

Sustainability Appraisal and Strategic Environmental Assessment of the Greater Norwich Local Plan

Regulation 18 (C)

January 2020



LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY



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Sustainability Appraisal and Strategic Environmental Assessment of the Greater Norwich Local Plan

Regulation 18 (C) SA Report

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sustainability impacts of the Greater Norwich Local Plan and meets the requirements of the SEA Directive. It is not intended to be a substitute for an Environmental Impact Assessment (EIA) or Appropriate Assessment (AA).

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Acronyms

A&E	Accident and Emergency
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BMV	Best and Most Versatile
C of E	Church of England
CGS	County Geological Site
CWS	County Wildlife Site
DBEIS	Department for Business, Energy and Industrial Strategy
DEFRA	Department for Environment, Food and Rural Affairs
dph	Dwellings per hectare
EU	European Union
GI	Green Infrastructure
GNDP	Greater Norwich Development Partnership
GNLP	Greater Norwich Local Plan
HELAA	Housing and Economic Land Availability Assessment
HGV	Heavy Goods Vehicle
IRZ	Impact Risk Zone
JCS	Joint Core Strategy
LNR	Local Nature Reserve
MHCLG	Ministry of Housing, Communities and Local Government
NHS	National Health Service
NNR	National Nature Reserve
NO₂	Nitrogen Dioxide
NPPF	National Planning Policy Framework
PPP	Policies Plans and Programmes
PRoW	Public Rights of Way
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage System

Executive Summary

About this report

- E1 Lepus Consulting is conducting a Sustainability Appraisal (SA) for the Greater Norwich Development Partnership (GNDP) to help them prepare the Greater Norwich Local Plan (GNLP). The stages facilitate iteration between the plan makers, the GNDP, and the appraisal team, Lepus Consulting.
- E2 SA is the process of informing and influencing the preparation of a development plan to optimise its sustainability performance. SA considers the social, economic and environmental performance of the development plan, as the plan is prepared over several distinct stages.

Summary findings

- E3 A total of 287 reasonable alternative sites have been identified across the Plan area. Potential future land use at the sites includes residential, employment and mixed uses.
- E4 The 287 sites have been assessed on a settlement-by-settlement basis, which have been provided by the GNDP. Each group of sites have been termed a 'cluster'. A total of 57 clusters have been identified. The sites have all been assessed individually, but from an SA perspective, sites within a cluster are expected to have similar impacts in terms of access to services and facilities and proximity to local environmental assets.
- E5 The SA has identified a range of positive and adverse potential impacts of the reasonable alternative sites on the objectives within the SA Framework. Negative impacts were mainly related to issues associated with the rural nature of much of the development, including the loss of previously undeveloped land and BMV soil, increase in carbon emissions and reduction in air quality associated with a large scale of development, and the access of site end users to a number of social facilities including schools, healthcare services, local shops and transport services.
- E6 Some of these negative impacts could potentially be mitigated through policy. A summary of the mitigating influence of the Regulation 18 Draft

Plan Policies, and a range of further mitigation recommendations, have been supplied in **Table 3.3**.

Next steps

- E7 This Regulation 18 (C) SA Report is subject to consultation alongside the Stage C Regulation 18 Draft Plan Consultation version of the Local Plan.
- E8 This report represents the latest stage of the SA process. The SA process will take on-board any comments on this report and use them to furnish the next report with greater detail and accuracy.
- E9 Once the GNDDP have identified their preferred options, preparation of an Environmental Report will begin, also known as a full SA report. This Environmental Report will include all of the legal requirements set out in Annex 1 of the SEA Directive.

1 Introduction

1.1 Background

1.1.1 Lepus Consulting is conducting the Sustainability Appraisal (SA) process for the Greater Norwich Local Plan (GNLP) on behalf of Greater Norwich Development Partnership (GNDP), which includes Broadland District Council, Norwich City Council and South Norfolk Council. SA is the process of informing and influencing the development of the GNLP to maximise its sustainability performance. SA is integrated with the Strategic Environmental Assessment (SEA) process so that the requirements of both assessments are prepared simultaneously.

1.1.2 The purpose of SA/SEA is to help guide and influence the plan-making process for GNDP by identifying the likely environmental, social and economic effects of various reasonable alternative sites and policies.

1.1.3 This report comprises the SA Regulation 18 (C) document, which follows on from the SA Scoping Report¹ and the Regulation 18 Interim SA Report prepared by the GNDP².

1.1.4 The purpose of this report is to provide an appraisal of each reasonable alternative site and the draft policies in terms of sustainability performance using the SA Framework (see **Appendix A**). This will help the Councils to understand the sustainability impacts of different options and make informed decisions in the preparation of the GNLP.

1.1.5 It should be noted that this SA report has not assessed reasonable alternative sites located in the South Norfolk Village Clusters. These will be considered separately at a later date.

¹ Greater Norwich Development Partnership (2017) Sustainability Appraisal Scoping Report for the Greater Norwich Local Plan. Available at: <http://www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/sustainability-appraisal-scoping-report/> [Date Accessed: 01/02/19]

² Greater Norwich Development Partnership (2018) Interim Sustainability Appraisal of the Greater Norwich Local Plan. Available at: <http://www.gnlp.org.uk/assets/Uploads/Reg.-18-Interim-Sustainability-Appraisal-of-the-GNLP.pdf> [Date Accessed: 04/02/19]

1.2 The Plan area: Greater Norwich

- 1.2.1 The city of Norwich is a major regional centre for employment, tourism and culture and is Norfolk's highest-ranking retail centre. Within the district there are numerous primary and secondary educational facilities. Besides schools, there are a number of higher and further education centres, including the University of East Anglia, Norwich University College of the Arts, City College and Easton College.
- 1.2.2 Greater Norwich comprises the three districts of Norwich, Broadland and South Norfolk. Broadland and South Norfolk Districts are predominantly rural in nature, with isolated towns and villages separated by large areas of open farmland. Towards the east of Greater Norwich, The Broads National Park gives the landscape distinctive character, which runs alongside the River Yare, River Bure and River Waveney forming the district boundaries.
- 1.2.3 The GNLP will guide development across the three districts up to 2038, providing both strategic policies and site allocations to meet demand for housing and employment, as well as other land use matters. It is being produced by the three councils of Broadland, Norwich and South Norfolk, supported by Norfolk County Council. It takes the adopted Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk, which covers all three districts from 2008 up to 2026, as its starting point. The GNLP will ensure that these needs continue to be met until 2038.

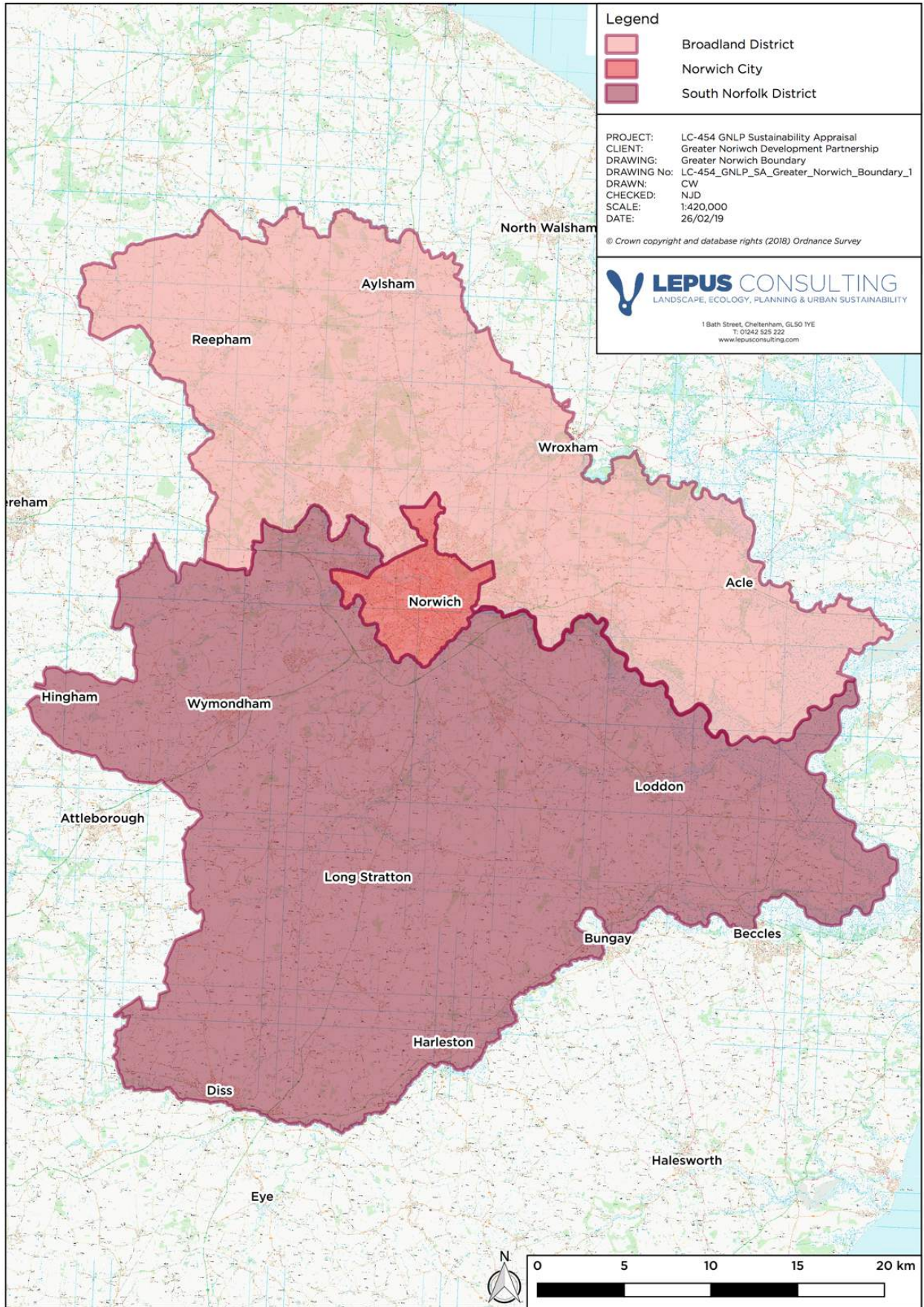


Figure 1.1: Broadland District, Norwich City and South Norfolk District boundaries.

1.3 Integrated approach to SA and SEA

- 1.3.1 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both obligations using a single appraisal process.
- 1.3.2 The European Union Directive 2001/42/EC³ (SEA Directive) applies to a wide range of public plans and programmes on land use, energy, waste, agriculture, transport and more (see Article 3(2) of the Directive for other plan or programme types). The objective of the Strategic Environmental Assessment (SEA) procedure can be summarised as follows: *“the objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”*.
- 1.3.3 The Directive has been transposed into English law by the SEA Regulations (SI no. 1633). Under the requirements of the SEA Directive and SEA Regulations, specific types of plans that set the framework for the future development consent of projects must be subject to an environmental assessment. Therefore, it is a legal requirement for the GNLP to be subject to SEA throughout its preparation.
- 1.3.4 SA is a UK-specific procedure used to appraise the impacts and effects of development plans in the UK. It is a legal requirement as specified by S19(5) of the Planning and Compulsory Purchase Act 2004⁴ and should be an appraisal of the economic, social and environmental sustainability of development plans. The present statutory requirement for SA lies in The Town and Country Planning (Local Planning) (England) Regulations 2012⁵. SA is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision-making.
- 1.3.5 Public consultation is an important aspect of the integrated SA/SEA process.

³ SEA Directive. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN> [Date Accessed: 22/02/19]

⁴ Available at: <https://www.legislation.gov.uk/ukpga/2004/5/contents> [Date Accessed: 30/04/19]

⁵ Available at: <http://www.legislation.gov.uk/uksi/2012/767/contents/made> [Date Accessed: 30/04/19]

1.4 Best Practice Guidance

1.4.1 Government policy recommends that both SA and SEA are undertaken under a single sustainability appraisal process, which incorporates the requirements of the SEA Directive. This can be achieved through integrating the requirements of SEA into the SA process. The approach for carrying out an integrated SA and SEA is based on best practice guidance:

- European Commission (2004) Implementation of Directive 2001/42 on the assessment of the effects of certain plan and programmes on the environment⁶.
- Office of Deputy Prime Minister (2005) A Practical Guide to the SEA Directive⁷.
- Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework (NPPF)⁸.
- Ministry of Housing, Communities and Local Government (2018) Planning Practice Guidance (PPG)⁹.
- Royal Town Planning Institute (2018) Strategic Environmental Assessment, Improving the effectiveness and efficiency of SEA/SA for land use plans¹⁰.

1.5 Sustainability Appraisal

1.5.1 This document is a component of the SA of the GNLP. It provides an assessment of the likely effects of reasonable alternatives, as per Stage B of **Figure 1.2**, according to Planning Practice Guidance.

⁶ Available at: http://ec.europa.eu/environment/archives/eia/pdf/030923_sea_guidance.pdf [Date Accessed: 22/02/19]

⁷ Available at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf [Date Accessed: 22/02/19]

⁸ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 22/02/19]

⁹ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance> [Date Accessed: 22/02/19]

¹⁰ Available at: <http://www.rtpi.org.uk/media/2668152/sea-sapracticeadvicefull2018c.pdf> [Date Accessed: 22/02/19]

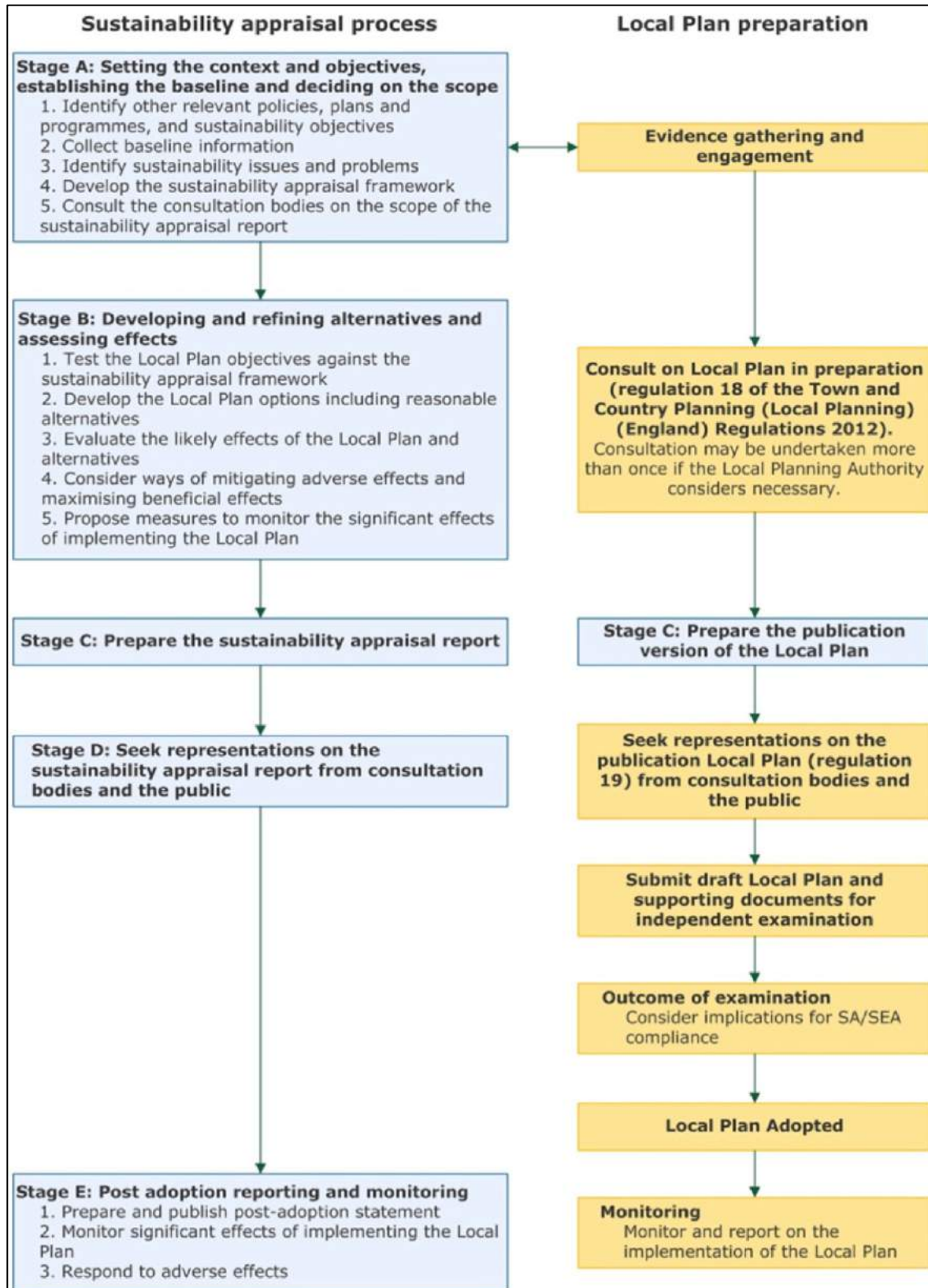


Figure 1.2: Sustainability appraisal process¹¹

¹¹ MHCLG (2015) Planning practice guidance: Strategic environmental assessment and sustainability appraisal. Paragraph 013. Reference ID: 11-013-20140306. Available at: <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/> [Date Accessed: 20/05/19]

1.6 The SA process so far

1.6.1 **Table 1.1** below presents a timeline of stages of the Local Plan and SA process so far. These presents Stages A and B set out in **Figure 1.2**. The Councils have gathered information in relation to site availability through numerous ‘Call for Sites’ processes.

Table 1.1: The Local Plan and Sustainability process so far

Date	Local Plan Stage	Sustainability Appraisal
2016 to 2018	Call for Sites (GNDP) This process enabled landowners who wished to promote parcels of land for a particular use or development to submit the land for consideration.	
September 2016	Stakeholder Workshops These workshops discussed relevant issues in relation to the GNLP and informed the early stages of the plan making.	
March 2017		SA Scoping Report (GNDP) This report identifies the scope and level of detail to be included in the SA.
January to March 2018	Consultation of Site Proposals, Growth Options and the Interim Sustainability Appraisal	Interim Sustainability Appraisal (GNDP) This report assessed the GNLP options for growth, which included six options for the spatial strategy and policy options.
October to December 2018	Site Proposals Addendum and HELAA Addendum	
January 2020	Regulation 18 Draft Plan consultation	Regulation 18 (C) SA Report (Lepus) This report contains an assessment of 287 reasonable alternative sites and eleven draft policies.

1.7 Sustainability Appraisal Scoping Report

1.7.1 In order to identify the scope and level of detail of the information to be included in the SA process, an SA Scoping Report¹² was produced by the GNLP. Between June and August 2016, the authorities consulted with Historic England, Natural England, the Environment Agency and other relevant bodies on the content of the Scoping Report (see **section 2.1**).

¹² Greater Norwich Development Partnership (2017) Sustainability Appraisal Scoping Report for the Greater Norwich Local Plan. Available at: <http://www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/sustainability-appraisal-scoping-report/> [Date Accessed: 20/05/19]

1.8 Regulation 18 (A)

- 1.8.1 The first stage of the process of identifying sites which might have the potential for development to meet required needs is a 'Call for Sites' exercise, which was carried out during the spring and summer of 2016¹³.
- 1.8.2 Regulation 18 Stage A 'Site Proposals and Growth Options'¹⁴ consisted of approximately 600 site proposals as well as options for strategic policies to help guide future development.
- 1.8.3 The Regulation 18 Stage A consultation was split into four elements:
- i. The Site Proposals consultation document – enabled interested persons to comment on sites that were submitted to the Plan;
 - ii. The Growth Options consultation document – enabled interested persons to comment on questions covering the main content of the Plan, including the Vision, Objectives, Strategy and Topic Papers;
 - iii. The Interim Sustainability Appraisal¹⁵, which included assessment of reasonable alternative policy options; and
 - iv. The Local Plan Evidence Base¹⁶, which includes the Housing and Economic Land Availability Assessment (HELAA), Interim Habitats Regulations Assessment (HRA), Strategic Flood Risk Assessment (SFRA) and Strategic Housing Market Assessment (SHMA).
- 1.8.4 Comments were received following this consultation. **Table 1.2** below lists the comments received, including those from the Environment Agency, Natural England and Historic England, in relation to the Greater Norwich Local Plan Regulation 18 Consultation and Interim Sustainability Appraisal.

¹³ Available at: <http://www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/call-for-sites/> [Date Accessed: 20/05/19]

¹⁴ Available at: <http://www.gnlp.org.uk/have-your-say/> [Date Accessed: 20/05/19]

¹⁵ Greater Norwich Development Partnership (2018) Interim Sustainability Appraisal of the Greater Norwich Local Plan. Available at: <http://www.gnlp.org.uk/assets/Uploads/Reg.-18-Interim-Sustainability-Appraisal-of-the-GNLP.pdf> [Date Accessed: 04/02/19]

¹⁶ Available at: <https://gnlp.jdi-consult.net/localplan/readdoc.php?docid=14> [Date Accessed: 07/06/19]

Table 1.2: The comments received in response to the Greater Norwich Local Plan Regulation 18 Consultation and Interim Sustainability Appraisal.

Consultee	Consultation response in regard to the Interim SA	Incorporation into the Regulation 18 (C) SA
Environment Agency	No specific comments in relation to the Interim Sustainability Appraisal.	
Natural England	<i>“Natural England advises that a Water Cycle Study should be completed as soon as possible to provide the evidence required to inform the SA and enable sound judgements to be made regarding which allocations are sustainable and can be taken forward. The SA will not be able to rely alone on the emerging development management policies to mitigate the potential adverse effects of proposals on the natural environment, including designated sites. How the issues of water abstraction and waste water management and treatment capacity will be dealt with through the Plan will be informed by the findings of the Water Cycle Study. Any mitigation measures will need to be secured through relevant allocation policies”.</i>	GNLP Policy 2 supports a ‘catchment approach to water management’, and sets out the requirement for all development to meet the water efficiency higher technical standard/BREEAM ‘very good’ water efficiency standard. In Table 3.3 , it is recommended that a Water Cycle Study be carried out to determine the most sustainable approach to development in terms of water management.
	<i>“The issue of additional recreational pressure associated with proposed growth, and measures needed to address this, should be addressed through the SA, having regard to the objectives of the strategic in accordance with GI policies and the Strategic GI Network for Greater Norwich map. The findings of the SA, relating to GI, should be referenced in policies. Mitigation measures identified in the SA should be secured through the relevant site allocation policies together with a clear delivery/funding mechanism”.</i>	GNLP Policies 2, 3 and 4 clearly set out the requirement for ‘multi-functional green infrastructure links’ to be incorporated into new development as well as conserve and enhance existing natural links.
	<i>“Where no site-specific Agricultural Land Classification (ALC) survey information exists, the Local Plan should specify the need for those proposing sites to undertake a suitable site-specific ALC survey to inform the assessment process. We expect that the site-specific ALC survey data is used to consider the impact on soils through the SA to fully explore the justification for allocating best and most versatile (BMV) land, and ultimately to inform site specification and masterplans. Currently, there is no real consideration of this issue in the Regulation 18 consultation documents”.</i>	In Table 3.3 , it is recommended that site-specific ALC studies are carried out to determine if the proposed development would result in the loss of BMV land.
Historic England	<i>“It is considered that the historic environment can make a significant contribution to the success of development and there may be opportunities for the enhancement of the</i>	This has been brought out in Policy 3 of the Draft GNLP.

