developer. This has informed a Master Planning Process currently underway. Submission of outline planning application for Phase 1 expected late Sept/Oct 2010, full application Mid 2011 with the view of commencing on site late 2011. Demolition of buildings on northern portion of site commenced and is now substantially complete
NW25	Site is within easy walking distance of town centre. Well related to existing development and suitable for mixed allocation.	Yes, as indicated in SHLAA	Within 5 years	None	Bidwells	Previous buildings on site demolished in 2009



NW28a	Well integrated greenfield site .	Yes, as indicated in SHLAA	10 – 15 years	Highway Authority objection (see response to Q xiii)	-	NNDC Asset Board confirmed the availability of the site. Timing of delivery dependent on the relocation of the football club. Discussions to be programmed following adoption of SSP.
NW44	Well integrated brownfield site. Suitable for mixed use development	Willing landowner	Beyond 5 years, 2015 - 2021	None	-	Availability of this site is dependent on the relocation of Paston College. Full Planning application for a new sixth college (planning ref 20081351) has been submitted - <u>Delegated Approval</u> subject to conditions and S106 Obligation.
ED1	Well integrated greenfield site. Good access to town's facilities and services.	Willing landowner	-	None	LSI Architects	Full Planning application for a new sixth form college (planning ref. 20081351) - <u>Delegated Approval</u> subject to conditions and S106 Obligation
ROS8	This is a well integrated brownfield site	Willing landowner	-	None	-	-
E10	This is a greenfield site partly visible in the landscape, well integrated with other employment land	Willing landowner	Within 10 years	None	Bastin Steward	Highways confirmed that on the basis of the transport evidence submitted they withdraw the previous holding objection (see email from NCC, 22 Feb 2010) <b>[I31]</b>



**Table 2**  
**North Walsham: Alternative sites**

Site	SA Score	Site Area Approx. capacity (30/Hect)	Comment
<b>NW17</b> - Land west of Melbourne House	6	0.87 Hectares  Approx. 26 Dwellings	This site has been subject to Sustainability Appraisal and consulted on at Regulation 25 Stage as a site having been considered but not preferred.  The site was not supported by the Town Council given concerns over the highway network. The site is considered remote from the town's key facilities and services and dependent upon poor quality cross town roads to access the town centre. Preferable alternatives are available.
<b>NW22</b> - Land at Manor Road	4	4.87 Hectares  Approx. 146 Dwellings	This site has been subject to Sustainability Appraisal and consulted on at Regulation 25 Stage as a site having been considered but not preferred.  This is a large greenfield site with the potential to accommodate a significant number of dwellings. The site is remote from facilities and it is considered that this area and the local road network is developed to capacity.
<b>NW23</b> - Land between Yarmouth Road and Field Lane	4	18 Hectares  Approx. 540 Dwellings	NW23 and NW24 have been subject to Sustainability Appraisal and consulted on at Regulation 25 Stage as sites having been considered but not preferred. The sites individually and collectively have the potential to deliver a substantial number of dwellings. Preferable alternatives sites available to meet the scale of housing agreed for the town during the plan period. Both sites are poorly placed to meet other identified needs. eg provision of employment opportunities.
<b>NW24</b> - Land west of Yarmouth Road	9	3.5 Hectares  Approx. 105 Dwellings	



			NW24 while visually self contained is some distance from the town centre and better located sites are available. The Highway Authority advise that access could be derived from Ellinor Road and that a second point of access off Yarmouth Road would be required. This would require widening to the carriageway and widening of footways that could be difficult to provide.
<b>NW28</b> - Green Lane	3	6.98 Hectares  Proposed for 60-80 Dwellings	<p>NW28 site has been subject to Sustainability Appraisal and consulted on at Regulation 25 Stage as a Preferred Option.</p> <p>This site previously formed part of a larger site which at Regulation 25 Stage was identified as a preferred option for approximately 350 houses and sports pitch provision.</p> <p>As a result of an objection from the Highway Authority and representations from North Walsham FC the allocation was reduced to the scale now proposed (NW28a). The Green Lane site if developed in isolation: is less well related to pedestrian routes along Kingsway and Queensway; would be more prominent in landscape terms at the western gateway to the town on Aylsham Road and would not facilitate the relocation of the football club.</p>
<b>NW33</b> - Land at Marshgate	6	4.85 Hectares  Approx. 145 Dwellings	<p>This site has been subject to Sustainability Appraisal and consulted on at Regulation 25 Stage as a site having been considered but not preferred.</p> <p>The site is considered remote from key facilities and dependent upon poor quality cross town roads to access the town centre. The site is accessed via narrow roads which are used by HGVs using the scrap yard and sewage treatment works. Further expansion on this side of the town is regarded as less preferable than sites to the south of the town.</p>
<b>NW35</b> - Land at Marshgate, South of Marshgate Lodge	3	0.48 Hectares  Approx. 14 Dwellings	<p>This site has been subject to Sustainability Appraisal and consulted on at Regulation 25 Stage as a site having been considered but not preferred.</p> <p>The site is considered remote from key facilities and dependent upon poor quality cross town roads to access the town centre. The site is accessed via narrow roads which are used by HGVs using the scrap yard and sewage treatment works. Further expansion on this side of the town is regarded as less preferable than sites to the south of the town.</p>