Consultee	Consultation response in regard to the Interim SA	Incorporation into the Regulation 18 (C) SA
	<p><i>historic environment which comes from sustainable development proposals. It is considered that the Sustainability Appraisal should highlight these opportunities”.</i></p> <p><i>“The historic environment should be a factor when considering a method for the generation of alternative proposals. The impact of proposals on the significance of heritage assets should be taken into consideration at an early stage. In terms of sites, this should be based on more than just measuring the proximity of a potential allocation to heritage assets. Impacts on significance are not just based on distance or visual impacts, and assessment requires a careful judgment based on site visits and the available evidence base”.</i></p>	<p>See site assessment text narrative in Appendix B.</p> <p>In Table 3.3, it is recommended that where relevant, Heritage Statements are prepared alongside planning applications which are proportionate to the significance of the asset in question, in order to give site-specific detail to the assessment.</p>
Norwich Green Party	<p><i>“On the ‘homes’ objective, there should be a mention of how good design for energy and water efficiency can minimise the negative impact on reducing carbon emissions and preserving water supply”.</i></p> <p><i>“The interim SA lists several assumptions that have been made. We understand that a number of factors make a certain degree of assumption necessary. However, there is a crucial difference between an assumption based on available evidence (where the evidence is used to come up with a ‘best guess’ in the absence of certainty) and an unevidenced assumption based on received wisdom or someone’s opinion”.</i></p>	<p>Policies 2 and 4 aim to promote development which is efficient in terms of energy and carbon. The assessment of these two policies can be found in Appendix C.</p> <p>The assumptions used in the assessment of sites and policies has been updated from those used in the Interim SA Report. Please see Boxes 2.1 to 2.15.</p>
Dr Andrew Boswell (CEPP)	<p>Dr Boswell’s comments are in relation to the emerging GNLP policies in the context of the IPCC report, and the radical reductions in GHG emissions required to meet climate targets.</p> <p><i>“The GNLP councils need to look at how they can take ownership, lead locally, and make emission cuts through their own spatial planning, and development of policies that make local cuts under their own decision making”.</i></p> <p>Dr Boswell states that the report <i>“should be kept up to date against the latest annual reports from the CCC and the CCC response to the government Clean Growth Strategy”</i> and other national and international legislation, and planning guidance.</p>	<p>The ‘Climate Change Statement’ within the draft GNLP details the GNLP’s approach to development with regard to climate change.</p> <p>Within the Regulation 18(C) report, carbon emissions for policies have been assessed under SA Objective 2 within Appendix C.</p> <p>Furthermore, Table 3.3 includes recommendations to strengthen the draft policies, including for the prioritisation of</p>

Consultee	Consultation response in regard to the Interim SA	Incorporation into the Regulation 18 (C) SA
		renewable and low carbon energy sources and reference to the DEFRA Clean Growth Strategy targets.
Mrs Katrina Kozersky-Gillham	All responses were in relation to Mrs Katrina Kozersky-Gillham site (GNLPO238)	The site (GNLPO238) has been assessed within Appendix B within the ‘Costessey’ cluster (section B.11).
Mr Trevor Weinle	<p><i>“Area 0244. I strongly object to the substantial loss of this protected woodland. This area is used by my family several times a week for health, fitness and wellbeing. This area along with 0133 D, E and F are also used by us and others for recreation. The proposal also acts as a barrier to access from Eaton Park to Earlham Park. The green areas stand as an important oasis within the proposed 0307 and 0331 scheme offering green surroundings to existing and new inhabitants alike. Norwich requires these areas for the cleansing of air and wellbeing of inhabitants and visitors. The area may be essential to the health of the valley and waterway with concerns over runoff and pollution. I witness many forms of wild life from terrapins to otters, and this development would further impinge on the natural habitat, analogous to the presence of the non native terrapins. As Norwich inevitably expands the valley and the watercourse should be protected”.</i></p>	<p>Site GNLPO244 is located within the ‘South West’ booklet but has not been shortlisted to SA assessment due to concerns of the site being within the strategic green infrastructure corridor.</p> <p>GNLPO133-D and GNLPO133-E have been shortlisted and are assessed within the ‘Norwich’ cluster in Appendix B (section B.35).</p> <p>GNLPO133-F is located within the ‘Norwich’ booklet but has not been shortlisted to SA assessment due to negative impacts on the Landscape Character of the Yare Valley.</p> <p>GNLPO307 has been shortlisted and is assessed within the Cringleford cluster in Appendix B (section B.12).</p> <p>GNLPO331 has been separated into sites GNLPO331R-A, GNLPO331R-B and GNLPO331R-C. These three sites are within the ‘South West’ booklet. None of the three sites have been shortlisted to SA assessment due to biodiversity features in relation to the Yare Valley corridor.</p>

Consultee	Consultation response in regard to the Interim SA	Incorporation into the Regulation 18 (C) SA
CPRE Norfolk	CPRE comment on the changes of 'baseline information' between the SA Scoping Report 2017 and the Interim SA Report.	This comment cannot be addressed through the Sustainability Appraisal. Baseline information will be further addressed in the Regulation 29 SA Report.
	CPRE comments on the briefness of the six GNLP objectives.	This comment cannot be addressed through the Sustainability Appraisal.
	<i>"We conclude that these draft GNLP objectives must be re-thought and re-written, cover all key aspects, be more explicit, and as such approach a half page length. They could also perhaps include some targets and indicators. The draft is too brief and generalised to give even a high level view in the evaluation of the GNLP objectives against the sustainability objectives, as attempted at 4.6.3, and in turn negates the conclusions drawn on the six objectives; and in particular for the Environment, which concludes that this objective has a generally positive impact in relation to the SA objectives. The matrix evaluations and the commentary were also approved at the brief 30 January 2017 GNDP meeting".</i>	GNDP have used the Interim SA and comments received to inform policies within the Regulation 18 Draft Plan consultation document. Please see policies assessed in Appendix C .
Ms Catherine Bevington	<i>"The Cambridge to Norwich corridor is the most logical development, but this should really have been combined with growing Norwich itself and it is puzzling why this was not a option! Brownfield sites must take precedence before agricultural land is taken. A massive increase in traffic into and out of Norwich will be a consequence unless a variety of alternate transport is created in tandem and not afterwards".</i>	These comments cannot be addressed through the Sustainability Appraisal.
Ms Karen Dunn Hughes	<i>"I would query the sustainability of this Local Plan in delivering its vision. The existing Local Plan is subject to its statutory Local Plan Policies being ignored during the planning process, including those for delivering sustainable housing numbers, highway safety, flood risk as they can be overridden by the Guidelines from the National Policy Plan Framework (NPPF). For example, the 5-year land supply requirement. It seems the GNLP will require a significant amount of expenditure and time to be delivered yet it will be a document that is quite flimsy on implementation if challenged against the NPPF".</i>	These comments cannot be addressed through the Sustainability Appraisal.
Miss Sarah Fulcher	<i>"I am in objection of the proposals for houses to be built on a very valuable green space Cottinghams Park hellesdon, site ref GNLP1019 this space is enjoyed by many dog walkers, children, runners and more members of this community, green space is in very short supply in hellesdon ,and will be more so if and when the new houses are built. We need these</i>	Site GNLP1019 is located within the 'North North West' booklet but is not shortlisted to SA assessment. Concerns have been raised in terms of traffic congestion,

Consultee	Consultation response in regard to the Interim SA	Incorporation into the Regulation 18 (C) SA
	<i>areas for our wellbeing, our good health and somewhere we can walk our dogs and our children can play safely.this area has been maintained and is getting very popular over time which shows how much it is needed for our growing community”.</i>	pollution, impacts on biodiversity and landscape.
Prof Ian Harvey	<i>“In general I support the objectives of the draft plan, and the sites suggested are all plausible. I hope that efforts are made to develop the large brownfield sites within Norwich (eg Anglia Square, Barrack St, Duke St) before encroachment on green field land. I accept however that in order to develop the Cambridge – Norwich corridor disproportionate growth in the Wymondham and Hethersett areas is inevitable”.</i>	Please see assessment of Sites GNLP0068, GNLP0401, GNLP0409R and GNLP0506 in Appendix B (section B.35) .
Mr David Phillips	<i>“GNLP0449: The proposal to build over 30 homes in Beighton is unrealistic. The village is classed as unsustainable and has no facilities (shop/ children’s play facilities/ public House/ public transport). The proposed plan vastly exceeds the requirements of the village and will have adverse impact on traffic flow in Southwood Road. This Road is narrow and despite a 30mph speed limit has a real issue with existing traffic (see ‘Speedwatch’ returns) making it a dangerous rat run. A development of around ten to twelve homes avoiding the overhead power lines, would be more appropriate”.</i>	Site GNLP0449 is located within the ‘Lingwood and Burlingham, Beighton and Strumpshaw’ booklet but has not been shortlisted for SA assessment. Concerns were in regard to lack of access to facilities and transport options.
Mr Bryan Robinson	Comments are in relation to employment and economy within the Plan area.	Policy 6 aims to ensure employment land is located in accessible areas and allocates a total of 277.6ha of employment land. Please see assessment of Policy 6 in Appendix C .

1.9 Regulation 18 (B)

1.9.1 Consultation on Regulation 18 Stage B ‘New, Revised and Small Sites’¹⁷ occurred between October and December 2018. This included further submitted sites, revisions to some of the sites already consulted on and small sites, which total more than 200 sites.

1.9.2 The Regulation 18 Stage B consultation was split into three elements;

- i. Site Proposals Addendum;
- ii. Housing and Economic Land Availability (HELAA) Addendum;
and
- iii. Site Proposals Maps.

1.9.3 The ‘New, Revised and Small Sites’ consultation was an evidence gathering exercise undertaken as part of the early stages of the site assessment process. As such, no shortlisting of sites or assessment of reasonable and unreasonable alternatives had yet been undertaken. Information provided in response to the consultation has informed the shortlisting, the identification of reasonable and unreasonable alternatives and the assessment of those reasonable alternatives in the draft plan consultation.

1.10 Regulation 18 (C)

1.10.1 This Regulation 18 Stage C SA report provides an appraisal of the reasonable alternative sites and draft policies considered by the Councils alongside the Draft Local Plan.

1.10.2 The consultation of this Regulation 18 Stage C SA report will be undertaken with a range of stakeholders and the public. It will enable interested persons to comment on the preferred planning strategy and preferred sites intended to help achieve the strategy. Comments received will provide a basis of any changes that may need to be made to the strategy and preferred sites.

¹⁷ Available at: <http://www.gnlp.org.uk/have-your-say-on-the-new-sites/> [Date Accessed: 20/05/19]

1.11 Signposting for this report

- 1.11.1 This Regulation 18 SA Report appraises further options provided by the plan-making team. This included 287 reasonable alternative sites and eleven draft policies.
- 1.11.2 **Chapter 2** of this report sets out the methodology used to present and assess the findings of the SA process.
- 1.11.3 **Chapter 3** of this report presents a summary of the assessments of the 287 reasonable alternative sites.
- 1.11.4 **Chapter 4** of this report sets out the findings of the assessment of eleven strategic policies of the draft GNLP.
- 1.11.5 **Chapter 5** of this report provides a summary of the appraisal undertaken at this stage of the process. It also sets out the next steps of the process.

2 Methodology

2.1 Scoping stage

2.1.1 The SA Scoping Report¹⁸ represented Stage A of the SA process (see **Figure 1.2**), and presents information in relation to:

- Identifying other relevant plans, programmes and environmental protection objectives;
- Collecting baseline information;
- Identifying sustainability problems and key issues;
- Preparing the SA Framework; and
- Consultation arrangements on the scope of SA with the consultation bodies.

2.1.2 The Scoping Report was consulted on with the statutory bodies Natural England, Historic England and the Environment Agency, as well as other relevant parties and the public. Following consultation, the Scoping Report was updated in light of the comments received.

2.2 Assessment of Reasonable Alternatives

2.2.1 The purpose of this document is to provide an appraisal of the reasonable alternative sites and draft policies within Greater Norwich in line with Article 5 Paragraph 1 of the SEA Directive¹⁹:

“Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given for this purpose is referred to in Annex I”.

¹⁸ GNDP (2017) Sustainability Appraisal Scoping Report for the Greater Norwich Local Plan. Available at: <http://www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/sustainability-appraisal-scoping-report/> [Date Accessed: 22/02/19]

¹⁹ SEA Directive. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN> [Date Accessed: 22/02/19]

2.2.2 Reasonable alternative options for policies have been previously assessed within the Interim Sustainability Appraisal²⁰. The policy assessments within the Regulation 18(C) report are considered to be derived from the policy alternatives assessed in the Interim Sustainability Appraisal. Therefore, no further assessment of policy alternatives has been deemed necessary within this report. Each reasonable alternative site and draft policy appraised in this report have been assessed for their likely impacts on each SA Objective of the SA Framework. The SA Framework is presented in its entirety in **Appendix A**.

2.2.3 This document also provides information in relation to the likely characteristics of effects, as per the SEA Directive (see **Table 2.1**).

Table 2.1: Annex II of the SEA Directive²¹

Criteria for determining the likely significance of effects (Article 3(5) of SEA Directive)

The characteristics of plans and programmes, having regard, in particular, to:

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- environmental problems relevant to the plan or programme; and
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- the probability, duration, frequency and reversibility of the effects;
- the cumulative nature of the effects;
- the transboundary nature of the effects;
- the risks to human health or the environment (e.g. due to accidents);
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage;

²⁰ Greater Norwich Development Partnership (2018) Interim Sustainability Appraisal of the Greater Norwich Local Plan. Available at: <http://www.gnlp.org.uk/assets/Uploads/Reg.-18-Interim-Sustainability-Appraisal-of-the-GNLP.pdf> [Date Accessed: 04/02/19]

²¹ SEA Directive. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN> [Date Accessed: 22/02/19]

- exceeded environmental quality standards or limit values;
- intensive land-use; and
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

2.3 Impact assessment and determination of significance

2.3.1 Significance of effect is a combination of impact sensitivity and magnitude. Impact sensitivity can be expressed in relative terms, based on the principle that the more sensitive the resource, the greater the magnitude of the change, and as compared with the do-nothing comparison, the greater will be the significance of effect.

2.4 Sensitivity

2.4.1 Sensitivity has been measured through consideration as to how the receiving environment will be impacted by a plan proposal. This includes assessment of the value and vulnerability of the receiving environment, whether or not environmental quality standards will be exceeded, and for example, if impacts will affect designated areas or landscapes.

2.4.2 A guide to the range of scales used in determining sensitivity is presented in **Table 2.2**. For most receptors, sensitivity increases with geographic scale.

Table 2.2: Sensitivity

Scale	Typical criteria
International/ national	Designations that have an international aspect or consideration of transboundary effects beyond national boundaries. This applies to effects and designations/receptors that have a national or international dimension.
Regional	This includes the regional and sub-regional scale, including county-wide level and regional areas.
Local	This is the district and neighbourhood scale.

2.5 Magnitude

2.5.1 Magnitude relates to the degree of change the receptor will experience, including the probability, duration, frequency and reversibility of the impact. Magnitude has been determined on the basis of the susceptibility of a receptor to the type of change that will arise, as well as the value of the affected receptor (see **Table 2.3**).

Table 2.3: Magnitude

Magnitude	Typical criteria
High	<ul style="list-style-type: none"> Likely total loss of or major alteration to the receptor in question; Provision of a new receptor/feature; or The impact is permanent and frequent.
Medium	Partial loss/alteration/improvement to one or more key features; or The impact is one of the following: <ul style="list-style-type: none"> Frequent and short-term; Frequent and reversible; Long-term (and frequent) and reversible; Long-term and occasional; or Permanent and occasional.
Low	Minor loss/alteration/improvement to one or more key features of the receptor; or The impact is one of the following: <ul style="list-style-type: none"> Reversible and short-term; Reversible and occasional; or Short-term and occasional.

2.6 Significant effects

2.6.1 A single value from **Table 2.4** has been allocated to each SA Objective for each reasonable alternative. Justification for the classification of the impact for each SA objective is presented in an accompanying narrative assessment text for all reasonable alternatives that have been assessed through the SA process. The assessment of impacts and subsequent evaluation of significant effects is in accordance with the footnote of Annex 1(f) of the SEA Directive, where feasible, which states:

2.6.2 *“These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects”.*

Table 2.4: Guide to scoring significant effects

Significance	Definition (not necessarily exhaustive)
Major Negative --	<p>The size, nature and location of a site would be likely to:</p> <ul style="list-style-type: none"> • Permanently degrade, diminish or destroy the integrity of a quality receptor, such as a feature of international, national or regional importance; • Cause a very high-quality receptor to be permanently diminished; • Be unable to be entirely mitigated; • Be discordant with the existing setting; and/or • Contribute to a cumulative significant effect.
Minor Negative -	<p>The size, nature and location of site would be likely to:</p> <ul style="list-style-type: none"> • Not quite fit into the existing location or with existing receptor qualities; and/or • Affect undesignated yet recognised local receptors.
Negligible 0	<p>Either no impacts are anticipated, or any impacts are anticipated to be negligible.</p>
Uncertain +/-	<p>It is entirely uncertain whether impacts would be positive or adverse.</p>
Minor Positive +	<p>The size, nature and location of a site would be likely to:</p> <ul style="list-style-type: none"> • Improve undesignated yet recognised receptor qualities at the local scale; • Fit into, or with, the existing location and existing receptor qualities; and/or • Enable the restoration of valued characteristic features.
Major Positive ++	<p>The size, nature and location of a site would be likely to:</p> <ul style="list-style-type: none"> • Enhance and redefine the location in a positive manner, making a contribution at a national or international scale; • Restore valued receptors which were degraded through previous uses; and/or • Improve one or more key elements/features/characteristics of a receptor with recognised quality such as a specific international, national or regional designation.

- 2.6.3 When selecting a single value to best represent the sustainability performance, and to understand the significance of effects of a site or policy in terms of the relevant SA Objective, the precautionary principle²² has been used. This is a worst-case scenario approach. If a positive effect is identified in relation to one criterion within the SA Framework (see the second column of the SA Framework in **Appendix A**) and a negative effect is identified in relation to another criterion within the same SA Objective, the overall impact has been assigned as negative for that objective. It is therefore essential to appreciate that the impacts are indicative summarily and that the accompanying assessment text provides a fuller explanation of the sustainability performance of the site or policy.
- 2.6.4 The assessment considers, on a strategic basis, the degree to which a location can accommodate change without adverse effects on valued or important receptors (identified in the baseline).
- 2.6.5 Significance of effect has been categorised as minor or major. **Table 2.4** sets out the significance matrix and explains the terms used. The nature of the significant effect can be either positive or negative depending on the type of development and the design and mitigation measures proposed.
- 2.6.6 Each reasonable alternative site and draft policy that has been identified in this report has been assessed for its likely significant impact against each SA Objective in the SA Framework, as per **Table 2.4**. Likely impacts are not intended to be summed.
- 2.6.7 It is important to note that the assessment scores presented in **Table 2.4** are high level indicators. The assessment narrative text should always read alongside the significance scores. Topic specific methods and assumptions in **Boxes 2.1 to 2.15** offer further insight into how each significant effect score was arrived at.

²² The European Commission describes the precautionary principle as follows: "If a preliminary scientific evaluation shows that there are reasonable grounds for concern that a particular activity might lead to damaging effects on the environment, or on human, animal or plant health, which would be inconsistent with protection normally afforded to these within the European Community, the Precautionary Principle is triggered."

2.7 Limitations of predicting effects

- 2.7.1 SA/SEA is a tool for predicting potential significant effects. Predicting effects relies on an evidence-based approach and incorporates expert judgement. It is often not possible to state with absolute certainty whether effects will occur, as many impacts are influenced by a range of factors such as the design and the success of mitigation measures.
- 2.7.2 The assessments in this report are based on the best available information, including that provided to us by the GNDP and information that is publicly available. Every attempt has been made to predict effects as accurately as possible.
- 2.7.3 SA operates at a strategic level which uses available secondary data for the relevant SA Objective. All reasonable alternatives and preferred options are assessed in the same way using the same method. Sometimes, in the absence of more detailed information, forecasting the potential impacts of development can require making reasonable assumptions based on the best available data and trends. However, all options must be assessed in the same way and any introduction of site-based detail should be made clear in the SA report as the new data could potentially introduce bias and skew the findings of the assessment process.
- 2.7.4 The assessment of sites is limited in terms of available data resources. For example, up to date ecological surveys and/or landscape and visual impact assessments have not been available.
- 2.7.5 All data used is secondary data obtained from the GNDP or freely available on the Internet.

2.8 Plan area statistics

- 2.8.1 To calculate some of the likely adverse impacts of the proposed development, an average people per dwelling needed to be calculated for each of the three districts. **Table 2.5** below shows the estimated population size and dwelling stock of each district, was used to calculate the average people per dwelling. All data used was accurate and up to date at the time of assessment.

Table 2.5: Average people per dwelling in Broadland, Norwich and South Norfolk

District	Estimated Population Size ²³	Dwelling Stock ²⁴	People per Dwelling
Broadland	124,646	58,220	2.14
Norwich	132,512	65,530	2.02
South Norfolk	124,012	60,710	2.04

2.9 SEA Topic methodologies and assumptions

2.9.1 A number of topic specific methodologies and assumptions have been applied to the site and policy appraisal process for specific SA Objectives (see **Boxes 2.1 to 2.15**). These should be borne in mind when considering the assessment findings.

2.10 SA Objective 1 – Air Quality and Noise

Box 2.1: SA Objective 1. Air Quality – Assessment Methodologies and Assumptions

1. Air Quality and Noise:
 Minimise air, noise and light pollution to improve wellbeing.

Exposure of new residents to air pollution has been considered in the context of development proposal location in relation to established Air Quality Management Areas (AQMAs) and main roads. It is widely accepted that the effects of air pollution from road transport decreases with distance from the source of pollution i.e. the road carriageway. The Department for Transport (DfT) in their Transport Analysis Guidance (TAG) consider that, “*beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant*”²⁵. This statement is supported by Highways England and Natural England based on evidence presented in a number of research papers^{26 27}. A buffer distance of 200m has therefore been applied in this assessment.

²³ Office of National Statistics (2019) Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland> [Date Accessed: 06/09/19]

²⁴ Ministry of Housing, Communities and Local Government (2019) Number of dwellings by tenure and district, England. Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants> [Date Accessed: 06/09/19]

²⁵ Department for Transport (2017) TAG unit A3 Environmental Impact Appraisal. Available at: <https://www.gov.uk/government/publications/webtag-tag-unit-a3-environmental-impact-appraisal-december-2015> [Date Accessed: 16/04/19]

²⁶ Bignal, K., Ashmore, M & Power, S. 2004. The ecological effects of diffuse air pollution from road transport. English Nature Research Report No. 580, Peterborough.

²⁷ Ricardo-AEA, 2016. The ecological effects of air pollution from road transport: an updated review. Natural England Commissioned Report No. 199.

Box 2.1: SA Objective 1. Air Quality – Assessment Methodologies and Assumptions

It is assumed that development would result in an increase in traffic and thus traffic generated air pollution. Both existing and future site end users would be exposed to this change in air quality. Residential development proposals of between ten and 99 dwellings would therefore be expected to have a minor negative impact on local air pollution²⁸. Residential development proposals of 100 dwellings or more would be expected to have a major negative impact. Development proposals for employment use which propose the development of between 1ha and 9ha of employment space would be expected to have a minor negative impact and proposals of 10ha or more would be expected to have a major negative impact.

Where a development proposal of less than nine dwellings or less than 0.99ha of employment floorspace, a negligible impact on local air quality would be anticipated.

The proximity of a development proposal in relation to a main road (defined as a motorway or A-road) determines the exposure level of site end users to road related air and noise emissions²⁹. In line with the DMRB guidance, it is assumed that site end users would be most vulnerable to these impacts within 200m of a main road. This distance has therefore been applied throughout this assessment to both existing road and rail sources.

Development proposals located within 200m of a main road would be expected to have a minor negative impact on local residents' exposure to air and/ or noise pollution. Development proposals located over 200m from a main road would be expected to have a negligible impact on local residents' exposure to noise and vibration pollution.

Development proposals located within 200m of a railway line would be expected to have a minor negative impact on local residents' exposure to noise pollution and vibrations. Development proposals located over 200m from a railway line would be expected to have a negligible impact on local residents' exposure to noise pollution and vibrations.

²⁸ Institute of Air Quality Management (2017) Land-Use Planning & Development Control: Planning for Air Quality. Paragraph 5.8.

²⁹ Design Manual for Roads and Bridges, Volume 11: Environmental Assessment, Section 3: Environmental Assessment Techniques, Part 1: Air Quality, Annex D2: Road Type. Available at: <http://www.standardsforhighways.co.uk/ha/standards/dmr/vol11/section3/ha20707.pdf> [Date Accessed: 16/04/19]

2.11 SA Objective 2 – Climate Change Mitigation and Adaptation

Box 2.2: SA Objective 2. Climate Change Mitigation and Adaptation – Assessment Methodologies and Assumptions

2. Climate Change Mitigation and Adaptation: Continue to reduce carbon emissions, adapting to and mitigating against the effects of climate change.

Carbon Emissions

Development proposals which would be likely to increase greenhouse gas (GHG) emissions in the local area would make it more difficult for the GNLP to reduce the Plan area's contribution towards the causes of climate change.

The increase in GHG emissions caused by new residents is associated with impacts of the construction phase, the occupation and operation of homes and businesses, oil, gas and coal consumption and increases in local road transport with associated emissions. This impact is considered to be permanent and non-reversible.

The total CO₂ emissions estimate for each district in 2017 was³⁰:

- Broadland – 707,500 tonnes
- Norwich – 527,200 tonnes
- South Norfolk – 838,600 tonnes

The carbon footprint per person per year for each district was³¹:

- Broadland – 5.5 tonnes
- Norwich – 3.8 tonnes
- South Norfolk – 6.2 tonnes

Development proposals which could potentially increase the Plan area's carbon emissions by 1% or more in comparison to the 2017 estimate would be expected to have a major negative impact for this objective. Development proposals which may be likely to increase the Plan area's carbon emissions by 0.1% or more in comparison to the 2017 estimate would be expected to have a minor negative impact for this objective. For the purpose of this report, this threshold has been deduced from available guidance³².

As carbon emissions have been calculated per person per dwelling, development proposals for employment or non-residential end use have not been included in this assessment.

Development proposals which would result in a less than 0.1% increase in carbon emissions in comparison to the 2017 estimate, or are proposed for

³⁰ DBEIS (2019) UK local authority and regional carbon dioxide emissions national statistics: 2005-2017. Available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>
[Date Accessed: 06/09/19]

³¹ Ibid

³² DTA Publications (2017) The Habitats Regulations Assessment Journal: Air Pollution.

Box 2.2: SA Objective 2. Climate Change Mitigation and Adaptation – Assessment Methodologies and Assumptions

other end uses, would be expected to have a negligible impact on carbon emissions across the Plan area.

Fluvial Flooding

The level of fluvial flood risk present across the Plan area is based on the Environment Agency's flood risk data³³, such that:

- Flood Zone 3: 1% - 3.3+% chance of flooding each year;
- Flood Zone 2: 0.1% - 1% chance of flooding each year; and
- Flood Zone 1: Less than 0.1% chance of flooding each year.

It is assumed that development proposals will be in perpetuity and it is therefore likely that development will be subject to the impacts of flooding at some point in the future, should it be situated on land at risk of fluvial flooding.

Where development proposals coincide with Flood Zone 2, a minor negative impact would be expected. Where development proposals coincide with Flood Zone 3 (either Flood Zone 3a or 3b), a major negative impact would be expected. Where development proposals are located within Flood Zone 1, a minor positive impact would be expected for climate change adaptation.

Pluvial Flooding

Areas determined to be at high risk of pluvial flooding have more than a 3.3% chance of flooding each year, medium risk between 1% and 3.3%, and low-risk between 0.1% and 1% chance.

Development proposals located in areas at low and medium risk of surface water flooding would be expected to have a minor negative impact on pluvial flooding. Development proposals located within areas at high risk of surface water flooding would be expected to have a major negative impact on pluvial flooding.

Where development proposals are not located in areas determined to be at risk of pluvial flooding, a negligible impact would be expected for climate change adaptation.

It is assumed that development proposals will be in perpetuity and it is therefore likely that development would be subject to the impacts of flooding at some point in the future, should it be situated on land at risk of surface water flooding.

³³ Environment Agency (2013) Flood Map for Planning Risk. Available at: <http://apps.environment-agency.gov.uk/wivby/cv/151263.aspx>
[Date Accessed: 29/05/19]

2.12

SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

Box 2.3: SA Objective 3. Biodiversity, Geodiversity and Green Infrastructure – Assessment Methodologies and Assumptions

3. Biodiversity, Geodiversity and Green Infrastructure:
Protect and enhance the area's biodiversity and geodiversity assets and expand the provision of green infrastructure.

The biodiversity objective considers adverse impacts of the proposed development at a landscape-scale. It focuses on an assessment of proposed development on a network of designated and undesignated sites, wildlife corridors and individual habitats within the Plan area. These ecological receptors include the following:

Designated Sites:

- Natura 2000 sites; (Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites.
- Sites of Special Scientific Interest (SSSI).
- National Nature Reserves (NNR).
- Local Nature Reserves (LNR).
- County Wildlife Sites (CWS).

Habitats and Species:

- Ancient woodland.
- Priority habitats.

The area within which development has the potential to have a direct/ indirect adverse impact on the integrity of a European site (SAC, SPA and Ramsar sites) is referred to as the buffer zone. For the purposes of this report, a 5km buffer zone has been deemed appropriate to consider pressures and threats on European sites as a result of the development proposed. Research suggests that this is the 'zone' in which public access/ disturbance threats and pressures are likely to be exacerbated at European sites as a result of development. It is noted that the Habitats Regulations Assessment (HRA) may utilise a range of buffer zones for European sites, which would provide greater detail into these potential impacts at differing scales.

Where a development proposal is coincident with, adjacent to or located in close proximity of an ecological receptor, it is assumed that negative effects associated with development will arise to some extent. These negative effects include those that occur during the construction phase and are associated with the construction process and construction vehicles (e.g. habitat loss, habitat fragmentation, habitat degradation, noise, air, water and light pollution) and those that are associated with the operation/occupation phases of development (e.g. public access associated disturbances, increases in local congestion resulting in a reduction in air quality, changes in noise levels, visual disturbance, light pollution, impacts on water levels and quality etc.).

Box 2.3: SA Objective 3. Biodiversity, Geodiversity and Green Infrastructure – Assessment Methodologies and Assumptions

Negative impacts would be expected where the following ecological designations may be harmed or lost as a result of proposals: SPAs, SACs, Ramsar sites, SSSIs, ancient woodlands, NNRs, LNRs and CWSs as well as priority habitats³⁴ protected under the 2006 NERC Act³⁵. The assessment is largely based on a consideration of the proximity of a site to these ecological receptors.

For the purposes of this assessment, impacts on priority habitats have been considered in the context of Natural England's publicly available Priority Habitat Inventory database³⁶. It is acknowledged this may not reflect current local site conditions in all instances.

It is assumed that construction and occupation of previously undeveloped greenfield land would result in a net reduction in vegetation cover in the Plan area. Development proposals which would be likely to result in the loss of greenfield land are therefore expected to contribute towards a cumulative loss in vegetation cover. This would also be expected to lead to greater levels of fragmentation and isolation for the wider ecological network, such as due to the loss of stepping stones and corridors. This will restrict the ability of ecological receptors to adapt to the effects of climate change. The loss of greenfield land is considered under the Natural Resources objective (SA Objective 14) in this assessment.

It should be noted that no detailed ecological surveys have been completed by Lepus to inform the assessments made in this report.

Protected species survey information is not available for the sites within the Plan area. It is acknowledged that data is available from the local biological records centre. However, it is noted that this data may be under recorded in certain areas. This under recording does not imply species absence. As a consequence, consideration of this data on a site-by-site basis within this assessment would have the potential to skew results – favouring well recorded areas of the Plan area. As such impacts on protected species have not been assessed on a site-by-site basis.

It is anticipated that the GNDP will require detailed ecological surveys and assessments to accompany future planning applications. Such surveys will

³⁴ Source Natural England Priority Habitat Inventory April 2012

³⁵ Natural Environment and Rural Communities Act 2006. Available at: <http://www.legislation.gov.uk/ukpga/2006/16/contents> [Date Accessed; 11/04/19]

³⁶ Natural England (2019) Priority Habitat Inventory (England). Available at: <https://data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcde/priority-habitat-inventory-england> [Date Accessed: 16/04/19]

Box 2.3: SA Objective 3. Biodiversity, Geodiversity and Green Infrastructure – Assessment Methodologies and Assumptions

determine on a site by site basis the presence of Priority Species and Priority Habitats protected under the NERC Act²².

It is assumed that the loss of biodiversity assets, such as ancient woodland or an area of priority habitat, are permanent and irreversible effects.

It is assumed that mature trees and hedgerows will be retained where possible.

Natural England has developed Impact Risk Zones (IRZs) for each SSSI unit in the country. IRZs are a Geographical Information System (GIS) tool which allow a rapid initial assessment of the potential risks posed by development proposals to: SSSIs, SACs, SPAs and Ramsar sites. They define zones around each site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts³⁷. Where a development proposal falls within more than one SSSI IRZ the worst-case risk zone is reported upon in the assessment. The IRZ attribute data draws a distinction between rural and non-rural development. For the purposes of this assessment non-rural developments are considered to be those that are located within an existing built-up area. Development proposals at greenfield locations at the edge of a settlement or those that are more rural in nature have been considered to be rural. In this instance a worst-case approach has been taken in respect to the allocation of an IRZ classification. It should be noted that IRZ classifications are regularly updated by Natural England, and although were correct at the time of writing, may have since been amended.

Where development proposals coincide with a Natura 2000 site, a SSSI, NNR, LNR, CWS or ancient woodland, or are adjacent to a Natura 2000 site, SSSI or NNR, it is assumed that development would have a permanent and irreversible impact on these nationally important biodiversity assets, and a major negative impact would be expected.

Where development proposals coincide with priority habitats, are adjacent to an ancient woodland, LNR or CWS, are located within a SSSI IRZ which states to “consult Natural England” or are located in close proximity to a Natura 2000 site, SSSI, NNR, LNR or stand of ancient woodland, it is assumed that development would have an impact on these biodiversity assets, and a minor negative impact would be expected.

Where a development proposal would not be anticipated to impact a biodiversity asset, a negligible impact would be expected for this objective.

³⁷ Natural England (2017) Natural England's Impact Risk Zones for Sites of Special Scientific Interest, 12 February 2019. Available at: <https://data.gov.uk/dataset/5ae2af0c-1363-4d40-9d1a-e5a1381449f8/sssi-impact-risk-zones> [Date Accessed: 04/04/19]

2.13 SA Objective 4 – Landscape

Box 2.4: SA Objective 4. Landscape – Assessment Methodologies and Assumptions

4. Landscape:
Promote efficient use of land, while respecting the variety of landscape types in the area.

Impacts on landscape will be largely determined by the specific layout and design of development proposals, as well as the site-specific landscape circumstances. Detailed proposals for each development are uncertain at this stage of the assessment. Furthermore, this assessment comprises a desk-based exercise which has not been verified in the field. Therefore, the nature of the potential impacts on the landscape are, to an extent, uncertain. However, there is a risk of negative effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative impact where a development proposal is located in close proximity to sensitive landscape receptors. The level of impact has been assessed based on the nature and value of, and proximity to, the landscape receptor in question.

Where a development proposal would not be anticipated to impact a local or designated landscape, a negligible impact would be expected for this objective.

The Norfolk Coast and Suffolk Coast and Heaths AONBs

The South Coast and Heaths AONB is located approximately 3km south east of the Greater Norwich boundary. Parts of the Norfolk Coast AONB are located approximately 8km to the north and east of Greater Norwich. It is not anticipated that the proposed development at any of the development proposals would impact either of these AONBs and as such, they have not been considered further in this report.

Discordant with LCA:

Baseline data on Landscape Character Areas (LCAs) within the Plan area are derived from the Broadland Character Assessment Supplementary Planning Document (SPD)³⁸ and South Norfolk Landscape Character Assessment³⁹. Key characteristics of each LCA have informed the appraisal of each development proposal against the landscape objective. Given that the detailed nature of the landscape in relation to each development proposal is unknown, the assessment of impact is based on the overall landscape character guidelines and key characteristics. Development proposals which are considered to be potentially discordant with the guidelines and characteristics provided in the published landscape character assessment would be expected to have a minor negative impact on the landscape objective. Development proposals located within areas

³⁸ Broadland District Council (2013) Landscape Character Assessment Supplementary Planning Document (SPD). Available at: https://www.broadland.gov.uk/downloads/download/167/landscape_character_assessment_supplementary_planning_document_spd [Date Accessed: 24/05/19]

³⁹ Land Use Consultants (2001) South Norfolk Landscape Assessment. Available at: <https://www.south-norfolk.gov.uk/residents/planning/planning-policy/landscape-character-assessments> [Date Accessed: 24/05/19]

Box 2.4: SA Objective 4. Landscape – Assessment Methodologies and Assumptions

classified as ‘urban’ within the Landscape Character Assessment, and therefore comprise built-up areas, have been excluded from this assessment.

National/ Country Park:

Development proposals which coincide with The Broads National Park have the potential to result in irreversible adverse impacts and therefore would be expected to have a major negative impact on the landscape objective.

Development proposals which are located adjacent or in close proximity to a National or Country Park, and therefore could potentially adversely affect views from National or Country Parks, would be expected to have a minor negative impact on the landscape objective.

Views:

Development proposals which may alter views of a predominantly rural or countryside landscape experienced by users of the Public Rights of Way (ProW) network and/ or local residents would be expected to have minor negative impacts on the landscape objective.

In order to consider potential visual effects of development it has been assumed that the proposals would, broadly, reflect the character of nearby development of the same type.

Potential views from residential properties are identified through reference to aerial mapping and the use of Google Maps⁴⁰.

It is anticipated that the GNDP will require developers to undertake Landscape and Visual Impact Assessments (LVIAs) to accompany any future proposals, where relevant. The LVIAs should seek to provide greater detail in relation to the landscape character of the development proposals and its surroundings, the views available towards the development, the character of those views and the sensitivity and value of the relevant landscape and visual receptors.

Urbanisation of the Countryside/ Coalescence:

Development proposals which are considered to increase the risk of future development spreading further into the wider landscape would be expected to have a minor negative impact on the landscape objective.

Development proposals which are considered to reduce the separation between existing settlements and increase the risk of the coalescence of settlements would be expected to have a potential minor negative impact on the landscape objective.

⁴⁰ Google Maps (no date) Available at: <https://www.google.co.uk/maps> [Date Accessed: 08/04/19]

2.14 SA Objective 5 – Housing

Box 2.5: SA Objective 5. Housing – Assessment Methodologies and Assumptions

5. Housing:
Ensure that everyone has good quality housing of the right size and tenure to meet their needs.

The GNDP have prepared evidence documents in relation to the housing needs in Greater Norwich over the Plan period. Options are assessed for the extent to which they will help to meet the diverse needs of current and future residents of the Plan area.

It should be noted that the assessment has taken into account the Plan as a whole, and therefore where housing figures are quoted within Appendix C these may include existing commitments which would be expected to be delivered irrespective of the GNLP.

Where development proposals have unspecified housing numbers, these have been assumed to be in compliance with professional estimates of typical gross densities for each local planning authority, provided in the GNLP Housing and Economic Land Availability Assessment (HELAA)⁴¹. These are as follows: 25 dwellings per hectare (dph) for Broadland, 40dph for Norwich City, and 25dph for South Norfolk. Where this calculation has been carried out by Lepus, this is indicated with an asterisk (*) in Appendix B.

Development proposals which would result in an increase of 99 dwellings or less would be likely to have a minor positive impact on the local housing provision. Development proposals which would result in an increase of 100 dwellings or more would be likely to have a major positive impact on the local housing provision.

Unless otherwise stated, it is assumed development options will provide a good mix of housing type and tenure opportunities.

Development proposals which would be expected to result in a net loss of housing across the Plan area would be expected to have an adverse impact on GNDP's ability to meet the required housing demand.

Development proposals which would result in the loss of nine dwellings or less would be likely to have a minor negative impact on local housing provision. Development proposals which would result in the loss of ten dwellings or more would be likely to have a major negative impact on the local housing provision.

Development proposals which would result in no net change in dwellings would be expected to have a negligible impact on the local housing provision.

⁴¹ Greater Norwich Development Partnership (2017) Greater Norwich Local Plan: Housing and Economic Land Availability Assessment (HELAA)

2.15 SA Objective 6 – Population and Communities

Box 2.6: SA Objective 6. – Population and Communities Assessment Methodologies and Assumptions

6. Population and Communities:
Maintain and improve the quality of life of residents.

Local Services:

In accordance with Barton *et al.*'s sustainable distances⁴², proposed development which is located within 600m of a local service, such as a post office or a convenience store, would be expected to provide site end users with access to essential services. Development proposals located within this target distance would be expected to have a minor positive impact on this objective. Development proposals located outside this target distance would be expected to have a minor negative impact on this objective.

Local Landscape Designations:

The local landscape designations dataset has been provided by the GNDP. This includes areas such as playing fields, allotments and other community spaces which would be expected to help improve the quality of life for local residents.

Development proposals which would situate site end users within 600m of a local landscape designation would be likely to have a minor positive impact on this objective.

2.16 SA Objective 7 – Deprivation

Box 2.7: SA Objective 7. – Deprivation Assessment Methodologies and Assumptions

7. Deprivation:
To reduce deprivation.

The purpose of this objective is to help redress deprivation issues across the Plan area. None of the site proposals assessed in this report will be expected to redress these issues. At this stage, it is assumed that development proposals at all of the reasonable alternative sites would have a negligible impact for this objective.

⁴²Barton, H., Grant. M. & Guise. R. (2010) Shaping Neighbourhoods: For local health and global sustainability.

2.17 SA Objective 8 – Health

Box 2.8: SA Objective 8. Health – Assessment Methodologies and Assumptions

8. Health: To promote access to health facilities and promote healthy lifestyles.

Green Network:

Development proposals have been assessed in terms of their access to the local ProW networks and public greenspace. In line with Barton *et al.*⁴³, a sustainable distance of 600m has been used for the assessments.

Development proposals that are located within 600m of a ProW/ cycle path or a public greenspace would be expected to have a minor positive impact on residents' access to a diverse range of natural habitats. Development proposals located over 600m from a ProW/ cycle path or a public greenspace could potentially have a minor negative impact on residents' access to natural habitats, and therefore have an adverse impact on the physical and mental health of local residents.

Air Quality:

It is assumed that development proposals located in close proximity to main roads would expose site end users to transport associated noise and air pollution. In line with the DMRB guidance, it is assumed that receptors would be most vulnerable to these impacts located within 200m of a main road⁴⁴. Negative impacts on the long-term health of residents would be anticipated where residents would be exposed to air pollution.

Development proposals located within 200m of a main road would be expected to have a minor negative impact on local residents' exposure to air pollution. Development proposals located over 200m from a main road would be expected to have a minor positive impact on local residents' exposure to air pollution.

Air Quality Management Areas (AQMAs) are considered to be an area where the national air quality objective will not be met.

Development proposals which would locate site end users within 200m of an AQMA would be expected to have a moderate negative impact on human health. Development proposals which would locate site end users over 200m from an AQMA would be expected to have a minor positive impact on human health.

⁴³ Barton, H., Grant. M. & Guise. R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

⁴⁴ Design Manual for Roads and Bridges, Volume 11: Environmental Assessment, Section 3: Environmental Assessment Techniques, Part 1: Air Quality, Annex D2: Road Type. Available at: <http://www.standardsforhighways.co.uk/ha/standards/dmr/vol11/section3/ha20707.pdf> [Date Accessed: 16/04/19]

Box 2.8: SA Objective 8. Health – Assessment Methodologies and Assumptions

Health Facilities:

In order to facilitate healthy and active lifestyles for existing and new residents, it is expected that the GNLP should seek to ensure that residents have access to NHS hospitals, GP surgeries, leisure centres and a diverse range of accessible natural habitats and the surrounding ProW network. Sustainable distances to each of these necessary services are derived from Barton *et al.*⁴⁵.

Adverse impacts are anticipated where the proposed development would not be expected to facilitate active and healthy lifestyles for current or future residents.

For the purposes of this assessment, accessibility to a hospital has been taken as proximity to an NHS hospital with an A&E service. Distances of development proposals to other NHS facilities (e.g. community hospitals and treatment centres) or private hospitals has not been taken into consideration in this assessment. The two NHS hospitals with an A&E department in close proximity Greater Norwich are Norfolk and Norwich University Hospital and James Paget University Hospital.

Development proposals located within 5km of one of these hospitals would be expected to have a minor positive impact on site end users' access to emergency health services. Development proposals located over 5km from one of these hospitals would be likely to have a minor negative impact on site end users' access to emergency health care.

There are numerous GP surgeries located across the Plan area. Development proposals located within 800m of a GP surgery would be expected to have a minor positive impact on site end users' access to this essential health service. Development proposal located over 800m from a GP surgery would be likely to have a minor negative impact on site end users' access to essential health care.

Access to leisure centres can provide local residents with opportunities to facilitate healthy lifestyles through exercise. Development proposals located within 1.5km of a leisure centre would be expected to have a minor positive impact on site end users' access to these facilities. Development proposal located over 1.5km from a leisure centre would be likely to have a minor negative impact on site end users' access to these facilities.

⁴⁵ Barton, H., Grant. M. & Guise. R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

Box 2.8: SA Objective 8. Health – Assessment Methodologies and Assumptions

Overall

Development proposals which would locate site end users in close proximity to one of the listed NHS hospitals, a GP surgery and a leisure centre would be expected to have a major positive impact for this objective.

Development proposals which would locate site end users away from the listed NHS hospitals, a GP surgery and a leisure centre would be expected to have a major negative impact for this objective.

2.18 SA Objective 9 – Crime

Box 2.9: SA Objective 9. Crime – Assessment Methodologies and Assumptions

9. Crime: To reduce crime and the fear of crime.

The purpose of this objective is to help reduce crime rates in the local area. It is not possible to assess the impacts of residential site proposals on local crime prevention or crime rates. At this stage, it is assumed that development proposals at all of the reasonable alternative sites would have a negligible impact for this objective.

2.19 SA Objective 10 – Education

Box 2.10: SA Objective 10. Education – Assessment Methodologies and Assumptions

10. Education: To improve skills and education.

It is assumed that new residents in the Plan area require access to primary and secondary education services to help facilitate good levels of education, skills and qualifications of residents.

In line with Barton *et al.*'s sustainable distances⁴⁶, for the purpose of this assessment, 800m is assumed to be the target distance for travelling to a primary school and 1.5km to secondary schools. All schools identified are publicly accessible state schools.

It is recognised that not all schools within Greater Norwich are accessible to all pupils. For instance, independent and academically selective schools may not be accessible to all. Local primary schools may only be Infant or Junior schools and therefore not provide education for all children of primary school age. Some secondary schools may only be for girls or boys and therefore would not provide education for all. This has been considered within the assessment.

At this stage, there is not sufficient information available to be able to accurately predict the effect of new development on the capacity of local schools, or to incorporate local education attainment rates into the assessment.

Development proposals which would locate site end users within the target distances of a primary school or secondary school would be expected to have a minor positive impact for this objective.

Development proposals which would locate site end users outside of the target distances of a primary or secondary school would be expected to have a minor negative impact for this objective.

Development proposals which would locate new residents within the target distance to both a primary and secondary school would be expected to have a major positive impact on the education objective.

Development proposals which would locate new residents outside of the target distance to both a primary and secondary school would be likely to have a major negative impact on the education objective.

Development proposals for employment or non-residential use have not been assessed for their proximity to educational establishments. Sites proposed for non-residential uses would have a negligible impact for this objective.

⁴⁶ Barton, H., Grant. M. & Guise. R. (2010) *Shaping Neighbourhoods: For local health and global sustainability*, January 2010.

2.20 SA Objective 11 – Economy

Box 2.11: SA Objective 11. Economy – Assessment Methodologies and Assumptions

11. Economy:
Encourage economic development covering a range of sectors and skill levels to improve employment opportunities for residents and maintain and enhance town centres.

Employment Opportunities:

It is assumed that, in line with Barton *et al.*'s sustainable distances⁴⁷, new residents should be situated within 5km of key employment areas to ensure they have access to a range of employment opportunities capable of meeting their needs. Key employment areas are defined as locations which would provide a range of employment opportunities from a variety of employment sectors, including retail parks, industrial estates and major local employers. No further study has been undertaken to identify all employment areas.

Development proposals which would locate site end users within the target distances of a key employment area would be expected to have a minor positive impact for this objective. Development proposals which would locate site end users outside the target distances to a key employment area would be expected to have a minor negative impact for this objective.

Employment Floorspace:

An assessment of current land use at all sites has been made through reference to aerial mapping and the use of Google Maps⁴⁸.

Development proposals which would result in a net increase in employment floorspace would be expected to have a major positive impact on the local economy. Development proposals which would result in a net decrease in employment floorspace would be expected to have a major negative impact on the local economy.

Development proposals for employment floorspace that currently comprise employment floorspace would be likely to have an overall negligible impact on the economy objective.

⁴⁷ Barton, H., Grant. M. & Guise. R. (2010) *Shaping Neighbourhoods: For local health and global sustainability*, January 2010

⁴⁸ Google Maps (no date) Available at: <https://www.google.co.uk/maps> [Date Accessed: 08/04/19]

2.21 SA Objective 12 – Transport and Access to Services

Box 2.12: SA Objective 12. Transport and Access to Services – Assessment Methodologies and Assumptions

12. Transport and Access to Services:
Reduce the need to travel and promote the use of sustainable transport modes.

Public Transport:

In line with Barton *et al.*'s sustainable distances, site end users should be situated within 2km of a railway station and 400m of a bus stop offering a frequent service. Bus service frequency and destination information was obtained from Google Maps^{49,50}.

In order for a positive impact to be anticipated with regard to access to public transport, consideration has been given to the proportion of a development proposal within the target distance of these key transport services. To be sustainable, the bus stop should provide users with hourly services. Where a physical barrier prevents access to one of these services, this has been noted within the assessment text.

Development proposals located within the target distance to a railway station or bus stop would be expected to have a minor positive impact on local transport and accessibility. Development proposals located outside of the target distance to a railway station or a bus stop would be expected to have a minor negative impact on transport and accessibility.

Pedestrian Access:

Development proposals have been assessed in terms of their access to the surrounding footpath network. In order for a positive impact to be anticipated with regard to pedestrian access, consideration has been given to safe access to and from the development e.g. footpath. Safe access is determined to be that which is suitable for wheelchair users and pushchairs.

Development proposals which would be expected to provide site end users with adequate access to the surrounding footpath network would be expected to have a minor positive impact on pedestrian access. Development proposals which would not be anticipated to provide adequate access would be expected to result in a minor negative impact on pedestrian access.

Road Access:

Development proposals have been assessed in terms of their access to the surrounding road network. Development proposals which would be likely to provide site end users with adequate access to the surrounding road network would be expected to have a minor positive impact on road access.

⁴⁹ Google Maps (no date) Available at: <https://www.google.co.uk/maps> [Date Accessed: 08/04/19]

⁵⁰ Live departure boards available from Google Maps have been used to assess the frequency of services at bus stops within the Plan area. These are obtained from local bus timetables.

Box 2.12: SA Objective 12. Transport and Access to Services – Assessment Methodologies and Assumptions

Development proposals which would not be anticipated to provide adequate access would be expected to have a minor negative impact on road access.

Overall:

Development proposals which would locate site end users in close proximity to all the above receptors would be expected to have a major positive impact for this objective.

Development proposals which would locate site end users away from all the above receptors would be expected to have a major negative impact for this objective.

2.22 SA Objective 13 – Historic Environment

Box 2.13: SA Objective 13. Historic Environment – Assessment Methodologies and Assumptions

13. Historic Environment: Conserve and enhance the historic environment, heritage assets and their setting, other local examples of cultural heritage, preserving the character and diversity of the area's historic built environment.

Impacts on heritage assets will be largely determined by the specific layout and design of development proposals, as well as the nature and significance of the heritage asset. There is a risk of adverse effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative impact where a site is in close proximity to heritage assets.

Adverse impacts are recorded for options which have the potential to have an adverse impact on sensitive heritage designations, including Listed Buildings, Scheduled Monuments (SM), Registered Parks and Gardens (RPG), and Conservation Areas.

It is assumed that where a designated heritage asset coincides with a site proposal, the heritage asset will not be lost as a result of development (unless otherwise specified by the GNDP). Adverse impacts on heritage assets are predominantly associated with impacts on the existing setting of the asset and the character of the local area, as well as adverse impacts on views of, or from, the asset.

Setting:

Development which could potentially be discordant with the local character or setting, for example; due to design, layout, scale or type, would be expected to adversely impact the setting of nearby heritage assets that are important components of the local area. Views of, or from, the heritage asset are considered as part of the assessment of potential impacts on the setting of the asset.

Box 2.13: SA Objective 13. Historic Environment – Assessment Methodologies and Assumptions

Designated Features:

Where a Grade I, Grade II* or Grade II Listed Building, a Scheduled Monument or a Registered Park and Garden coincides with a site proposal, it is assumed that the setting of these features will be permanently altered and a major negative impact would be expected. Where a site lies adjacent to a Grade I Listed Building it is assumed that the proposal would also permanently alter the setting to the asset and a major negative impact on the Historic Environment would be expected.

Where the development proposal lies adjacent to, or in close proximity to, a Grade II* or Grade II Listed Building, a Scheduled Monument, or a Registered Park or Garden, or where the development lies in close proximity to a Grade I Listed Building, an adverse impact on the setting of the asset would be likely, to some extent, and a minor negative impact would therefore be expected. Potential impacts on Conservation Areas and their setting are recorded as minor negative impacts.

Where development proposals are not located in close proximity to any heritage asset, or the nature of development is determined not to affect the setting or character of the nearby heritage asset, a negligible impact would be expected for this objective.

Heritage assets identified on Historic England's Heritage at Risk Register may be identified as being at risk for a number of reasons, for example, due to dilapidation of the building fabric or other sources of risk such as coastal erosion, cultivation or scrub encroachment⁵¹. Where Heritage at Risk assets could potentially be impacted by the proposed development, this has been stated.

It is anticipated that the GNDP will require a Heritage Statement to be prepared to accompany future planning applications, where appropriate. The Heritage Statement should describe the significance of any heritage assets affected by the proposals, including any contribution made by their settings.

It is assumed that desk-based assessments will be required on a site-by-site basis for planning proposals which could potentially impact archaeological features. At this stage of the Plan preparation process there is no data available to indicate areas of archaeological potential within Greater Norwich, and as such no assessment has been carried out with regard to archaeology at present.

⁵¹ Historic England Heritage at Risk Register. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register> [Date Accessed: 12/04/19]

2.23 SA Objective 14 – Natural Resources, Waste and Contaminated Land

Box 2.14: SA Objective 14. Natural Resources, Waste and Contaminated Land – Assessment Methodologies and Assumptions

14. Natural Resources, Waste and Contaminated Land: Minimise waste generation, promote recycling and avoid the sterilisation of mineral resources. Remediate contaminated land and minimise the use of the best and most versatile agricultural land.

Previously Developed Land:

In accordance with the core planning principles of the NPPF⁵², development on previously developed land will be recognised as an efficient use of land. Development of previously undeveloped land and greenfield sites is not considered to be an efficient use of land.

Development of an existing brownfield site would be expected to contribute positively to safeguarding greenfield land in Greater Norwich and have a minor positive impact on this objective.

Development proposals situated on previously undeveloped land would be expected to pose a threat to soil within the site perimeter due to excavation, soil compaction, erosion and an increased risk of soil pollution and contamination during construction.

In addition, development proposals which would result in the loss of greenfield land would be expected to contribute towards a cumulative loss of ecological habitat. This would be expected to lead to greater levels of habitat fragmentation and isolation for the local ecological network restricting the ability of ecological receptors to adapt to the effects of climate change. The loss of greenfield land has therefore been considered to have an adverse effect under this objective.

For the purpose of this report, a 20ha threshold has been used based on available guidance⁵³.

Development proposals which would result in the loss of less than 20ha of greenfield land would be expected to have a minor negative impact on this objective. Development proposals which would result in the loss of 20ha or more of greenfield land would be expected to have a major negative impact on this objective.

Agricultural Land Classification:

The Agricultural Land Classification (ALC) system classifies land into five categories according to versatility and suitability for growing crops. The top

⁵² Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 16/04/19]

⁵³ Natural England (2009) Agricultural Land Classification: protecting the best and most versatile agricultural land. Available at: <http://publications.naturalengland.org.uk/publication/35012> [Date Accessed: 07/06/19]

Box 2.14: SA Objective 14. Natural Resources, Waste and Contaminated Land – Assessment Methodologies and Assumptions

three grades, Grades 1, 2 and 3a, are referred to as the Best and Most Versatile (BMV) land⁵⁴.

Adverse impacts are expected for options which would result in a net loss of agriculturally valuable soils. Development proposals which are situated on Grade 1, 2 or 3 ALC land, and would therefore risk the loss of some of the Plan areas BMV land, would be expected to have a minor negative impact for this objective.

Development proposals which are situated on Grade 4 and 5 ALC land, or land classified as 'urban' or 'non-agricultural' and would therefore help prevent the loss of the Plan areas BMV land, would be expected to have a minor positive impact for this objective.

Waste:

For the purpose of this assessment, it is assumed that new residents in Greater Norwich will have an annual waste production of 409.5kg per person, in line with the England average⁵⁵.

Between 2017 and 2018, the total household waste collected by each local authority was⁵⁶:

- Broadland – 48,699 tonnes
- Norwich – 45,301 tonnes
- South Norfolk – 51,898 tonnes

A minor negative impact would be expected for development proposals which would be likely to increase waste generation by between 0.1% and 0.99% in comparison to 2018 levels. A major negative impact would be expected for development proposals which would be likely to increase waste generation by 1% or more in comparison to 2018 levels.

As waste generation has been calculated per person per household, development proposals for employment or non-residential end use have not been included in this assessment.

⁵⁴ MAFF, October 1988. Available at Natural England.

<http://publications.naturalengland.org.uk/publication/6257050620264448?category=5954148537204736> [Date Accessed: 08/04/19]

⁵⁵ Department for Environment Food and rural Affairs (2017) Statistics on waste managed by local authorities in England in 2017/18. Available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/763191/LACW_mgt_annual_Stats_Notice_Dec_2018.pdf [Date Accessed: 10/09/19]

⁵⁶ Department for Environment and Rural Affairs (2018) Local authority collected waste generation from April 2000 to March 2018 (England and regions) and local authority data April 2017 to March 2018. Available at: <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables> [Date Accessed: 10/09/19]

2.24 SA Objective 15 – Water

Box 2.15: SA Objective 15. Water – Assessment Methodologies and Assumptions

15. Water:
Maintain and enhance water quality and ensure the most efficient use of water.

Groundwater:

The vulnerability of groundwater to pollution is determined by the physical, chemical and biological properties of the soil and rocks, which control the ease with which an unprotected hazard can affect groundwater. Groundwater Source Protection Zones (SPZs) indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. As such, any development proposal that is located within a groundwater SPZ could potentially have an adverse impact on groundwater quality.

Development proposals located within the total catchment (Zone III), outer zone (Zone II) or inner zone (Zone I) of an SPZ would be likely to have a minor negative impact on groundwater quality.

Watercourses:

Construction activities in or near watercourses have the potential to cause pollution, impact upon the bed and banks of watercourses and impact on the quality of the water⁵⁷.

An approximate 10m buffer zone from a watercourse should be used in which no works, clearance, storage or run-off should be permitted⁵⁸. In this assessment, a 200m buffer zone was deemed appropriate.

Development proposals located within 200m of a watercourse would be expected to have a minor negative impact on local water quality.

Water Consumption:

It is assumed that development proposals will be in accordance with the national mandatory water efficiency standard of 125 litres per person per day, as set out in the Building Regulations 2010⁵⁹.

It is assumed that all housing proposals in the GNLP will be subject to appropriate approvals and licensing for sustainable water supply from the Environment Agency.

⁵⁷ World Health Organisation (1996) Water Quality Monitoring - A Practical Guide to the Design and Implementation of Freshwater Quality Studies and Monitoring Programmes: Chapter 2 – Water Quality. Available at:

https://www.who.int/water_sanitation_health/resourcesquality/wqmchap2.pdf [Date Accessed: 29/05/19]

⁵⁸ <https://www.daera-ni.gov.uk/articles/advice-and-information-planning-approval-land-which-nature-conservation-value>

⁵⁹ The Building Regulations 2010. Available at: <http://www.legislation.gov.uk/uk/si/2010/2214/contents/made> [Date Accessed: 29/05/19]

3 Site Assessments

3.1 Background

3.1.1 **Appendix B** provides an appraisal of each reasonable alternative site considered by the GNDP. Each appraisal includes an SA impact matrix which provides an indication of the nature and magnitude of impacts pre-mitigation. Assessment narratives follow the impact matrices for each site, within which the findings of the appraisal and the rationale for the recorded impacts are described.

3.1.2 The GNDP have identified 287 reasonable alternatives sites, for residential, employment or mixed uses. A cluster analysis of these sites has been undertaken. Sites within each cluster are generally expected to have similar effects against the SA Objectives. Additional commentary has been prepared within each assessment where there is a receptor which influences a specific site.

3.1.3 The 287 sites assessed within this section and their associated cluster group are set out in **Table 3.1**.

Table 3.1: Site references and relevant assessment cluster

Site Ref.	Site Name
Acle	
ACL3	Former Station Yard, Acle
GNLPO378	Land north of Norwich Road
GNLPO384	Land at Acle. South Walsham Road
GNLPO49	Land north of Charles Close
GNLPO2139	South Walsham Road
Aylsham (Blicking, Burgh & Tuttington and Oulton)	
AYL4	South of Banningham Road, Aylsham
GNLPO287	Land north of Marriotts Way
GNLPO311	Land to the south of Burgh Road
GNLPO336	Land next to River Bure, North East Aylsham
GNLPO595	The south side of Burgh Road
GNLPO596	Land at Norwich Road
GNLPO2060	West of Aylsham Bypass
Blofield	
GNLPO082	Land to the south of Lingwood Road
GNLPO252	Land at Yarmouth Road
GNLPO508	Land to the north of Yarmouth Road
GNLPO2024	Manor Park, Old Yarmouth Road
GNLPO2085	Yarmouth Rd/A47
GNLPO2149	North of Yarmouth Road

GNL2161	Norwich Camping & Leisure
Blofield Heath	
GNL288	Land to the west of Woodbastwick Road
GNL1048	Land to the east of Woodbastwick Road
Brundall and Postwick-with-Witton	
GNL254	Land at Yarmouth Road
GNL295	Land west of Maurecourt Drive
GNL325	Yarmouth Road, Postwick
GNL352	Land North of Brecklands Road
GNL375	Land north of Postwick Lane/west of Holmesdale Road
GNL436	Land north of Links Avenue
GNL3029	Broadland Gate
Bunwell	
BUN2	Land north of The Turnpike, Bunwell
Buxton with Lamas and Brampton	
BUX1	East of Lion Road, Buxton
GNL297	Land to east of Aylsham Road
Cawston, Brandiston and Swannington	
GNL126-A	Land off Fred Tuddenham Drive and Paul Engelhard Way (South site)
GNL126-B	Land off Fred Tuddenham Drive and Paul Engelhard Way (East site)
GNL293	East of Gayford Road fronting on to Aylsham Road
Colney	
GNL253	Colney Hall, Watton Road
Coltishall, Horstead with Stanninghall and Belaugh	
COL2	Land east of Station Road, Coltishall
GNL265	Land south of Jordans Scrapyard, Coltishall
GNL388	Land at St Johns Close, Coltishall
GNL2019	South of rail line, Coltishall
GNL2072	East of High Street, Coltishall
Costessey	
BAW2	Bawburgh
COS3	Longwater, Costessey
GNL238	Land north of Farmland Road
GNL266	Costessey Landfill Site and adjoining land
GNL284R	South of Town House Road
GNL581	Land off Bawburgh Lane and New Road
GNL593	Roundwell Works
GNL2043	North of New Road, east of A47
GNLPSL2008	Adjacent to waste transfer site
Cringleford (including employment at Keswick Land)	
GNL307	Land south of Newfound Farm, Colney Lane
GNL327	Land adjacent Newmarket Road
GNL461	Land off Gurney Lane
Diss (including part of Roydon)	
DIS1	Land north of Vinces Road, Diss
DIS2	Land south of Park Road, Diss
DIS3	Land north of Stanley Road, Diss
DIS8	Station Road/Nelson Road, Diss
DIS9	North of Diss Business Park, Diss
GNL102	Frontier Agriculture Ltd, Sandy Lane
GNL119	156 Shelfanger Road, Roydon
GNL185	Land to the south of Prince William Way

GNLPO250	Land at Heywood Road
GNLPO291	Land North of Shelfanger Road, Roydon
GNLPO341	Land between Shelfanger Road and Mount Street
GNLPO342	Land east of Shelfanger Road
GNLPO362	Land at Sturgeons Farm, Farm Close
GNLPO599	Land off Walcot Road, Walcot Green
GNLPI044	Land North of Frenze Hall Lane and West of Walcot Green
GNLPI045	Land West of Nelson Road and East of Station Road
Drayton	
GNLPO270	Land between Taverham Road and Costessey Lane
GNLPO271	Land south of Drayton High Road
GNLPO301	Land east of Drayton Lane and north of Hall Lane
GNLPO465	Land off Norwich Northern Distributor Road. Felthorpe
Easton and Honingham	
GNLPO411	Land at Fellowes Road, Honingham
GNLPO415R-A	Honingham Thorpe A
GNLPO415R-B	Honingham Thorpe B
GNLPO415R-C	Honingham Thorpe C
GNLPO415R-D	Honingham Thorpe D
GNLPO415R-G	Honingham Thorpe G
GNL2176	North of Dereham Road
Foulsham and Themelthorpe	
GNLPO275	Site of T H Blyth and Sons Builders Yard and Land to West of Claypit Road
GNLPO605	Land west of Foundry Close
Freethorpe, Halvergate and Wickhampton	
FRE1	North of Palmer's Lane, Freethorpe
GNL2033	Rear of 75 The Green
GNL2034	South of Bowlers Close
Frettenham	
GNLPO492	Land south of Harbord Road, Frettenham
Gillingham, Geldeston and Stockton	
GIL1	Land south of The Street, Gillingham
Great and Little Plumstead	
GNLPO328	Land East of Salhouse Road
GNLPO330	Land west of Salhouse Road
GNLPO420R	Land at Hare Road
GNLPO441R	Land at Middle Road
GNLPO483	Land east of Salhouse Road. Little Plumstead
GNL3007	East of Salhouse Road, south of Belt Road
GNL3014	Home Farm, Water Lane
GNLPSL3006	Octagon Business Park
Hainford and Stratton Strawless	
GNLPO069	Land off Stratton Road
GNLPO393	Land at Hainford
GNL3046	Chapel Road/Harvest Close
Hellesdon	
GNL2173	Rear of Heath Crescent
HEL1	Hospital Grounds, Hellesdon
Hethel Strategic Employment Area	
HETHEL2	South and west of Lotus, Hethel
Hethersett	
GNLPO135	Wood Hall, Norwich Road

GNLPO177-A	Land north and north east of Hethersett
GNLPO394	Land at New Road, Hethersett
GNLPO480	Land east of New Road. Hethersett
GNLPO481	Land east of New Road. Hethersett.
HET2	Hethersett
Hingham	
GNLPO298	Land opposite Hingham Sports Centre, Watton Road
GNLPO310	Land south of Norwich Road, north of Seamere Road
GNLPO335	Land off Watton Road
GNLPO395	Attleborough Road
GNLPO501	Land west of Springfield Way
GNLPO502	Land west of Springfield Way. Hingham
GNLPO503	Land west of Springfield Way and west of Dereham Road
GNLPO520	Land to the south of Norwich Road
GNLPO544R	Swan Field, Hardingham Road
HIN2	Land north of Norwich Road, Hingham
Horsford, Felthorpe and Haveringland	
GNLPO153	Pronto Joinery, Dog Lane (land east of Howe Way)
GNLPO251	Land at 33 St Helena Way
GNLPO264	Land at Dog Lane
GNLPO332R	East of Reepham Road
GNLPO334R	West of Reepham Road
GNLPO422	Land at Lodge Farm
GNLPO423	Land off Mill Lane
GNLPO2160	Green Lane
Horsham and Newton St. Faith	
GNLPO085	Poor Piece 80, Newton Street
GNLPO125	Land East of A140, Horsham St. Faith
GNLPO246	Land at Manor Road, Newton St Faith
GNLPO1054	Land off Manor Road
GNLPO2141	Manor Road & Cromer Road
GNLPSL2007	Adjacent to Abbey Farm Commercial Park
HNF1	Land east of Manor Road, Horsham and Newton St Faith
HNF2	North of Norwich Airport, Horsham and Newton St Faith
HNF3	Abbey Farm, Horsham and Newton St Faith
Lenwade (Gt Witchingham)	
GNLPO548	Council Field, Heath Lane, Lenwade
GNLPO586	Land north of Council Field, Heath Lane (west of Hall Walk)
GNLPO608	Bridge Farm Field, St Faiths Close
GNLPO2184	South of Hall Road
Lingwood and Burlingham, Beighton and Strumpshaw	
GNLPO277	The Huntsman Public House, 41 Norwich Road
GNLPO296	Land East of Buckenham Lane and west of Buckenham Road
GNLPO379	North of Post Office Road. Lingwood
GNLPO380	West of Blofield Road. Lingwood
GNLPO2071	Rear of 33 Norwich Road
GNLPSL0006	Rear of 33 Norwich Road
Loddon and Chedgrave	
GNLPO312	Land off Beccles Road
GNLPO313	Land to east of the High Street
GNLPO372	Land off High Bungay Road
GNLPO463	Land off Langley Road

GNLPO541	Hardley Road
GNLPO2032	South of Beccles Road
LOD3	Loddon Industrial Estate
Long Stratton (including part of Tharston)	
GNLPO201	Land next to Tharston Industrial Estate, Chequers Lane
GNLPO509	Land at St Mary's Road
GNLPO3033	South of Swan Lane
Marsham	
GNLPO229	Land north, east, west and south of Marsham (four sites)
GNLPO2143	South of Le Neve Road
GNLPO3035	Fengate Farm
Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton	
BRA1	Land east of Norwich Road, Bracon Ash
SWA1	Land east of Main Road, Swardeston
Newton Flotman and Swainsthorpe	
NEW1	Land off Alan Avenue, Newton Flotman
Norwich	
GNLPO068	Land Adjacent River Wensum, east of Duke Street
GNLPO133-B	UEA, University Drive West (Earlham Hall)
GNLPO133-C	UEA, Cow Drive North (Blackdale Building)
GNLPO133-D	UEA, Land south of Suffolk Walk
GNLPO133-E	UEA, Land at Strawberry Field
GNLPO282	Constitution Motors Ltd, 141-143 Constitution Hill
GNLPO360	May Gurney and Deal Ground Site
GNLPO377	Land east of King Street (King Street Stores and Sports Hall Site)
GNLPO381	Norwich Airport Park and Ride
GNLPO401	Land Adjacent River Wensum (former EEB site) Duke Street
GNLPO409R	Whitefriars/Barrack St
GNLPO451	Sentinel House. 37-45 Surrey Street
GNLPO506	Anglia Square
GNLPO570	Former Church, Heartsease Lane
GNLPO2062	Prospect House, Rouen Road
GNLPO2114	Muspole Street
GNLPO2137	Land at Riverside
GNLPO2159	Ber St/Mariners Lane
GNLPO2163	Colegate Car Park
GNLPO2164	West of Eastgate House
GNLPO3050	Sainsbury Homebase Site, Hall Road Retail Park
GNLPO3053	Land at Carrow Works
GNLPO3054	St Mary's Works and St Mary's House
Poringland, Farmingham Earl and Farmingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)	
GNLPO131	Land East of French Church Farm, Caistor Lane
GNLPO169	Land off Shotesham Road
GNLPO223	Land north of Heath Loke and west of The Street
GNLPO280	Cherry Trees, Bungay Road
GNLPO316	Land off Bungay Road
GNLPO321	Land immediately adjacent to Octagon Farm and adjacent fields
GNLPO391-A	East of Hall Road
GNLPO391-B	Burgate Lane
GNLPO485	Land north of Caistor Lane
GNLPO491	Land south of Caistor Lane

GNLPO494	Land south of Poringland Road
GNLPO589-A	Land North and South of Pigot Lane (north site)
GNLPO589-B	Land North and South of Pigot Lane (south site)
GNLPI032	Land Adjacent to and to the north of Octagon Farm
GNLPI047	pine Lodge School of Classical Equitation, Pine Loke
GNLIP2093	South of Caistor Lane
GNLIP2094	North of Stoke Road
GNLIP2111	South of Long Lane
GNLIP2124R	Model Farm, The Ridings
GNLIP2153	South of Burgate Lane
POR3	Ex-MOD site, Pine Loke, Poringland
Rackheath	
GNLPO172	Land to the west of Green Lane West, Rackheath
GNLPO351	Heathwood Gospel Hall. Rackheath
GNLPO478	Land east of Green Lane West
GNLIP2037	North-east of Green West Lane
Redenhall with Harleston (including part of Needham)	
GNLPO056	Land at Bell Meadow, Low Road
GNLPO057	Land at Sancroft Way
GNLPO156	Site opposite Village Hall, High Road
GNLPO209	Land south of Rushall Road
GNLPO385	Church Road
GNLPO464	Land off Mill Road. Thorpe Abbotts
GNLIP2036	East of Low Road
GNLIP2065	North of High Road and Harmans Lane
GNLIP2088	West of Shotford Road/South of Needham Road
GNLIP2098	North of Green Lane
GNLIP2099	South of Redenhall Road
GNLIP2108	South of Spirketts Lane
GNLIP2115	North of Needham Road
GNLIP2121	High Road
GNLIP2136	Briar Farm, Mendham Lane
HAR4	Land off Pemberton Road, Willow Walk and Lime Close, Harleston
HAR5	Land east of Station Hill, Harleston
HAR7	South of Spirketts Lane, Harleston
Reedham	
GNLPI001	Land to East of Station Road
GNLIP3003	Mill Road
Reepham	
GNLPO096	Land off the Wood Dalling Road, Reepham (adjacent to Collers Way)
GNLPO180	Land north of Whitwell Street
GNLPO183	Land east of Whitwell Road
GNLPO353	Land north and south of B1145 Dereham Road. Reepham
GNLPO543-A	Wood Dalling Rd, Reepham
GNLPO543-B	Wood Dalling Rd, Reepham
GNLIP2075	Between Reepham Road, Cawston Road
REP1	Land north and south of Broomhill Lane, Reepham
Salhouse	
GNLPO161	Land to the west of Bell Lane and to the north of Hall Drive
GNLPO163	Land to the north of Norwich Road (east site)
GNLPO175	Site off Bell Lane
GNLPO188	Site adjoining Norwich Road

GNLPO189	Site off Lower Street
Scole	
SCO1	Land east of Norwich Road, Scole
South Walsham and Upton with Fishley	
GNLPO382	Land north of Chamery Lane
Spixworth	
GNLPO467	Land off North Walsham Road. Spixworth (Croswick)
Sprowston	
GNLPO132	White Land, White House Farm, off Blue Boar Lane/Salhouse Road
GNLPO383	Sprowston Park and Ride
GNLPO3024	White House Farm, Wroxham Road
Tasburgh	
TAS1	Land north of Church Road adjoining Henry Preston Road, Tasburgh
Taverham and Ringland	
GNLPO159	Land adjacent to Beech Avenue Business Park, Ringland Road
GNLPO337	Land between Fir Covert Road and Reepham Road
GNLPO457	Land off Beech Avenue
GNLPO2051	151 Taverham Road
GNLPO2106	South of Taverham Road
Thorpe St. Andrew	
GNLPO442	Racecourse Plantations. Thorpe St Andrew
GNLPO540	Oasis Sport & Leisure, 4 Pound Lane
GNLPO2170	Oasis Sport Club Thorpe St Andrew
GNLPO2171	Langley North, east of Harvey Lane
Wicklewood	
WIC1	Hackford Road, Wicklewood
Wroxham	
GNLPO041	Wroxham Football Club, Trafford Park, 35 Skinners Lane
GNLPO2131	East of Salhouse Road
GNLPO2135	South of Wherry Gardens
Wymondham	
GNLPO006	Land to the north of Tuttle Lane East
GNLPO032	Land off Silfield Road
GNLPO354	Land at Johnson's Farm
GNLPO355	Land at Rightup Lane
GNLPO507	Land at Browick Road
GNLPO515	Land at south Wymondham. North of A11 and west of Park Lane
GNLPO525R	North Wymondham
GNLPO1055	East of Hethel, Stanfield Hall Estate
GNLPO2150	North east of Carpenters Barn
GNLPO2155	West of Carpenter Close
GNLPO2168	Park Farm, Silfield
GNLPO3013	North of Tuttle Lane
Non-residential, Key Service Centres	
GNLPO2069	East of Brundall Memorial Hall
GNLPO3049	Land North of Yarmouth Road
GNLPO3051	Land at junction Loddon Road/Bungay Road
GNLPO3052	Whitlingham Country Park
Non-residential, North East Sector	
GNLPO157	Land to the north of Salhouse Road
GNLPO383	Sprowston Park and Ride
GNLPO2107	Octagon Business Park
Non-residential, North North West Sector	

GNLPO466R	North of NNDR
GNLPI021	Rear of Heath Crescent, Prince Andrews Road
Non-residential, Other Main Towns and Long Stratton	
GNLPO272	Tharston Industrial Estate
Non-residential, South West Sector	
GNLPO116	Land North and South of Stanfield Road
GNLPO245	Land off Station Lane
GNLPO285	Land north of Carpenters Barn
GNLPO331R-B	south of NRP extension
GNLPO331R-C	South of NRP extension
GNLPI023-A	Little Melton Business Park - Site A (land to west)
GNLPI2074	Norfolk Showground
GNLPI2109	South of Hethel Industrial Estate
Non-residential, Village Clusters	
GNLPI0071R	Land at Seething Airfield
GNLPI2076	Adjacent 10 Buxton Road
GNLPI2182	Adjacent Ashwellthorpe Industrial Estate

3.2 Overview of site assessments pre-mitigation

3.2.1 The impact matrices for all reasonable alternative site assessments pre-mitigation are presented in **Table 3.2**. These impacts should be read in conjunction with the assessment text narratives in **Appendix B**, as well as the topic specific methodologies and assumptions presented in **Boxes 2.1 to 2.15**.

Table 3.2: Impact matrix of all of the sites assessed in this report.

Site Ref.	1 Air Quality & Noise	2 Climate Change Mitigation &	3 Biodiversity, Geodiversity & GI	4 Landscape	5 Housing	6 Population & Communities	7 Deprivation	8 Health	9 Crime	10 Education	11 Economy	12 Transport & Access to Services	13 Historic Environment	14 Natural Resources, Waste &	15 Water
Acle															
ACL3	-	+	-	0	0	-	0	--	0	0	++	-	0	+	0
GNLP0378	--	--	-	-	++	-	0	-	0	-	+	-	0	-	0
GNLP0384	--	+	-	-	++	-	0	-	0	-	+	-	-	-	0
GNLP1049	--	+	-	-	++	-	0	-	0	-	+	-	-	-	0
GNLP2139	--	--	-	-	++	-	0	--	0	-	+	-	-	--	0
Aylsham (Blicking, Burgh & Tuttington and Oulton)															
AYL4	-	+	0	-	0	-	0	--	0	0	++	-	0	-	-
GNLP0287	--	--	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLP0311	--	--	-	-	++	-	0	-	0	-	+	-	-	-	0
GNLP0336	--	--	0	-	++	-	0	--	0	-	++	-	-	--	-
GNLP0595	--	-	-	-	+	-	0	-	0	-	+	-	-	-	0
GNLP0596	--	-	-	-	++	-	0	-	0	++	+	-	-	-	0
GNLP2060	-	+	-	-	+	-	0	-	0	-	+	-	-	-	0
Blofield															
GNLP0082	--	-	-	-	++	+	0	--	0	--	-	-	-	-	-
GNLP0252	--	+	-	-	++	++	0	--	0	--	+	-	-	-	-
GNLP0508	-	+	-	0	+	-	0	--	0	--	--	-	0	+	-
GNLP2024	-	+	-	-	+	-	0	--	0	-	+	-	-	-	-
GNLP2085	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-
GNLP2149	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-
GNLP2161	-	+	-	-	+	++	0	-	0	-	-	-	-	-	-
Blofield Heath															
GNLP0288	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-
GNLP1048	--	+	-	-	++	+	0	--	0	-	+	-	0	-	-
Brundall and Postwick-with-Witton															
GNLP0254	--	-	-	-	++	++	0	--	0	--	+	-	-	-	-
GNLP0295	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLP0325	--	-	-	-	++	++	0	--	0	--	++	-	0	-	-

GNLP0352	--	--	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLP0375	--	--	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLP0436	--	--	-	-	++	-	0	-	0	-	+	-	-	-	-
GNLP3029	-	+	-	-	0	-	0	--	0	0	++	-	0	-	-
Bunwell															
BUN2	0	+	0	-	+	-	0	--	0	-	-	-	-	-	-
Buxton with Lamas and Brampton															
BUX1	-	+	-	-	+	++	0	--	0	-	-	-	0	-	0
GNLP0297	-	+	-	-	+	++	0	--	0	-	-	-	0	-	0
Cawston, Brandiston and Swannington															
GNLP0126-A	-	+	-	-	+	++	0	--	0	-	++	-	0	-	-
GNLP0126-B	-	+	-	-	+	++	0	--	0	-	++	-	0	-	-
GNLP0293	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
Colney															
GNLP0253	--	--	-	-	++	-	0	-	0	--	++	-	--	--	-
Coltishall, Horstead with Stanninghall and Belaugh															
COL2	-	-	-	-	+	++	0	-	0	-	+	-	-	-	0
GNLP0265	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLP0388	-	-	-	-	+	++	0	-	0	-	+	-	-	-	0
GNLP2019	-	+	-	-	+	-	0	-	0	-	+	-	0	-	0
GNLP2072	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
Costessey															
BAW2	--	--	--	-	0	-	0	-	0	0	++	-	-	-	-
COS3	--	-	-	0	0	+	0	-	0	0	++	-	0	-	-
GNLP0238	-	-	-	-	+	++	0	-	0	-	+	-	0	-	-
GNLP0266	--	--	-	-	++	-	0	-	0	--	++	-	-	--	0
GNLP0284R	--	+	-	-	++	-	0	-	0	++	+	-	-	-	-
GNLP0581	--	--	-	-	++	-	0	-	0	-	+	-	-	--	-
GNLP0593	-	+	-	-	+	++	0	-	0	-	+	-	-	+	-
GNLP2043	--	-	-	-	++	-	0	-	0	--	+	-	-	-	-
GNLPSL2008	-	--	-	0	0	+	0	-	0	0	+/-	-	0	-	0
Cringleford (including employment at Keswick Land)															
GNLP0307	--	--	-	-	++	-	0	-	0	--	++	-	-	--	-
GNLP0327	--	-	-	-	++	-	0	-	0	--	+	-	-	-	-
GNLP0461	-	-	-	-	+	-	0	-	0	++	+	-	0	-	-
Dis (including part of Roydon)															
DIS1	-	+	0	-	+	-	0	-	0	-	+	-	0	-	0
DIS2	-	--	0	-	+	++	0	-	0	-	+	-	-	-	-
DIS3	-	-	-	-	+	-	0	-	0	++	+	++	0	-	0
DIS8	-	--	0	-	0	-	0	-	0	0	++	++	0	-	0
DIS9	-	-	--	-	0	-	0	-	0	0	++	-	-	-	0
GNLP0102	-	-	0	0	+	-	0	-	0	-	--	-	0	+	0
GNLP0119	-	+	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLP0185	-	+	0	-	+	-	0	-	0	-	+	-	0	-	0
GNLP0250	-	+	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLP0291	-	+	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLP0341	-	--	0	-	+	++	0	-	0	-	+	-	-	-	-

GNLPO342	--	-	-	-	++	-	0	-	0	-	+	-	0	-	-
GNLPO362	--	--	-	-	++	-	0	--	0	-	+	-	0	-	-
GNLPO599	-	-	0	-	+	-	0	-	0	-	+	-	-	-	0
GNLPO1044	--	-	0	-	++	-	0	-	0	-	+	-	-	-	0
GNLPO1045	-	--	0	-	+	++	0	-	0	-	+	++	0	-	0
Drayton															
GNLPO270	-	--	--	-	+	++	0	-	0	--	+	-	0	-	-
GNLPO271	-	+	-	-	+	++	0	-	0	--	+	-	-	-	0
GNLPO301	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO465	-	+	-	-	0	-	0	--	0	0	++	-	-	-	-
Easton and Honingham															
GNLPO411	-	+	-	-	+	-	0	--	0	--	-	-	0	-	-
GNLPO415R-A	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO415R-B	--	-	-	-	0	-	0	--	0	0	++	-	-	-	-
GNLPO415R-C	--	+	-	-	0	-	0	--	0	0	++	-	-	--	-
GNLPO415R-D	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO415R-G	--	-	-	-	++	-	0	--	0	--	-	-	-	-	-
GNLPO2176	-	+	-	-	+	-	0	--	0	--	-	-	-	-	-
Foulsham and Themelthorpe															
GNLPO275	-	-	-	-	+	++	0	--	0	-	--	-	-	-	-
GNLPO605	-	+	-	-	+	++	0	--	0	-	-	-	-	-	-
Freethorpe, Halvergate and Wickhampton															
FRE1	-	+	-	-	+	++	0	--	0	-	-	-	-	-	0
GNLPO2033	-	+	-	-	+	++	0	--	0	-	-	--	-	-	0
GNLPO2034	-	+	-	-	+	-	0	--	0	-	-	--	0	-	0
Frettenham															
GNLPO492	-	-	-	-	+	-	0	--	0	-	+	-	0	-	0
Gillingham, Geldeston and Stockton															
GIL1	-	--	-	-	+	++	0	--	0	-	+	-	0	-	0
Great and Little Plumstead															
GNLPO328	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO330	--	+	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO420R	-	+	-	-	+	++	0	--	0	--	+	-	0	-	-
GNLPO441R	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLPO483	-	-	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO3007	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO3014	--	--	-	-	++	-	0	--	0	-	+	-	-	-	-
GNLPSL3006	0	+	-	-	+	-	0	--	0	--	+	-	-	-	-
Hainford and Stratton Strawless															
GNLPO069	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLPO393	-	-	-	-	+	-	0	--	0	-	+	-	-	-	-
GNLPO3046	0	-	-	-	+	-	0	--	0	-	+	-	0	-	-
Hellesdon															
GNLPO2173	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-
HEL1	--	--	-	-	++	-	0	--	0	++	+/-	-	0	-	-
Hethel Strategic Employment Area															
HETHEL2	--	-	-	-	0	-	0	--	0	0	++	-	-	--	-

Hethersett															
GNLP0135	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLP0177-A	--	--	-	-	++	-	0	-	0	--	++	-	-	--	-
GNLP0394	--	--	0	-	++	-	0	-	0	--	+	--	-	-	-
GNLP0480	-	--	0	-	+	-	0	-	0	-	++	-	0	-	-
GNLP0481	-	--	0	-	+	-	0	-	0	--	++	-	0	-	-
HET2	-	-	0	-	0	-	0	-	0	0	++	-	0	-	-
Hingham															
GNLP0298	--	+	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLP0310	--	+	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLP0335	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLP0395	--	-	-	-	++	++	0	--	0	-	+	-	-	-	-
GNLP0501	-	+	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLP0502	-	-	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLP0503	--	-	0	-	++	-	0	--	0	--	+	-	0	-	-
GNLP0520	--	-	-	-	++	+	0	-	0	--	+	-	-	-	-
GNLP0544R	-	+	-	-	+	-	0	-	0	-	+	-	0	-	-
HIN2	-	--	-	-	0	-	0	-	0	0	++	-	0	-	-
Horsford, Felthorpe and Haveringland															
GNLP0153	-	+	-	-	+	++	0	--	0	--	+/-	-	0	+	-
GNLP0251	-	-	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLP0264	-	--	-	-	+	++	0	--	0	--	--	-	0	+	-
GNLP0332R	--	-	-	-	++	-	0	--	0	--	+	-	0	--	-
GNLP0334R	--	-	-	-	++	-	0	-	0	--	+	-	0	-	-
GNLP0422	-	+	-	-	+	++	0	--	0	--	+	-	0	-	-
GNLP0423	-	+	-	-	+	-	0	-	0	-	+	-	0	-	0
GNLP2160	--	-	-	-	++	-	0	--	0	--	+	-	-	--	0
Horsham and Newton St. Faith															
GNLP0085	0	+	-	-	+	-	0	--	0	--	+	-	-	-	0
GNLP0125	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLP0246	-	+	-	-	+	-	0	--	0	-	+	-	0	-	0
GNLP1054	--	--	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLP2141	-	+	-	-	+	-	0	--	0	--	+	-	0	-	0
GNLPSL2007	-	+	-	-	0	++	0	-	0	0	++	-	-	-	-
HNF1	-	-	-	-	+	-	0	--	0	--	+	-	-	-	0
HNF2	--	--	-	-	0	-	0	--	0	0	++	-	-	--	-
HNF3	-	+	-	-	0	++	0	-	0	0	++	-	0	-	-
Lenwade (Gt Witchingham)															
GNLP0548	-	-	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLP0586	-	+	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLP0608	-	-	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLP2184	--	-	-	0	++	-	0	--	0	--	--	-	0	-	-
Lingwood and Burlingham, Beighton and Strumpshaw															
GNLP0277	-	-	-	-	+	++	0	--	0	--	-	++	-	+	0
GNLP0296	--	-	-	-	++	++	0	--	0	-	+	-	0	-	0
GNLP0379	-	-	-	-	+	-	0	--	0	-	+	-	-	-	0
GNLP0380	-	-	-	-	+	-	0	--	0	--	+	-	0	-	0

GNLP2071	-	+	-	-	+	++	0	--	0	--	-	-	-	-	0
GNLPSLO006	-	+	-	-	+	++	0	--	0	--	-	-	-	-	0
Loddon and Chedgrave															
GNLP0312	--	--	-	-	++	-	0	--	0	-	+	-	-	-	0
GNLP0313	-	+	-	-	+	++	0	-	0	++	+	-	-	-	-
GNLP0372	--	--	-	-	++	-	0	--	0	-	+	-	0	-	-
GNLP0463	-	-	-	-	+	++	0	--	0	--	+	-	-	-	0
GNLP0541	0	-	-	-	+	++	0	--	0	-	+	-	-	-	0
GNLP2032	-	--	-	-	+	++	0	--	0	-	+	-	-	-	-
LOD3	-	-	-	-	0	-	0	--	0	0	++	-	0	-	-
Long Stratton (including part of Tharston)															
GNLP0201	-	+	-	-	+	-	0	-	0	++	++	-	-	-	0
GNLP0509	--	+	0	-	+	-	0	-	0	-	+	-	0	-	0
GNLP3033	-	--	-	-	+	-	0	-	0	++	++	-	-	-	-
Marsham															
GNLP0229	--	--	-	-	++	-	0	--	0	-	+/-	-	--	--	-
GNLP2143	-	+	-	-	+	-	0	--	0	-	+	-	--	-	0
GNLP3035	-	-	-	-	+	-	0	--	0	-	+	-	-	+	-
Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton															
BRA1	-	-	-	-	+	-	0	--	0	--	+	-	-	-	-
SWA1	-	--	-	-	+	-	0	--	0	--	+	-	-	-	-
Newton Flotman and Swainsthorpe															
NEW1	-	+	-	-	+	-	0	-	0	-	-	-	0	-	-
Norwich															
GNLP0068	-	--	-	-	+	++	0	-	0	-	+	++	-	+	-
GNLP0133-B	-	+	-	0	0	++	0	-	0	0	++	-	--	-	-
GNLP0133-C	0	-	-	0	0	++	0	-	0	0	+	-	0	+	-
GNLP0133-D	-	-	-	-	0	++	0	-	0	0	+/-	-	-	-	-
GNLP0133-E	-	--	-	-	0	++	0	-	0	0	++	-	-	-	-
GNLP0282	-	+	-	0	+	++	0	-	0	++	--	-	0	+	-
GNLP0360	--	--	-	-	++	-	0	-	0	--	++	-	--	--	-
GNLP0377	-	-	-	-	+	++	0	-	0	++	+	++	-	+	-
GNLP0381	-	-	-	0	0	++	0	--	0	0	+/-	-	0	+	-
GNLP0401	--	--	-	-	++	++	0	-	0	++	++	++	-	-	-
GNLP0409R	-	--	-	-	+	++	0	-	0	++	++	++	--	+	-
GNLP0451	-	-	-	0	+	++	0	-	0	++	+/-	++	-	+	-
GNLP0506	--	--	-	0	++	++	0	-	0	++	+/-	++	-	-	-
GNLP0570	-	+	-	0	+	++	0	--	0	++	+	-	0	-	-
GNLP2062	-	+	-	0	+	++	0	-	0	++	+/-	++	--	+	-
GNLP2114	-	+	-	0	+	++	0	-	0	++	--	++	-	+	-
GNLP2137	--	--	-	-	++	++	0	-	0	++	+	++	-	-	-
GNLP2159	--	+	-	0	++	++	0	-	0	++	--	++	-	+	-
GNLP2163	-	--	-	-	+	++	0	-	0	++	+	++	-	+	-
GNLP2164	-	+	-	0	+	++	0	-	0	++	+	++	-	+	-
GNLP3050	-	--	0	0	+	++	0	-	0	++	--	-	0	+	-
GNLP3053	--	--	-	-	++	-	0	-	0	-	--	++	--	--	-
GNLP3054	--	-	-	-	++	-	0	-	0	++	+/-	++	--	-	-

Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)															
GNLP0131	-	--	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP0169	--	--	0	-	++	-	0	--	0	--	++	-	-	-	-
GNLP0223	--	-	0	-	++	-	0	-	0	-	+	-	0	-	-
GNLP0280	-	+	0	-	+	+	0	--	0	--	+	-	-	-	-
GNLP0316	--	--	0	-	++	+	0	--	0	-	+	-	-	-	-
GNLP0321	-	--	0	-	+	-	0	--	0	-	++	-	-	-	-
GNLP0391-A	-	-	-	-	+	-	0	--	0	-	+	-	-	-	-
GNLP0391-B	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLP0485	--	--	-	-	++	-	0	--	0	-	+	-	-	--	-
GNLP0491	--	-	0	-	++	-	0	-	0	-	+	-	0	-	-
GNLP0494	-	--	0	-	+	-	0	--	0	-	+	-	0	-	-
GNLP0589-A	--	--	-	-	++	++	0	-	0	-	+	-	0	-	-
GNLP0589-B	--	+	-	-	++	++	0	-	0	-	+	-	0	-	-
GNLP1032	--	--	0	-	++	-	0	--	0	-	++	-	-	-	-
GNLP1047	-	+	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLP2093	--	+	0	-	++	-	0	-	0	-	+	-	0	-	-
GNLP2094	--	+	0	-	++	++	0	-	0	-	+	-	0	-	-
GNLP2111	-	+	0	-	+	-	0	--	0	--	+	-	-	-	-
GNLP2124R	-	+	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLP2153	--	+	-	-	++	-	0	--	0	--	+	-	0	-	-
POR3	-	+	0	-	0	-	0	-	0	0	++	-	0	-	-
Rackheath															
GNLP0172	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLP0351	-	+	-	-	+	-	0	--	0	-	+	-	0	+	-
GNLP0478	--	-	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLP2037	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
Redenhall with Harleston (including part of Needham)															
GNLP0056	-	+	-	-	+	-	0	--	0	--	+	-	-	-	0
GNLP0057	-	+	0	-	+	-	0	--	0	--	+	-	-	-	0
GNLP0156	-	+	0	-	+	-	0	--	0	--	+	-	-	-	0
GNLP0209	-	-	0	-	+	++	0	-	0	-	+	-	-	-	0
GNLP0385	-	+	0	-	+	-	0	--	0	--	+	-	-	-	0
GNLP0464	0	+	0	-	+	-	0	--	0	--	-	-	-	-	0
GNLP2036	-	--	-	-	+	-	0	--	0	--	+	-	-	-	0
GNLP2065	-	--	0	-	+	-	0	--	0	-	+	-	-	-	0
GNLP2088	--	--	0	-	++	-	0	--	0	-	+	-	-	-	-
GNLP2098	-	--	0	-	+	-	0	--	0	++	+	-	0	-	0
GNLP2099	--	--	0	-	++	-	0	-	0	++	+	-	0	-	-
GNLP2108	--	-	0	-	++	-	0	--	0	-	+	-	-	-	-
GNLP2115	--	-	0	-	++	-	0	--	0	-	+	-	-	-	0
GNLP2121	--	--	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLP2136	--	--	0	-	++	-	0	--	0	++	++	-	0	--	0
HAR4	-	-	0	-	+	-	0	-	0	-	+	-	0	-	0
HAR5	-	+	0	-	0	++	0	-	0	0	++	-	-	-	-
HAR7	-	--	0	-	0	-	0	--	0	0	++	-	0	-	0
Reepham															

GNLP0096	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP0180	-	+	-	-	+	++	0	-	0	++	+	-	-	-	-
GNLP0183	-	+	-	-	+	-	0	--	0	++	+	-	-	-	-
GNLP0353	--	--	-	-	++	-	0	-	0	++	+	-	-	-	-
GNLP0543-A	-	--	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLP0543-B	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP2075	--	--	-	-	++	-	0	--	0	--	+	-	-	-	-
REP1	--	+	-	-	++	-	0	-	0	++	+	-	-	-	-
Salhouse															
GNLP0161	--	--	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLP0163	--	-	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLP0175	-	-	-	-	+	-	0	--	0	-	+	-	-	-	0
GNLP0188	-	+	-	-	+	-	0	--	0	-	+	-	0	-	0
GNLP0189	--	-	-	-	++	-	0	--	0	--	+	-	-	-	0
Scale															
SCO1	-	+	0	-	+	-	0	--	0	-	+	-	0	-	-
South Walsham and Upton with Fishley															
GNLP0382	-	+	-	-	+	-	0	--	0	--	+	-	-	-	0
Spixworth															
GNLP0467	--	+	-	-	++	++	0	--	0	--	+	-	0	-	0
Sprowston															
GNLP0132	--	+	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLP0383	--	-	-	-	++	++	0	-	0	--	+/-	-	0	+	-
GNLP3024	-	-	-	-	0	-	0	--	0	0	0	-	0	-	-
Tasburgh															
TAS1	-	+	-	-	+	-	0	--	0	-	+	-	-	-	0
Taverham and Ringland															
GNLP0159	--	-	-	-	++	-	0	--	0	-	--	-	0	-	-
GNLP0337	--	--	-	-	++	-	0	--	0	--	+	-	0	--	-
GNLP0457	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP2051	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP2106	-	-	-	-	+	++	0	--	0	--	+	-	0	-	-
Thorpe St. Andrew															
GNLP0442	--	-	-	-	++	-	0	--	0	-	--	-	-	--	-
GNLP0540	-	-	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP2170	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLP2171	-	+	--	-	+	-	0	--	0	--	+	++	-	-	-
Wicklewood															
WIC1	0	+	-	-	+	-	0	--	0	-	+	-	-	-	-
Wroxham															
GNLP0041	-	+	-	-	+	++	0	--	0	--	+	-	-	+	-
GNLP211	--	+	-	-	++	++	0	--	0	--	+	-	-	-	-
GNLP2135	--	+	-	-	++	-	0	--	0	--	+	-	0	-	-
Wymondham															
GNLP0006	--	-	-	-	++	-	0	-	0	-	++	-	0	--	-
GNLP0032	--	+	0	-	++	-	0	-	0	--	+	-	0	-	-
GNLP0354	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-

GNLP0355	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLP0507	--	--	-	-	++	-	0	-	0	-	++	-	-	--	-
GNLP0515	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLP0525R	--	--	-	-	++	-	0	--	0	--	++	-	-	--	-
GNLP1055	--	--	--	-	++	+	0	--	0	+	++	-	-	--	-
GNLP2150	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLP2155	-	--	-	-	+	-	0	--	0	--	+	--	0	-	-
GNLP2168	--	--	-	-	++	+	0	--	0	+	+	-	-	--	-
GNLP3013	-	+	-	-	+	++	0	-	0	++	+	-	0	-	-
Non-residential, Key Service Centres															
GNLP2069	-	+	-	-	0	++	0	-	0	0	++	++	0	-	-
GNLP3049	-	--	-	-	0	++	0	--	0	0	++	-	-	-	-
GNLP3051	-	+	-	-	0	-	0	--	0	0	++	-	-	-	-
GNLP3052	--	--	-	-	0	-	0	--	0	0	++	-	--	--	-
Non-residential, North East Sector															
GNLP0157	--	--	-	--	0	-	0	--	0	0	++	-	-	--	-
GNLP0383	-	-	-	-	0	++	0	-	0	++	+/-	-	0	+	-
GNLP2107	-	+	-	-	0	-	0	--	0	0	++	-	-	-	-
Non-residential, North North West Sector															
GNLP0466R	--	--	-	-	0	-	0	--	0	0	++	-	-	--	-
GNLP1021	-	+	-	-	0	++	0	--	0	0	0	-	0	-	-
Non-residential, Other Main Towns and Long Stratton															
GNLP0272	-	+	-	-	0	-	0	-	0	0	++	-	-	-	0
Non-residential, South West Sector															
GNLP0116	-	--	0	-	0	-	0	--	0	0	++	-	-	-	-
GNLP0245	-	--	-	-	0	-	0	-	0	0	++	-	0	-	-
GNLP0285	--	-	0	-	0	-	0	--	0	0	++	-	-	-	-
GNLP0331R-B	-	+	-	-	0	-	0	-	0	0	++	-	0	-	-
GNLP0331R-C	-	-	-	-	0	-	0	-	0	0	++	-	0	-	-
GNLP1023-A	-	+	0	-	0	-	0	-	0	0	++	-	0	-	-
GNLP2074	--	-	-	-	0	-	0	-	0	0	++	-	-	--	-
GNLP2109	0	+	-	-	0	-	0	--	0	0	++	-	-	-	0
Non-residential, Village Clusters															
GNLP0071R	-	--	0	0	0	-	0	--	0	0	+/-	-	0	+	0
GNLP2076	0	+	-	-	0	-	0	--	0	0	++	-	0	+	0
GNLP2182	-	-	-	-	0	-	0	--	0	0	++	-	-	-	0

3.3 Potential Mitigating Impacts of Local Plan Policies

3.3.1 The Regulation 18 Draft Plan proposes eleven policies, some of which are anticipated to help ensure that potential adverse impacts on sustainability identified as a result of the development proposed within the Plan, are avoided.

3.3.2 **Table 3.3** below lists the potential adverse impacts that could potentially arise following development at the 287 reasonable alternative sites. The table then goes on to list which, if any, of the eleven policies would be likely to help avoid these adverse impacts. If the policies would be unlikely to mitigate, or unlikely to fully mitigate, these adverse impacts, recommendations have been provided. These recommendations should be integrated in the Plan throughout the plan-making process to help mitigate adverse impacts identified through the SA process.

Table 3.3: Identified adverse impacts and potential mitigating influence of Local Plan policies

Identified adverse impacts and potential mitigating influence of Local Plan policies
1. Air Quality and Noise
Impacts:
Exposure to air pollution.
<ul style="list-style-type: none">• Policies 2 and 4 would help to ensure that the proposed development minimises pollution and protects air quality. Policy 4 aims to support the promotion of sustainable transport through the Transport for Norwich Strategy, which would be expected to help reduce local air pollution by reducing personal car use. Policy 2 could potentially reduce local air pollution through the promotion of electric vehicle infrastructure, and the requirement for major developments to submit a Sustainability Statement.• These policies would not be expected to fully mitigate air pollution, especially associated with large scale development (over 100 residential units⁶⁰ or non-residential developments considered to be major sized category development).
Recommendations:
<ul style="list-style-type: none">• The Regulation 18 Draft Plan Policies could provide a greater focus on mitigating adverse impacts from air, noise, light and vibration pollution on both human and ecological receptors. This could include reference to protecting air quality within Central Norwich AQMA, and along major transport routes.• Proposed improvements to the green infrastructure network, including the Yare Valley Green Infrastructure Corridor, provides the opportunity to naturally filter pollutants from the air. This will improve the quality of the environment in Greater Norwich. It is recommended that

⁶⁰ Institute of Air Quality Management (2017). Land-Use Planning & Development Control: Planning for Air Quality. Paragraph 5.8. Available at: <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf> [Accessed 27/06/2019]

this vision be embedded into the policies and that a strategy for its implementation be developed in more detail.

- In line with the NPPF, development should seek to, wherever possible, help to improve environmental conditions, such as air and water quality. This target should be incorporated into the development of policies.

2. Climate Change Mitigation and Adaptation

Impacts:

Contribution to greenhouse gas emissions.

- Policy 2 aims to meet national carbon reduction targets by facilitating a reduction in carbon emissions through the promotion of low carbon energy generation and sustainable building design. However, these policies would **not** be expected to fully mitigate this impact.
- Policies 2, 3, 4 and 6 outline the aim of development to contribute towards the multi-functional green infrastructure network, which would be expected to provide additional carbon storage capacity.
- Policy 4 aims to encourage the integration of sustainable transport options in the design of new development and therefore contribute towards a reduction in traffic related carbon emissions. However, this policy would **not** be expected to fully mitigate this impact and is unlikely to facilitate significant reductions in carbon emissions, in line with objectives set under the 2018 DEFRA Clean Growth Strategy (30% reduction in carbon emissions from road transport by 2032)⁶¹.

Risk of fluvial flooding.

- Policy 2 would be anticipated to reduce the risk of fluvial flooding that may arise as a result of development, through the requirement to carry out flood risk assessments, and incorporate sustainable drainage measures. However, this policy would **not** be expected to fully mitigate fluvial flooding at sites coinciding with high risk areas (Flood Zone 3).

Risk of surface water flooding.

- Policy 2 would be anticipated to mitigate the risk of surface water flooding that may arise as a result of development, through the requirement for development to incorporate sustainable drainage measures and contribute to the green infrastructure cover.

Recommendations:

- In line with the NPPF, any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.
- In line with the NPPF, policies should seek to prioritise renewable and low carbon energy sources, opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
- Proposed improvements to the green infrastructure network, including the Yare Valley Green Infrastructure Corridor, provides the opportunity to create water smart development

⁶¹ HM Government (2018). The Clean Growth Strategy – Leading the Way to a Low Carbon Future. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/700496/clean-growth-strategy-correction-april-2018.pdf [Accessed 27/06/2019].

addressing flooding and water supply challenges. It is recommended that this vision be embedded into the policies within the Local Plan and that a strategy for its implementation be developed in more detail.

- Policy 2 could be improved through inclusion of specific wording relating to development in Flood Zones and the management of surface water quantity and quality.

3. Biodiversity, Geodiversity and Green Infrastructure

Impacts:

Threats or pressures to European designated sites (SAC, SPA, Ramsar sites).

- Policy 3 would be expected to contribute towards mitigating the negative impacts associated with development, on internationally designated sites (The Broads SAC and Broadland SPA/Ramsar, and the River Wensum and Norfolk Valley Fens SACs). However, the extent to which these policies mitigate potential negative impacts will be fully realised upon completion of the Habitats Regulations Assessment (HRA). The HRA will inform policies relating specifically to these designated sites. Therefore, these policies would **not** be expected to fully mitigate this impact at this stage of the Plan preparation.

Threats or pressures to designated and non-designated biodiversity sites (SSSI, NNR, Ancient Woodland, LNR, CWS and Priority Habitats).

- Policy 2 would contribute towards green infrastructure network, and Policy 3 aims to conserve and enhance the natural environment, protected habitats/species, and result in a biodiversity net gain.
- It is **not** expected that these policies would fully mitigate negative impacts on designated and non-designated biodiversity sites, including from proposed development which is located adjacent to or coincides with these features. Whilst having a focus on European sites, the HRA will inform policies relating specifically to SSSIs.

Recommendations:

- It is recommended that the findings and recommendations of the HRA be incorporated into final policies.
- It is recommended that policies and site-specific masterplans seek to safeguard SSSIs within the Plan area. This will ensure compliance with the NPPF which states that development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The output of the HRA would help to shape policies.
- Proposed improvements to the green infrastructure network, including the Yare Valley Green Infrastructure Corridor provides the opportunity to strengthen the connectivity between designated and non-designated sites across Greater Norwich. This will improve the resilience of ecological networks to current and future pressures, notably urban development and climate change. It is recommended that this vision be embedded into the policies within the Local Plan and that a strategy for its implementation be developed in more detail. This will also ensure compliance with NPPF requirements in terms of enhancing ecological networks and achieving biodiversity net gain.

4. Landscape

Impacts:

Impacts on the setting of The Broads National Park.

- Policy 2 would be expected to help protect and enhance the landscape character, including the character and setting of The Broads. Policy 7.1 would be expected to reinforce Policy 2, ensuring development within Norwich city takes account of its setting adjacent to The Broads.

Impacts on the setting of Country Parks.

- Policy 7.1 seeks to enhance pedestrian and cycle links between Whitlingham Country Park and the city centre, which would be expected to help facilitate the sustainable utilisation of this landscape feature.
- Policy 2 would be expected to help protect and enhance the landscape character, and ensure development is well integrated into the surroundings, which would be likely to include Country Parks across the Plan area.

Threaten or result in the loss of rural and locally distinctive landscape character.

- Policies 2 and 3 would be expected to contribute towards mitigating negative impacts associated with development on Greater Norwich's locally distinctive landscape character and seek to conserve and enhance the special qualities of the built, historic and natural environment.
- However, due to the rural nature of much of Greater Norwich's landscape, including a large proportion of arable farmland, these policies are **not** expected to fully mitigate the potential impacts on landscape character associated with development across the Plan area.

Change in views from Public Rights of Way/views for local residents.

- Policies 2 and 3 would be expected to mitigate impacts on views experienced by users of the PRoW network and local residents, to some extent, through ensuring that development takes account of the setting and character of the local area. However, given the scale of development proposed, this policy would **not** be expected to fully mitigate this impact.

Increase risk of coalescence and/or urbanisation of the countryside.

- Policy 3 seeks to conserve and enhance the natural environment, by ensuring that new development is located and designed to enhance local character and sense of place, taking account of local design guidance. Policy 2 would be expected to help limit urbanisation of the countryside and coalescence by maintaining strategic gaps.
- This may help to reduce some of the negative impacts associated with transition of new development into the countryside. However, due to the rural context in which much of the new development is situated, aforementioned policies would **not** be expected to fully mitigate these impacts.

Recommendations:

- The proposed improvements to the green infrastructure network, including the Yare Valley Green Infrastructure Corridor, provide the opportunity to consider the character of existing recreational routes and this would assist in mitigating negative impacts on views experienced from users of the PRoW network as a consequence of development.

- It is noted that Policy 7.1 seeks to improve green linkages between the city centre and Whitlingham Country Park. The potential of creating green linkages to other Country Parks within the Plan area could be explored further through policy.
- Landscape and green infrastructure enhancement should be sought through policy development by providing more detail regarding the protection of existing green infrastructure assets and the quantity and types of green infrastructure expected to be provided by new developments. The GNDP could consider the use of a Green Infrastructure Standard, such as 'Building with Nature'⁶².
- Delivery of the green infrastructure and landscape policies should be strengthened by providing greater clarity regarding the funding mechanisms for the delivery, management and maintenance of green infrastructure associated with new development.
- Regulation 18 Draft Plan Policies could be strengthened to promote initiatives for landscape/green infrastructure enhancement, for example, by promoting working with stakeholders on green infrastructure enhancement initiatives, including bids for funding. The delivery of green infrastructure could be included as part of the 'Delivery Statement'.
- Landscape Character Policy could be included in Policy 3 so that it relates to all development including non-housing development.

6. Population and Communities

Impacts:

Limited access to local services and facilities.

- Policy 2 seeks to provide safe and sustainable access to on-site and local services including schools, healthcare, shops, leisure/community facilities and libraries. This policy also would be expected to help promote inclusive and safe communities, through providing access to these services and opportunities for social interaction.
- Policy 4 would be expected to provide transport improvements including improved bus, cycling and walking networks through the Transport for Norwich Strategy.
- However, these policies would **not** be expected to fully mitigate existing restricted access to local services and facilities, particularly in more rural areas of Greater Norwich.

Recommendations:

- The final policies should reference masterplan information regarding improved public transport links in rural areas, e.g. more frequent bus services and consideration should be given to the provision of new local facilities.

8. Health

Impacts:

Limited access to health facilities and services.

- Policy 2 would be expected to ensure that development provides safe and sustainable access to existing healthcare facilities and that major developments submit a Health Impact Assessment as part of their Sustainability Statement.

⁶² Building with Nature (2019) Available at: <https://www.buildingwithnature.org.uk/about> [Accessed: 22/07/19]

- Policy 4 seeks to deliver improvements to healthcare infrastructure and improved public transport, which could potentially improve site end users' access to GP surgeries and NHS hospitals.
- However, these policies would **not** be expected to fully mitigate the existing restricted access to these services, especially in terms of providing connections for rural areas of Greater Norwich to NHS hospitals.

Limited access to leisure facilities and services.

- Policies 2 and 4 would be expected to improve access to existing leisure services through provision of safe and sustainable transport links.
- Policy 6 seeks to promote leisure industries including through the green infrastructure network, sustainable tourism initiatives, and additional leisure facility provision in Norwich city centre outlined in Policy 7.1.
- Policy 3 would be expected to provide additional opportunities for leisure and recreation through the provision of amenity green infrastructure.
- However, although these policies would be likely to improve access to leisure facilities within Norwich city, they would **not** be expected to fully mitigate the existing restricted access to these services for residents of more rural areas within Greater Norwich.

Exposure to air pollution (from AQMA/main road).

- Policy 2 seeks to protect air quality, including through the provision of electric vehicle infrastructure. However, it is likely that this policy would **not** fully mitigate the impacts of transport associated emissions on health, especially for development located in close proximity to main roads and Central Norwich AQMA.

Limited access to, and the net loss of, public greenspace.

- Policy 2 seeks to ensure that all development contributes towards multi-functional green infrastructure links.
- Policy 3 would be expected to ensure that developments either provide significantly higher amounts of appropriate amenity green infrastructure to protect Habitats Regulation Assessment designated sites.
- However, these policies would **not** be expected to fully mitigate the limited access to or loss of existing public greenspace and community open spaces.

Recommendations:

- The final policies should reference masterplan information regarding the provision of new health and leisure facilities/improved accessibility to existing facilities, especially for more rural areas that are located a significant distance from an NHS hospital.
- The final policies should ensure reference to Local Air Quality Action Plans. Policy 2 could potentially be expanded to detail how air quality will be protected, especially for development located in close proximity to main roads or Central Norwich AQMA.
- Proposed improvements to the green infrastructure network, including the Yare Valley Green Infrastructure Corridor, provides the opportunity to create places for active and healthy lifestyles. It is recommended that this vision be embedded into the policies within the Local Plan and that a strategy for its implementation be developed in more detail, and that reference is made to resisting the loss of existing green infrastructure where possible.

- In line with NPPF development should seek to support healthy lifestyles and address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

10. Education

Impacts:

Limited access to education facilities (primary and secondary education).

- Policy 7.1 would be expected to provide a new primary school in Norwich, and Policy 4 provides a new high school in the north east growth area and would be expected to ensure school capacity is increased throughout the Plan area in order to meet the identified needs.
- Policy 2 would be expected to provide improved safe and sustainable access to local schools across the Plan area, and Policy 7.4 seeks to ensure that safe routes to schools are provided in rural communities, and along with Policy 7.5, seeks to ensure that any windfall development will be limited by the capacity of local primary schools.
- These policies would be expected to mitigate poor access to educational facilities.
- Policy 4 would also be expected to improve access to higher education, through the implementation of a cross valley bus link between University of East Anglia and Norwich Research Park.

11. Economy

Impacts:

Net loss in employment floorspace.

- Policy 6 seeks to improve employment opportunities across the Plan area in order to meet the identified need. It would be anticipated that this would mitigate any loss of employment floorspace as a result of residential development, through the retention of a range of existing small and medium scale employment sites and encouraging provision of small-scale business opportunities in residential and commercial developments.
- Policy 2 could help to provide opportunities for working at home through allowing the delivery of broadband and fibre optic networks.

Limited access to primary employment location.

- Policy 4 would be expected to provide improved safe accessibility and infrastructure links to key employment areas including the Cambridge Norwich Tech Corridor and town centres and promote the growth of Norwich International Airport. Policy 6 seeks to meet identified need and provide choice in employment for small, medium and start-up business opportunities, as well as encourage the provision of local working opportunities within new and existing developments. These policies would be expected to mitigate restricted access to employment opportunities throughout the Plan area.

Recommendations:

- Opportunities should be explored in the policies to achieve smart economic growth. This could be encouraged through the use of technology and innovative ways of working to increase productivity without damaging people's quality of life or the environment. This may

include greater reference within the policies to the provision of high-speed broadband to encourage working at home.

- Policy 6 could be expanded to make reference to the approach that will be taken to the rural economy within Greater Norwich, including agricultural businesses.
- It is recommended that green infrastructure delivery related to employment as well as housing development is incorporated within policies.

12. Transport and Access to Services

Impacts:

Limited access to a bus stop.

- Policy 4 would be expected to improve access to bus stops through the implementation of the Transport for Norwich Strategy, including improvements to the bus network, developing the Park and Ride system, and providing a new cross valley bus link to the University of East Anglia. However, this policy would **not** be expected to fully mitigate the existing restricted access to bus services, particularly for residents of more rural locations.

Limited access to rail network.

- Policy 4 promotes the enhancement of rail services, including improved journey times and reliability to London and Cambridge, and the East-West Rail Link. Improved bus links could potentially provide better connections to railway stations. However, this policy would **not** be expected to fully mitigate existing restricted access to rail services.

Lack of safe pedestrian access/access to road network.

- Policy 2 promotes safe and sustainable access to on-site and local services and facilities, and Policy 4 would be expected to improve the cycling and walking network, within the Transport for Norwich Strategy. These policies would be expected to provide improved access to the road, PRoW and cycle networks and facilitate pedestrian access to local facilities.

Recommendations:

- Greater clarification as to the extent of public transport improvements expected within the Transport for Norwich Strategy, and the locations of these improvements, could strengthen the policies. This would be of particular importance with reference to more rural areas of Greater Norwich, e.g. more frequent bus services and links to onward travel.
- In line with NPPF development proposals should pursue appropriate opportunities to promote sustainable transport modes and provide high quality walking and cycling networks (drawing on Local Cycling and Walking Infrastructure Plans). Further, planning policies should provide for any large-scale transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy.

13. Historic Environment

Impacts:

Alteration of character or setting of a heritage asset (Listed Buildings, Conservation Areas, Scheduled Monuments and RPGs).

- Policy 3 seeks to ensure that development does not result in harm to designated and non-designated heritage assets or their historic character and continued or new uses are provided for heritage assets which retain their historic significance. Policy 2 would be expected to ensure that landscaping measures are incorporated within new developments which consider local characteristics and enhance local landscape, including that of heritage assets. Therefore, these policies are expected to mitigate negative impacts on Grade I, Grade II* and Grade II Listed buildings, and the setting of Scheduled Monuments and Registered Parks and Gardens.
- Without a greater understanding of the significance of the heritage assets affected (and the potential for, as yet undiscovered, below ground assets) and details of the development proposals there remains a level of uncertainty in the assessment of impacts on the historic environment. In this case, there is a level of uncertainty in relation to the potential direct impacts of the development on Scheduled Monuments and archaeological features.

Recommendations:

- Greater emphasis in the accompanying wording in the Plan regarding the irreplaceable nature of the historic resource and that the level of conservation should be proportionate to the significance of the asset.
- Where a site proposal could potentially impact a heritage asset, a Heritage Statement could be required, proportionate to the significance of the asset. This would provide a site-specific assessment of the impact of a proposal on the heritage asset, and thereby help to conserve or enhance the local historic environment.

14. Natural Resources, Waste and Contaminated Land

Impacts:

Increase in household waste.

- Policy 2 promotes resource efficiency and sustainable waste management within Greater Norwich. This would be likely to contribute towards a reduction in household waste generation attributed to new development. However, this policy would **not** be expected to fully mitigate this impact and is unlikely to facilitate reductions in household waste production in line with objectives set under the 2018 DEFRA Clean Growth Strategy (50% of household waste being recycled by transport by 2020)⁶³.

Loss of greenfield sites, land with an ecological or landscape value and loss of best and most versatile soils.

- Policy 2 promotes resource efficiency, and Policy 7.1 aims to promote brownfield development by allocating a significant proportion of the housing requirements within Norwich City. Policy 3 seeks to protect high quality agricultural land.
- However, these policies would **not** be expected to mitigate the loss of greenfield land or ALC Grades 1, 2 and 3 land at sites in more rural areas of Greater Norwich.

Recommendations:

⁶³ HM Government (2018). The Clean Growth Strategy – Leading the Way to a Low Carbon Future (Annex B). Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/700496/clean-growth-strategy-correction-april-2018.pdf [Accessed 27/06/2019].

- It is noted that Policy 3 states high quality agricultural land would be protected. It is recommended that specific policy wording is included which sets out the protection afforded to Best and Most Versatile agricultural land and mitigation measures where such land is likely to be lost.
- It is recommended that a site-specific ALC study is carried out for all sites to determine whether the proposed development would result in the loss of BMV soil.

15. Water

Impacts:

Risk of contamination of groundwater Source Protection Zones and watercourses.

- Policy 2 seeks to protect water quality and support a catchment approach to water management, including the use of sustainable drainage in order to meet high water efficiency requirements.
- Policy 3 seeks to conserve and enhance the natural environments, including increasing the provision of green infrastructure, which could potentially help to protect the quality of groundwater and watercourses, and reduce the likelihood of pollutants entering watercourses.
- However, these policies would **not** be expected to fully mitigate negative impacts associated with development on nearby surface water and groundwater receptors.

Recommendations:

- It is noted that Policy 2 within the Regulation 18 Draft Plan focuses on water efficiency, a key priority for the area. This policy, or other policies within the Plan, could potentially be expanded to ensure future development within Greater Norwich does not have a detrimental impact on local water quality, in terms of both groundwater and above ground watercourses.
- Greater reference could be made within policies to specific watercourses within Greater Norwich, including the River Wensum Strategy which aims to revitalise the river including in terms of water quality.
- In line with the NPPF, development should seek to, wherever possible, help to improve environmental conditions, such as water quality. This target should be incorporated into the development of policies.
- It is recommended that the Greater Norwich Water Cycle Study is completed in order to determine the most sustainable approach to development in terms of water management and provide a solid evidence base. This would also provide the opportunity to incorporate green infrastructure into a robust strategy across the Plan area.

4 Policy Assessments

4.1 Background

4.1.1 **Appendix C** provides an assessment of the policies proposed by the GNPD in the Plan. Each of the policies appraised in this report have been assessed for their likely impacts on each SA Objective of the SA Framework. The SA Framework is presented in its entirety in **Appendix A**.

4.1.2 The Councils have identified eleven policies which are presented in the GNLP Regulation 18 Draft Plan.

4.1.3 The eleven policies assessed within this section are set out in **Table 4.1**.

Table 4.1: List of all the policies assessed in this report.

Policy Number	Policy Name
	Vision
	Objectives
Policy 1	The Sustainable Growth Strategy
Policy 2	Sustainable Communities
Policy 3	Environmental Protection and Enhancement
Policy 4	Strategic Infrastructure
Policy 5	Homes
Policy 6	The Economy
Policy 7.1	The Norwich Urban Area Including the Fringe Parishes
Policy 7.2	The Main Towns
Policy 7.3	The Key Service Centres
Policy 7.4	Village Clusters
Policy 7.5	Small Scale Windfall Housing Development

4.2 Overview of policy assessments

4.2.1 The impact matrices for all policy assessments are presented in **Table 4.2**. These impacts should be read in conjunction with the assessment text narratives in **Appendix C**, as well as the topic specific methodologies and assumptions presented in **Boxes 2.1 to 2.15**.

Table 4.2: Impact matrix of all of the policies assessed in this report.

Policy Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
Vision	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Objectives	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
1	--	--	-	0	++	+	+	+	+	++	++	++	+	--	0
2	+	++	+	+	+	++	+	+	+	+	+	++	+	+	+
3	+	+	+	+	0	+	0	+	0	0	0	0	++	+	+
4	-	-	0	+/-	0	+	0	+	0	++	+	++	+/-	0	+
5	0	0	0	0	++	+	+	+	0	+	0	0	0	0	0
6	-	-	0	+	0	0	0	0	0	+	++	0	0	+	0
7.1	--	--	-	0	++	++	+	+	0	++	++	+	0	--	-
7.2	--	--	-	-	++	++	+	+	0	++	++	+	0	--	-
7.3	--	--	-	-	++	+	+	-	0	+	++	-	0	--	-
7.4	-	--	-	-	++	+	+	--	0	+	-	-	0	--	-
7.5	0	0	0	+	+	0	0	0	0	0	0	0	0	+	0

5 Conclusions and Next Steps

5.1 Site Assessment Conclusions

5.1.1 SA assessments for housing sites demonstrated that all sites would have mixed effects with regards to sustainability. It is not possible to identify a best performing option.

SA Objective 1 - Air Quality and Noise

5.1.2 The majority of the sites assessed would be likely to result in adverse impacts in regard to air quality and noise to some extent. This is primarily due to the scale of the development proposed, with sites proposed for the development of ten residential units or more, or for non-residential use on 1ha of land or more, likely to result in an increase in air pollution in relation to current levels. This increase would be largely due to the construction of the development and the likely increase in vehicles associated with new housing.

5.1.3 Approximately one quarter of the sites assessed would be likely to result in adverse impacts associated with proximity to the network of main roads across the Plan area, and approximately half of the sites located within the Norwich cluster would be likely to result in adverse impacts in terms of poor air quality associated with Central Norwich AQMA.

SA Objective 2 - Climate Change Mitigation and Adaptation

5.1.4 The majority of sites assessed would be likely to result in adverse impacts in terms of compromising climate change mitigation and adaptation, primarily due to being located in areas at risk of surface water flooding. These adverse impacts would be associated with increased flood risk as well as exacerbating pluvial flood risk in surrounding locations. In terms of fluvial flood risk, a small proportion of the sites would be expected to have negative impacts due to being located within Flood Zones 2, 3a and/or 3b.

5.1.5 Some sites assessed would be expected to result in an increase in carbon emissions in relation to current levels, due to proposed residential development at sites for more than 189 dwellings.

SA Objective 3 - Biodiversity, Geodiversity and Green Infrastructure

- 5.1.6 The majority of sites assessed would be likely to result in a minor negative impact on local biodiversity to some extent. This is largely due to proximity to designated sites, particularly as many sites are located within 5km of Natura 2000 sites; 'The Broads' SAC and 'Broadland' SPA/Ramsar, 'Norfolk Valley Fens' SAC, 'River Wensum' SAC, and to a lesser extent the 'Breydon Water' SPA/Ramsar, 'Waveney and Little Ouse Valley Fens' SAC and 'Redgrave and South Lopham Fens' Ramsar. There are also several SSSIs and ancient woodlands, Priority Habitats, and many locally designated biodiversity sites, located throughout the Plan area located in close proximity to the proposed development. The expected adverse impacts include those associated with increased recreational pressures, air quality reductions, as well as direct negative impacts on the integrity of these sites and habitats.

SA Objective 4 - Landscape

- 5.1.7 The majority of the sites assessed would be likely to result in a minor negative impact on the local landscape. This is primarily due to the large proportion of proposed development on previously undeveloped greenfield land, which would be expected to lead to a significant change to the local landscape character, as well as increasing the risk of the urbanisation of the countryside. Much of the proposed development would therefore also be likely to alter existing views experienced by local residents and users of the PRow network.
- 5.1.8 A small proportion of the sites assessed would be expected to result in adverse impacts on The Broads National Park, due to their location adjacent or in close proximity to this sensitive landscape designation.

SA Objective 5 - Housing

- 5.1.9 The housing objective has been assessed as positive for all residential sites, due to the fact all sites would contribute to meeting the housing demand for Greater Norwich. All sites proposed for non-residential use would be likely to have a negligible impact on the housing provision across the Plan area.

SA Objective 6 - Population and Communities

- 5.1.10 Many of the sites assessed would be expected to result in a minor negative impact on the local population and communities. This is due to many of the sites, particularly those in rural areas, being situated outside of a sustainable distance to local services, including convenience stores and post offices.

SA Objective 7 - Deprivation

- 5.1.11 At this stage, it is assumed that development proposals at all of the reasonable alternative sites would have a negligible impact for this objective.

SA Objective 8 - Health

- 5.1.12 All sites are assessed as having a negative impact in regard to access to health facilities and open space which are necessary in order to facilitate healthy and active lifestyles. All of the sites are located outside a sustainable distance to one or more health facilities including an NHS hospital with an A&E department, GP surgery or leisure centre.

- 5.1.13 Additionally, approximately one quarter of the sites assessed would be likely to result in adverse impacts to human health associated with proximity to the network of main roads across the Plan area, and approximately half of the sites located within the Norwich cluster would be likely to result in adverse impacts on health in terms of poor air quality associated with Central Norwich AQMA.

SA Objective 9 - Crime

- 5.1.14 At this stage, it is assumed that development proposals at all of the reasonable alternative sites would have a negligible impact for this objective.

SA Objective 10 - Education

- 5.1.15 A large proportion of the sites proposed for residential end use have been assessed as having poor access to primary and/or secondary schools. This is primarily due to the rural nature of many of the sites within Broadland or South Norfolk districts.

- 5.1.16 The majority of the sites proposed for non-residential end use would be expected to have a negligible impact on site end users' access to primary and secondary education. The exception to this is Site GNLPO383, which is proposed for the development of a new high school. This would be expected to improve access to secondary education for nearby residents.

SA Objective 11 - Economy

- 5.1.17 The majority of the residential sites are located within a sustainable distance to key employment locations and therefore would be expected to have good access to employment opportunities. This would be expected to have a positive impact on the local economy. Some sites located in more rural areas of Broadland and South Norfolk are not located within a sustainable distance of a key employment location, and as such these sites would be expected to have a negative impact in this regard.

- 5.1.18 The majority of the non-residential sites and many mixed-use sites would be likely to have a major positive impact on the local economy by resulting in a net gain of employment floorspace across the Plan area. Some residential sites have been assessed as having a major negative impact on the local economy as the proposed development could potentially result in the loss of employment floorspace, including small businesses and office space. For some mixed use and non-residential sites, it is uncertain at this stage whether there would be a net change in employment floorspace as a result of development.

SA Objective 12 - Transport and Access to Services

- 5.1.19 Almost all of the sites would be likely to situate site end users in locations with poor transportation links and access to surrounding areas, and approximately half of the sites have been assessed as having poor pedestrian accessibility in terms of access to surrounding pavements, footpaths and the PRoW network. The majority of the sites have good access to the surrounding road network, however, due to the rural nature of many of the sites, the proposed development would be unlikely to locate site end users within a sustainable distance to a railway station or a bus stop providing regular services.

SA Objective 13 - Historic Environment

- 5.1.20 The majority of sites assessed would be likely to result in negative impacts on the local historic environment, to some extent. This is primarily due to many of the sites being located in close proximity to heritage assets such as Listed Buildings, Conservation Areas and, to a lesser extent, Scheduled Monuments and Registered Parks and Gardens. As much of the proposed development is located on previously undeveloped land, often adjacent to small rural villages, it is considered likely that this would negatively impact upon the setting or character of nearby heritage assets, including altering associated views.

SA Objective 14 - Natural Resources, Waste and Contaminated Land

- 5.1.21 The proposed development at the majority of the sites would be likely to result in the loss of greenfield land and BMV soil, and as such, almost all sites would be likely to have a negative impact on natural resources.
- 5.1.22 Additionally, a proportion of the sites comprising larger scale residential developments (namely those proposing over 169 dwellings) would be expected to result in negative impacts associated with the significant increased generation of household waste, in comparison to current levels.
- 5.1.23 The majority of sites located within the Norwich cluster are situated on previously developed land and as such would be likely to result in a minor positive impact associated with the efficient use of land.

SA Objective 15 - Water

- 5.1.24 The majority of sites assessed would be expected to result in a minor negative impact on water quality. This is primarily due to increased risk of contamination within groundwater SPZs as many of the sites coincide with the inner zone, outer zone, or catchment of an SPZ. A smaller proportion of the sites are located within 200m of a river or stream, and as such could potentially risk polluting the local watercourse network.

5.2 Policy Assessment Conclusions

5.2.1 With the exception of the Vision and Objectives, which would be likely to have positive impacts on all SA Objectives, the SA assessment for policies demonstrated mixed effects with regard to sustainability.

SA Objective 1 - Air Quality and Noise

5.2.2 The majority of the policies assessed would be likely to result in adverse impacts in regard to air quality and noise to some extent. This is primarily due to the scale of the development proposed, with significant allocations for housing, employment sites and infrastructure improvements across the Plan area, which would be likely to result in an increase in air pollution in relation to current levels. This increase would be largely due to the construction of development and the associated increase in vehicles. Policy 7.1, referring to allocations within and surrounding Norwich city, would also be likely to result in adverse impacts in terms of poor air quality associated with Central Norwich AQMA and the network of major roads.

5.2.3 Policy 3, however, would be expected to have a positive impact on air quality and noise, associated with the provision of green infrastructure and enhancement of the natural environment.

SA Objective 2 - Climate Change Mitigation and Adaptation

5.2.4 Many of the policies would be expected to result in positive impacts associated with the provision of green infrastructure improvements and addressing flood risk.

5.2.5 However, the majority of policies assessed would be likely to result in overall adverse impacts in terms of compromising climate change mitigation, primarily due to the scale of development proposed resulting in increased carbon emissions in relation to current levels across the Plan area.

SA Objective 3 - Biodiversity, Geodiversity and Green Infrastructure

- 5.2.6 Policies 7.1 - 7.5, allocating economic and housing land across the Settlement Hierarchy, would be likely to result in a minor negative impact on local biodiversity to some extent. This is largely due to potential impacts on designated or local biodiversity sites as well as loss of previously undeveloped land and ecologically important soils. The expected adverse impacts to biodiversity sites include those associated with development such as increased recreational pressures, air quality reductions, as well as direct negative impacts on the integrity of these sites and habitats.
- 5.2.7 On the other hand, Policies 2 and 3 would be expected to result in positive impacts on local biodiversity, associated with the protection and enhancement of the natural environment, and provision of green infrastructure.

SA Objective 4 - Landscape

- 5.2.8 Policies 7.2, 7.3 and 7.4 would be likely to result in a minor negative impact on the local landscape. This is primarily due to the large proportion of proposed development directed towards the Main Towns, Key Service Centres and Village Clusters being located on previously undeveloped greenfield land. This would be expected to lead to a significant change to the local landscape character, as well as increasing the risk of the urbanisation of the countryside. Much of the proposed development at these locations would therefore also be likely to alter existing views experienced by local residents and users of the PRow network.
- 5.2.9 Policies 2, 3 and 7.5 would be expected to result in positive impacts on the local landscape through the requirements for development to be in keeping with the local character and sensitivities. The impacts on the landscape associated with the transport infrastructure proposed within Policy 4 are uncertain at this stage.

SA Objective 5 - Housing

- 5.2.10 Policies which allocate residential sites, and so would contribute to meeting the housing demand for Greater Norwich, are assessed as having a major positive impact on housing provision across the Plan area. Policies which do not allocate residential sites are assessed as having a negligible impact for this objective.

SA Objective 6 - Population and Communities

- 5.2.11 The majority of policies assessed would be expected to result in positive impacts on the local population and communities, to some extent. This is due to the requirements of many of the policies for new residential sites to provide safe and sustainable access to local services and facilities, which would be expected to provide increased opportunities for social interaction and vibrant communities.

SA Objective 7 - Deprivation

- 5.2.12 The majority of policies assessed would be expected to have a minor positive impact on deprivation. This is largely due to the provision of affordable housing and a range of employment and education opportunities across the Plan area.

SA Objective 8 - Health

- 5.2.13 The majority of policies would be likely to result in a minor positive impact on health. These positive impacts are associated with improved transport infrastructure providing increased opportunities for active travel and sustainable transport, contributions to the green infrastructure network and improved accessibility to healthcare facilities. Due to the rural nature of Greater Norwich, site end users across the Plan area would also be expected to have excellent access to outdoor space and natural habitats.
- 5.2.14 Policies 7.3 and 7.4 would be expected to result in adverse impacts on health, primarily due to the rural nature of the site allocations within these policies providing limited access to health and leisure facilities.

SA Objective 9 - Crime

- 5.2.15 At this stage, it is assumed that development proposals at the majority of sites allocated within these policies would have a negligible impact for this objective. Policies 1 and 2, however, would be expected to have a minor positive impact on crime, due to these policies seeking to providing safe and accessible communities.

SA Objective 10 - Education

- 5.2.16 The majority of policies have been assessed as having positive impacts on education across the Plan area, due to these policies seeking to provide safe and sustainable access to schools, and supporting growth associated with the University of East Anglia. Additionally, Policy 7.1 allocates a new primary school, and Policy 4 allocates a new secondary school.

SA Objective 11 - Economy

- 5.2.17 The majority of the policies would be expected to result in positive impacts on the local economy. This is due to policies allocating a significant proportion of new employment land and the redevelopment of existing employment sites particularly within Norwich, resulting in a net gain in employment floorspace across the Plan area. Furthermore, some policies seek to ensure that site end users have safe and sustainable access to employment sites.
- 5.2.18 However, Policy 7.4 includes residential allocations in more rural areas of Broadland and South Norfolk, which are not located within a sustainable distance of a key employment location, and as such this policy would be expected to have a negative impact in this regard.

SA Objective 12 - Transport and Access to Services

- 5.2.19 Half of the policies assessed would be likely to result in positive impacts on transport, by improving transport links across the Plan area. This includes promotion of sustainable transport and active travel, which would be expected to improve accessibility in the local area as well as facilitate onward travel. Furthermore, the rural nature of many of the allocations within these policies would be expected to ensure excellent access to the PRow network.

- 5.2.20 Despite these transport improvements, Policies 7.3 and 7.4 would be expected to have a minor negative impact on transport. This is due to the allocation of development within rural villages, as it would be expected that site end users in these locations would have poor access to public transport links and so would increase reliance on personal car use.

SA Objective 13 - Historic Environment

- 5.2.21 The majority of policies assessed would be likely to result in negligible impacts on the local historic environment, as these policies would be expected to ensure development avoids direct impacts on heritage assets and conserves the current historic character.

- 5.2.22 Policies 1, 2 and 3 would be expected to have positive impacts on the historic environment, due to the requirement to respect, protect and enhance the character of the local landscape and incorporate heritage assets within new designs. The impacts on the historic environment associated with the transport infrastructure proposed within Policy 4 are uncertain at this stage.

SA Objective 14 - Natural Resources, Waste and Contaminated Land

- 5.2.23 Policies 2, 3 and 6 would be likely to result in minor positive impacts on natural resources and waste, due to the protection of high-quality agricultural land and promotion of resource efficiency. Policies 7.1 and 7.5 would be expected to have a minor positive impact due to directing allocations towards previously developed land.

- 5.2.24 However, the proposed development within several of the policies would be likely to result in the loss of greenfield land and BMV soil, and as such, would be likely to have a negative impact on natural resources. Additionally, policies allocating residential developments would be expected to result in negative impacts associated with the significant increased generation of household waste, in comparison to current levels.

SA Objective 15 - Water

- 5.2.25 Several of the policies assessed would be expected to result in a minor negative impact on water quality. This is primarily due to the increased risk of contamination within groundwater SPZs, and the risk of pollution within watercourses due to the proximity of many site allocations to rivers or streams.

5.2.26 Some of the policies (Policies 2, 3, and 4) would be expected to have a minor positive impact for this objective, primarily due to the protection of water quality and promotion of water efficiency across the Plan area.

5.3 Next Steps

5.3.1 This Regulation 18 (C) SA Report is subject to consultation alongside the Stage C Regulation 18 Draft Plan Consultation version of the Local Plan.

5.3.2 This report represents the latest stage of the SA process. The SA process will take on-board any comments on this report and use them to furnish the next report with greater detail and accuracy.

5.3.3 Once the GNDDP have identified their preferred options, preparation of an Environmental Report will begin, also known as a full SA report. This Environmental Report will include all of the legal requirements set out in Annex 1 of the SEA Directive.

Habitat Regulations Assessments

Sustainability Appraisals

Strategic Environmental Assessments

Landscape Character Assessments

Landscape and Visual Impact Assessments

Green Belt Reviews

Expert Witness

Ecological Impact Assessments

Habitat and Ecology Surveys



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CHELTENHAM

Appendix A: SA Framework

Theme	Over-arching Objective	Decision making criteria for site allocations and general polices	Suggested indicators	Suggested targets
Air Quality and Noise (ref: SA1)	Minimise air, noise and light pollution to improve wellbeing.	<ul style="list-style-type: none"> Will it have a significant impact on AQMAS in Norwich city central and Hoveton? Will it minimise impact on air quality? Will it minimise the impact of light and noise pollution? 	Concentration of selected air pollutants: <ul style="list-style-type: none"> a) NO2 b) PM10 (particulate matter) 	Decrease
Climate Change Mitigation and Adaptation (ref: SA2)	Continue to reduce carbon emissions, adapting to and mitigating against the effects of climate change.	<ul style="list-style-type: none"> Will it minimise CO2 emissions? Will it support decentralised and renewable energy generation? Will it minimise the risk of fluvial or surface water flooding? 	CO2 emissions per capita	Reduction in emissions
			Sustainable and renewable energy capacity permitted by type	Year on year permitted capacity increase
			Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds	Zero
Biodiversity, Geodiversity and Green Infrastructure (ref: SA3)	Protect and enhance the area's biodiversity and geodiversity assets and expand the provision of green infrastructure.	<ul style="list-style-type: none"> Will it minimise impact on designated sites and important species and habitats? Could it provide opportunities for bio- or geo-diversity enhancement? Could it contribute to green infrastructure networks? Will it help minimise the impact on air quality at designated sites? Will it ensure that current ecological networks are not compromised and future improvements in habitat connectivity are not prejudiced? 	Net change in Local Sites in "Positive Conservation Management"	Year on year improvements
			Percentage of SSSIs in: <ul style="list-style-type: none"> a) favourable condition; b) unfavourable recovering; c) unfavourable no change; d) unfavourable declining; or e) destroyed/ part destroyed. 	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition
			Number of Planning Approvals granted contrary to the advice of Natural England or Norfolk Wildlife Trust (on behalf of the County Wildlife Partnership) or the Broads Authority on the basis of adverse	None

Theme	Over-arching Objective	Decision making criteria for site allocations and general polices	Suggested indicators	Suggested targets
			impact on site of acknowledged biodiversity importance.	
			Percentage of allocated residential development sites, or sites permitted for development of 10 or more homes, that have access to a semi-natural green space of at least 2ha within 400m.	Minimise
			Length of new greenway (defined as a shared use, car-free off-road route for a range of users and journey purposes) provided as a consequence of a planning condition, S106 obligation or CIL investment.	Increase
			Total hectares of accessible public open space (cumulative) provided as a consequence of a planning condition, S106 obligation or CIL investment within the plan period	Equal to or above current local plan requirements.
Landscape (ref: SA4)	Promote efficient use of land, while respecting the variety of landscape types in the area.	<ul style="list-style-type: none"> Will it minimise impact on the landscape character of the area, including the setting of the Broads? Will it enable development of previously developed land? Will it make efficient use of land? 	Percentage of new and converted dwellings on Previously Developed Land	18% to 2026 (based on JCS housing allocations, update in line with GNLP)
			Number of Planning Approvals granted contrary to the advice of the Broads Authority on the basis of adverse impact on the Broads Landscape	None
Housing (ref: SA5)	Ensure that everyone has good quality	<ul style="list-style-type: none"> Will it ensure delivery of housing to meet needs in appropriate locations? 	Net housing completions	Meet or exceed annual trajectory requirements
			Affordable housing completions	tbc

Theme	Over-arching Objective	Decision making criteria for site allocations and general policies	Suggested indicators	Suggested targets
	housing of the right size and tenure to meet their needs.	<ul style="list-style-type: none"> Will it deliver affordable housing and other tenures to meet needs? Will it ensure a variety in the size and design of dwellings, to meet a range of circumstances and needs? 	House completions by bedroom number, based on the proportions set out in the most recent Sub-regional Housing Market Assessment	Figures within 10% tolerance of the Housing Market Assessment Requirements
			Starter Homes completions	20% of homes delivered are starter homes
Population and Communities (ref: SA6)	Maintain and improve the quality of life of residents.	<ul style="list-style-type: none"> Will it enhance existing, or provide new community facilities? Will promote integration with existing communities? 	No indicators for provision of community facilities have been identified	
Deprivation (ref: SA7)	To reduce deprivation.	<ul style="list-style-type: none"> Will it help to reduce deprivation? 	Indicator and targets from IMD to be identified	
Health (ref: SA8)	To promote access to health facilities and promote healthy lifestyles.	<ul style="list-style-type: none"> Will it maximise access to health services, taking into account the needs of an ageing population? Will it promote healthy lifestyles? Will it avoid impact on the quality and extent of existing assets, such as formal and informal footpaths? 	Percentage of physically active adults	Increase percentage annually or achieve percentage above England average
			Indicator and target for access to health facilities to be identified	
Crime (ref: SA9)	To reduce crime and the fear of crime.	<ul style="list-style-type: none"> Will it help design out crime from new development? 	Indicator and target for crime reduction to be identified	
Education (ref: SA10)	To improve skills and education.	<ul style="list-style-type: none"> Will it enable access to education and skills training? 	Indicator and target for access to education facilities to be identified	
Economy (ref: SA11)	Encourage economic development covering a range of sectors and skill	<ul style="list-style-type: none"> Will it promote Greater Norwich as a regional economic centre? Will it promote employment land provision to support existing and future growth sectors? 	Amount of land developed for employment by type	118ha B1 & 111ha B2 / B8 2007 to 2026 (split into five-year tranches, based on JCS targets - update in line with GNLP targets)

Theme	Over-arching Objective	Decision making criteria for site allocations and general polices	Suggested indicators	Suggested targets
	levels to improve employment opportunities for residents and maintain and enhance town centres.	<ul style="list-style-type: none"> Will it promote a range of employment opportunities? Will it promote vibrant town centres? Will it promote the rural economy? 	Annual count of jobs by BRES across the Plan area Employment rate of economically active population Percentage of workforce employed in higher occupations	Measure against GNLP annualised jobs targets (2,222 p.a in JCS.) Increase Annual increase of 1%
Transport and Access to Services (ref: SA12)	Reduce the need to travel and promote the use of sustainable transport modes.	<ul style="list-style-type: none"> Does it reduce the need to travel? Does it promote sustainable transport use? Does it promote access to local services? Does it promote road safety? Does it promote strategic access to and within the area? 	Percentage of residents who travel to work: a) By private motor vehicle; b) By public transport; c) By foot or cycle; or d) Work at, or mainly at, home. IMD Access to services and housing	Decrease in a), increase in b), c) and d). Increase the number of LSOAs in the least deprived 50% on the IMD for access to housing and services
Historic Environment (ref: SA13)	Conserve and enhance the historic environment, heritage assets and their setting, other local examples of cultural heritage, preserving the character and diversity of the area's historic built environment.	<ul style="list-style-type: none"> Does it enable the protection and enhancement of heritage assets, including their setting? Does it provide opportunities to reveal and conserve archaeological assets? Could it benefit heritage assets currently 'at risk'? 	Percentage of Conservation Areas with appraisals Heritage at risk - number and percentage of a) Listed buildings; and b) Scheduled Ancient Monuments. on Buildings at Risk register	Year on year increase Year on year reduction

Theme	Over-arching Objective	Decision making criteria for site allocations and general polices	Suggested indicators	Suggested targets
Natural Resources, Waste and Contaminated Land (ref: SA14)	Minimise waste generation, promote recycling and avoid the sterilisation of mineral resources. Remediate contaminated land and minimise the use of the best and most versatile agricultural land.	<ul style="list-style-type: none"> • Does it contribute to the minimisation of waste production and to recycling? • Does it safeguard existing and planned mineral and waste operations? • Will it help to remediate contaminated land? • Does it avoid loss of the best and most versatile agricultural land (grades 1-3a)? • Will there be adequate provision for waste and recycling facilities? 	Number of planning permissions granted on non-allocated sites on class 1, 2 or 3a agricultural land	Zero
			Percentage of land allocated for development, or subject to an extant planning permission of 5 or more dwellings that is identified as Grade I or II agricultural land value.	Minimise
			Minerals and waste indicators and targets tbc	
			No indicators for contaminated land have been identified	
Water (ref: SA15)	Maintain and enhance water quality and ensure the most efficient use of water.	<ul style="list-style-type: none"> • Will it maximise water efficiency? • Will it minimise impact on water quality? • Will it impact on water discharges that affect designated sites? • Will it contribute to achieving the River Basin Management Plan actions and objectives? 	Water efficiency in new homes	All new housing schemes to achieve water efficiency standard of 110 litres/person/day (lpd) No indicators for water infrastructure have been identified.
			See also flood section (Number of planning permissions contrary to the advice of the Environment Agency on either flood defence or water quality grounds)	

Appendix B: Site Assessments

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B.1 Acle

Acle cluster				
This cluster comprises five sites situated to the west of Acle, located in the east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
ACL3	Former Station Yard, Acle	Employment	0.97	-
GNLPO378	Land north of Norwich Road	Residential & open space & community facilities	5.40	Approx. 100-125
GNLPO384	Land at Acle. South Walsham Road	Residential	4.88	145
GNLPO49	Land north of Charles Close	Residential	5.56	139*
GNLPO2139	South Walsham Road	Residential & school extension	37.86	946*

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
ACL3	-	+	-	0	0	-	0	--	0	0	++	-	0	+	0
GNLPO378	--	--	-	-	++	-	0	-	0	-	+	-	0	-	0
GNLPO384	--	-	-	-	++	-	0	-	0	-	+	-	-	-	0
GNLPO49	--	-	-	-	++	-	0	-	0	-	+	-	-	-	0
GNLPO2139	--	--	-	-	++	-	0	--	0	-	+	-	-	--	0

B.1.1 SA Objective 1 – Air Quality and Noise

B.1.1.1 Main Road: The A47 passes through the south of Acle. The south of Site GNLPO378 and the majority of Site ACL3 are located within 200m of this road. Therefore, the proposed development at these two sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A47 would be expected to have a minor negative impact on air quality and noise at these sites.

B.1.1.2 **Railway Line:** Site ACL3 is located adjacent to a railway line. The proposed development at this site could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.1.1.3 **Air Pollution:** Sites GNLP0378, GNLP0384, GNLP1049 and GNLP2139 are proposed for the development of 100 or more dwellings. The proposed development at all four sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected. Site ACL3 is proposed for non-residential end use and comprises less than 1ha; therefore, development at this site would be expected to have a negligible impact on local air pollution.

B.1.2 **SA Objective 2 – Climate Change Mitigation and Adaptation**

B.1.2.1 **Carbon Emissions:** Sites GNLP0378, GNLP0384 and GNLP1049 are proposed for the development of between 60 and 600 dwellings. The proposed development at these three sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected. Site GNLP2139 is proposed for the development of 946 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 1%. Therefore, a major negative impact would be expected.

B.1.2.2 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.1.2.3 **Surface Water Flooding:** The south of Site GNLP0378 and the centre of Site GNLP2139 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these two sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.1.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.1.3.1 **Natura 2000:** All sites in this cluster are located within 1.7km north east of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these five sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.1.3.2 **SSSI IRZ:** This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Decoy Carr, Acle’ and ‘Damgate Marshes, Acle’ SSSIs. All five sites are located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures*” should be consulted on. Sites GNLP0378, GNLP0384, GNLP1049 and GNLP2139 are proposed for residential development and are situated outside the existing settlement of Acle; therefore, a minor negative impact on the features for which these SSSIs have been designated would be expected. Site ACL3 comprises previously developed land, and therefore, the proposed development at this site would be expected to have a negligible impact on these SSSIs.

B.1.4 SA Objective 4 – Landscape

B.1.4.1 **National Park:** Site GNLP1049 is located adjacent to The Broads National Park. Sites GNLP0384 and GNLP2139 are located 350m or less from The Broads National Park. Site GNLP0378 is located approximately 630m from The Broads National Park. The proposed development at these four sites could potentially be visible from, and alter the setting of, this National Park. A minor negative impact would be expected. Site ACL3 comprises previously developed land, and therefore, the proposed development at this site would be expected to have a negligible impact on the setting of The Broads National Park.

B.1.4.2 **Landscape Character:** Sites GNLP0384, GNLP1049, GNLP2139 and ACL3 are located within the LCA ‘Freethorpe Plateau Farmland’. Some key characteristics of this LCA include wide views across arable fields, setting of manors, halls and churches, and landscape features including ponds, pits and hedgerows. Site GNLP0378 is located within the LCA ‘South Walsham to Reedham Marshes Fringe’. Some key characteristics of this LCA include the mosaic of arable fields, sparse settlement and substantial

blocks of woodland. Sites GNLPO378, GNLPO384, GNLP1049 and GNLP2139 comprise arable farmland and are located adjacent to the existing settlement of Acle. Therefore, the proposed development at these four sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character. Site AC3 comprises previously developed land, and therefore, the proposed development at this site would be unlikely to impact any wide views across arable fields. Therefore, a negligible impact on the local landscape character would be expected.

B.1.4.3 Views from the PRow Network: Sites GNLPO378, GNLP1049 and GNLP2139 are located adjacent to a PRow. Site GNLPO384 is located approximately 30m from a PRow. The proposed development at these four sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.1.4.4 Views for Local Residents: As Sites GNLPO378, GNLPO384, GNLP1049 and GNLP2139 are located adjacent or in close proximity to the existing settlement of Acle, the proposed development at these four sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.1.4.5 Urbanisation of the Countryside: Sites GNLPO378, GNLPO384, GNLP1049 and GNLP2139 comprise large areas of previously undeveloped land and are located outside the existing settlement of Acle. Therefore, the proposed development at these four sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.1.5 SA Objective 5 – Housing

B.1.5.1 Net Gain: Sites GNLPO378, GNLPO384, GNLP1049 and GNLP2139 are proposed for residential development of 100 or more dwellings; therefore, the proposed development at these four sites would be expected to result in a major positive impact on housing provision. Site ACL3 is proposed for non-residential use, and therefore, development at this site would not be anticipated to result in a net change in housing.

B.1.6 SA Objective 6 – Population and Communities

B.1.6.1 **Local Services:** The nearest local services to this cluster are Coop Supermarket, and Acle Post Office, both located in the south of Acle. All sites are located outside the target distance to these services. The proposed development at these five sites could potentially have a minor negative impact on the access of site end users to local services.

B.1.6.2 **Local Landscape Designations:** Site GNLP1049 is located within 600m from Acle War Memorial recreation ground. The proposed development at this site would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.1.7 SA Objective 7 – Deprivation

B.1.7.1 See **Box 2.7**.

B.1.8 SA Objective 8 – Health

B.1.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRoW network. Sites GNLP0378, GNLP0384, GNLP1049 and ALC3 are also located within 600m of public greenspaces, including playing fields and religious grounds. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.1.8.2 **Main Road:** The south of Site GNLP0378 and the majority of Site ACL3 are located within 200m of the A47. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0384, GNLP1049 and GNLP2139 are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.1.8.3 **AQMA:** All five sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

- B.1.8.4 NHS Hospital:** The closest hospital with an A&E department to Acle is James Paget University Hospital, located approximately 15km south east of the cluster. The proposed development at the five sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.1.8.5 GP Surgery:** Acle Medical Centre is located in Acle town centre. Sites GNLP0378, GNLP0384 and GNLP1049 are located within the target distance to this GP surgery. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLP2139 and ACL3 are located outside the target distance to Acle Medical Centre, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.
- B.1.8.6 Leisure Centre:** The closest leisure facility to Acle is Marina Leisure Centre, located approximately 14km south east of the cluster. All five sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.1.8.7** As Sites GNLP2139 and ACL3 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these two sites would be expected to have a major negative impact on the health and wellbeing of site end users.
- B.1.9 SA Objective 9 – Crime**
- B.1.9.1** See **Box 2.9**.
- B.1.10 SA Objective 10 – Education**
- B.1.10.1 Primary School:** Acle St Edmund C of E Primary School is located in the north east of Acle. Sites GNLP0378, GNLP0384, GNLP1049 and GNLP2139 are situated partially or wholly outside the target distance to this school. The proposed development at these four sites could potentially result in a minor negative impact on some site end users' access to primary education.
- B.1.10.2 Secondary School:** Acle Academy is located in the north west of Acle. Sites GNLP0378, GNLP0384, GNLP1049 and GNLP2139 are located within

the target distance to this school, and therefore, the proposed development at these four sites would be likely to result in a minor positive impact on site end users' access to secondary education.

B.1.11 SA Objective 11 – Economy

B.1.11.1 Primary Employment Location: Acle Town Centre is located to the east of the Acle cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP0378, GNLP0384, GNLP1049 and GNLP2139 would be expected to have a minor positive impact on the local economy.

B.1.11.2 Employment Floorspace: Site ACL3 is proposed for employment end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of the proposed development at this site.

B.1.12 SA Objective 12 – Transport and Access to Services

B.1.12.1 Bus Stop: Site ACL3 is located within the target distance to a bus stop on Beighton Road, providing regular services. The proposed development at this site would be expected to have a minor positive impact on site end users' access to bus services. Sites GNLP0378, GNLP0384, GNLP1049 and GNLP2139 are located wholly or partially outside the target distance to a bus stop providing regular services. Site GNLP0378 is located adjacent to a bus stop on Norwich Road, however, this only provides three services per day. Therefore, the proposed development at these four sites could potentially have a minor negative impact on site end users' access to bus services.

B.1.12.2 Railway Station: All sites in this cluster are located within the target distance to Acle Railway Station. The proposed development at these five sites would be expected to have a minor positive impact on site end users' access to rail services.

B.1.12.3 Pedestrian Access: Sites GNLP0378, GNLP1049 and GNLP2139 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0384 and ACL3 currently have poor access to the

surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

- B.1.12.4 **Road Network:** Sites GNLP0378, GNLP0384, GNLP1049 and GNLP2139 are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility. Site ACL3 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility.

B.1.13 SA Objective 13 – Historic Environment

- B.1.13.1 **Grade II* Listed Buildings:** Sites GNLP0384 and GNLP1049 are located approximately 250m from the Grade II* Listed Building ‘Church of St Mary, Fishley’. Site GNLP2139 comprises a large area of previously undeveloped land and is located approximately 560m from this Listed Building. The proposed development at these three sites could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected. Site ACL3 is located approximately 490m from ‘Church of St Edmund’, however, this site and Listed Building are separated by existing development in Acle. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

- B.1.13.2 **Grade II Listed Buildings:** Site GNLP2139 is located approximately 700m from the Grade II Listed Building ‘Bullock Shed, Whites Farm’. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected. Site ACL3 is located approximately 370m from ‘Hillside’ and approximately 390m from ‘Childwall House and Bedlam’. However, this site and these Listed Buildings are separated by existing development in Acle. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of these Listed Buildings.

B.1.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

- B.1.14.1 **Waste:** Sites GNLP0378, GNLP0384 and GNLP1049 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in

comparison to current levels in Broadland. The proposed development at these three sites could potentially result in a minor negative impact on waste generation. Site GNLP2139 is proposed for the development of 946 dwellings, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a major negative impact on waste generation.

B.1.14.2 **Previously Developed Land:** Site ACL3 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLP0378, GNLP0384, GNLP1049 and GNLP2139 comprise previously undeveloped land. The proposed development at Sites GNLP0378, GNLP0384 and GNLP1049 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP2139 comprises 37.9ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.1.14.3 **ALC:** Sites GNLP0378, GNLP0384, GNLP1049 and GNLP2139 are situated on ALC Grade 1 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this important natural resource.

B.1.15 **SA Objective 15 - Water**

B.1.15.1 **Water Quality:** All sites in this cluster are located over 200m from a watercourse and do not coincide with a groundwater SPZ. Therefore, the proposed development at these five sites would be expected to have a negligible impact on local water quality.

B.2 Aylsham (Blicking, Burgh & Tuttington and Oulton)

Aylsham (Blicking, Burgh & Tuttington and Oulton) cluster				
This cluster comprises seven sites surrounding the town of Aylsham, located to the north of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
AYL4	South of Banningham Road, Aylsham	Employment	3.19	-
GNLPO287	Land north of Marriotts Way	Residential & open space/ recreation/ leisure	12.85	Approx. 250
GNLPO311	Land to the south of Burgh Road	Residential & open space	8.60	Approx. 250
GNLPO336	Land next to River Bure, North East Aylsham	Residential & retail/ primary school/ open space/ Riverside Country Park/ footpath links	21.34	Approx. 300
GNLPO595	The south side of Burgh Road	Residential	3.28	75-100
GNLPO596	Land at Norwich Road	Residential	11.95	Approx. 250
GNLPO2060	West of Aylsham Bypass	Residential	0.99	20

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
AYL4	-	+	0	-	0	-	0	--	0	0	++	-	0	-	-
GNLPO287	--	--	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLPO311	--	--	-	-	++	-	0	-	0	-	+	-	-	-	0
GNLPO336	--	--	0	-	++	-	0	--	0	-	++	-	-	--	-
GNLPO595	--	-	-	-	+	-	0	-	0	-	+	-	-	-	0
GNLPO596	--	-	-	-	++	-	0	-	0	++	+	-	-	-	0
GNLPO2060	-	+	-	-	+	-	0	-	0	-	+	-	-	-	0

B.2.1 SA Objective 1 – Air Quality and Noise

B.2.1.1 Main Road: The A140 passes to the east of Aylsham. Sites GNLP0336, GNLP0595, GNLP0596, GNLP2060 and AYL4 are located adjacent to this road, and Site GNLP0311 is located approximately 60m from this road. Therefore, the proposed development at these six sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A140 would be expected to have a minor negative impact on air quality and noise at these sites.

B.2.1.2 Railway Line: Sites GNLP0311 and GNLP2060 are located adjacent to a railway line, and Site GNLP0595 is located approximately 90m from this railway line. The proposed development at these three sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.2.1.3 Air Pollution: Site GNLP2060 is proposed for the development of 20 dwellings. Site AYL4 is proposed for non-residential end use and comprises 3.19ha. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLP0287, GNLP0311, GNLP0336, GNLP0595 and GNLP0596 are proposed for the development of 100 or more dwellings. The proposed development at these five sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.2.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.2.2.1 Carbon Emissions: Sites GNLP0287, GNLP0311, GNLP0336, GNLP0595 and GNLP0596 are proposed for the development of between 60 and 600 dwellings. The proposed development at these five sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.2.2.2 Fluvial Flooding: Approximately half of Site GNLP0336 is located within Flood Zones 2 and 3a. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Sites GNLP0287, GNLP0311, GNLP0595, GNLP0596, GNLP2060 and AYL4 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be

expected at these six sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

- B.2.2.3 Surface Water Flooding:** A proportion of Sites GNLP0311 and GNLP0336, and a small proportion of Site GNLP0287, coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these three sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The northern corner of Site GNLP0595 coincides with areas determined to be at low and medium risk of surface water flooding. A small proportion of Site GNLP0596 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.2.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- B.2.3.1 Natura 2000:** Sites GNLP0287, GNLP0311, GNLP0595, GNLP0596 and GNLP2060 are located approximately 5km north east of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these five sites, due to the increased risk of development related threats and pressures on these European designated sites.

- B.2.3.2 CWS:** Site GNLP0287 is located adjacent to ‘Marriott’s Way’ CWS. The proposed development at this site could potentially have a minor negative impact on this CWS due to increased development related threats and pressures.

B.2.4 SA Objective 4 – Landscape

- B.2.4.1 Landscape Character:** Sites GNLP0311, GNLP0336, GNLP0595, GNLP0596 and GNLP2060 are located within the LCA ‘Marsham and Hainford Wooded Estatelands’. Some key characteristics of this LCA include the pockets of pasture and grassland, rural character and landscape setting of villages and historic buildings. Site GNLP0287 is

located within the LCA 'Blickling and Oulton Wooded Estatelands'. Some key characteristics of this LCA include the mosaic of parkland, arable fields and woodland, and the landscape setting of historic houses and villages. Site AYL4 is located within the LCA 'River Bure River Valley'. Some key characteristics of this LCA include the floodplain habitats associated with the River Bure, mosaic of grassland and marsh, and the distinctive character of villages. All sites in this cluster comprise arable land or grassland and are situated outside the existing settlement of Aylsham. Therefore, the proposed development at these seven sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.2.4.2 Views from the PRow Network: Site GNLP0596 is located adjacent to a PRow. The proposed development at this site could potentially alter the views experienced by users of this PRow; therefore, a minor negative impact on the local landscape would be expected.

B.2.4.3 Views for Local Residents: As Sites GNLP0287, GNLP0311, GNLP0336, GNLP0595, GNLP0596 and GNLP2060 are located adjacent or in close proximity to the existing settlement of Aylsham, the proposed development at these six sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.2.4.4 Urbanisation of the Countryside: All sites in this cluster comprise, either wholly or partially, previously undeveloped land and are located outside the existing settlement of Aylsham. Therefore, the proposed development at these seven sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.2.5 SA Objective 5 - Housing

B.2.5.1 Net Gain: Site GNLP2060 is proposed for residential development of 20 dwellings, and Site GNLP0595 is proposed for residential development of between 75 and 100 dwellings. As such, Sites GNLP2060 and GNLP0595 would be likely to result in a gain of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these two sites. Sites GNLP0287, GNLP0311, GNLP0336 and GNLP0596 are proposed for the development of 100 or more dwellings; therefore, the

proposed development at these four sites would be expected to result in a major positive impact on housing provision. Site AYL4 is proposed for non-residential use, and therefore, the proposed development at this site would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.2.6 SA Objective 6 – Population and Communities

B.2.6.1 Local Services: Aylsham contains Budgens, Coop and Tesco supermarkets. All sites in this cluster are located either wholly or partially outside the target distance to these shops. The proposed development at these seven sites could potentially have a minor negative impact on the access of site end users to local services.

B.2.6.2 Local Landscape Designations: Aylsham contains several local landscape designations including Aylsham Recreation Ground, Purdy Way Estate and Green Lane, and Cemetery Allotments. Sites GNLPO287, GNLPO311, GNLPO595, GNLPO596 and GNLPO2060 are located within 600m from one or more of these features. The proposed development at these five sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.2.7 SA Objective 7 – Deprivation

B.2.7.1 See **Box 2.7**.

B.2.8 SA Objective 8 – Health

B.2.8.1 Green Network: Sites GNLPO311, GNLPO595, GNLPO596, GNLPO2060 and AYL4 are located within 600m of the PRoW network. Sites GNLPO287, GNLPO311, GNLPO595, GNLPO596 and GNLPO2060 are also located within 600m of public greenspaces, including playing fields and allotments. The majority of Site GNLPO336 is located within 600m of either a PRoW or a greenspace. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.2.8.2 Main Road: Sites GNLPO311, GNLPO336, GNLPO595, GNLPO596, GNLPO2060 and AYL4 are located within 200m of the A140. The proposed

development at these six sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Site GNLPO287 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.2.8.3 AQMA: All seven sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.2.8.4 NHS Hospital: The closest hospital with an A&E department to Aylsham is Norfolk and Norwich University Hospital, located approximately 20km north of the cluster. The proposed development at the seven sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.2.8.5 GP Surgery: The Market Surgery is located in the south of Aylsham. Sites GNLPO311, GNLPO595, GNLPO596 and GNLPO2060 are located within the target distance to this GP surgery. The proposed development at these four sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLPO287, GNLPO336 and AYL4 are located outside the target distance to The Market Surgery, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.2.8.6 Leisure Centre: The closest leisure facility to Aylsham is Victory Swim and Fitness Centre, located approximately 9km east of the cluster. All seven sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.2.8.7 As Sites GNLPO287, GNLPO336 and AYL4 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these three sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.2.9 SA Objective 9 – Crime

B.2.9.1 See **Box 2.9**.

B.2.10 SA Objective 10 – Education

B.2.10.1 **Primary School:** St Michael’s C of E Voluntary Aided Primary and Nursery School is located in the north of Aylsham. Bure Valley School and John of Gaunt Infant and Nursery School are located in the south of Aylsham. Site GNLP0596 is located within the target distance to Bure Valley School and John of Gaunt Infant and Nursery School. The proposed development at this site would be likely to result in a minor positive impact on site end users’ access to primary education. Sites GNLP0287, GNLP0311, GNLP0336, GNLP0595 and GNLP2060 are situated partially or wholly outside the target distance to these schools. The proposed development at these five sites could potentially result in a minor negative impact on some site end users’ access to primary education.

B.2.10.2 **Secondary School:** Aylsham High School is located in the centre of Aylsham. Sites GNLP0311, GNLP0336, GNLP0595, GNLP0596 and GNLP2060 are located within the target distance to this school, and therefore, the proposed development at these five sites would be likely to result in a minor positive impact on site end users’ access to secondary education. Site GNLP0287 is situated outside the target distance to this school, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users’ access to secondary education.

B.2.10.3 The proposed development at Site GNLP0287 would be expected to have a major negative impact on site end users’ access to both primary and secondary education. The proposed development at Site GNLP0596 would be expected to have a major positive impact on site end users’ access to both primary and secondary education.

B.2.11 SA Objective 11 – Economy

B.2.11.1 **Primary Employment Location:** Aysham Town Centre is located in close proximity to this cluster. Aylsham Industrial Estate is located approximately 2.6km north of the cluster. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP0287,

GNLPO311, GNLPO336, GNLPO595, GNLPO596 and GNLPO2060 would be expected to have a minor positive impact on the local economy.

B.2.11.2 **Employment Floorspace:** Site GNLPO336 is proposed for mixed use including a primary school and retail. Site AYL4 is proposed for employment end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these two sites.

B.2.12 **SA Objective 12 – Transport and Access to Services**

B.2.12.1 **Bus Stop:** Sites GNLPO595 and GNLPO596 are located within the target distance to bus stops on Norwich Road or Burgh Road, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLPO287, GNLPO311, GNLPO336, GNLPO2060 and AYL4 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these five sites could potentially have a minor negative impact on site end users' access to bus services.

B.2.12.2 **Railway Station:** The closest railway station to Aylsham is North Walsham Railway Station, located approximately 10km to the east of the cluster. Therefore, the proposed development at all seven sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.2.12.3 **Pedestrian Access:** Sites GNLPO287, GNLPO2060 and AYL4 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites GNLPO311, GNLPO336, GNLPO595 and GNLPO596 currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.

B.2.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.2.13 SA Objective 13 – Historic Environment

B.2.13.1 **Grade II Listed Buildings:** Site GNLP0596 is located adjacent to the Grade II Listed Building ‘Diggens Farmhouse’. Site GNLP0595 is located approximately 100m from ‘Bure Valley Farmhouse’, and Sites GNLP0311 and GNLP2060 are located approximately 200m from this Listed Building. Site GNLP0336 is located within 300m from several Listed Buildings along Mill Row including ‘The Belt’ and ‘Millgate House’. Site GNLP0287 is located approximately 120m from ‘St Michael’s Hospital’ and approximately 250m from ‘Woodgate Farmhouse’, ‘Barn immediately north of Woodgate Farmhouse’, ‘Oak Lodge’ and ‘Manor Farmhouse’. The proposed development at these six sites could potentially alter the setting of some of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.2.13.2 **Conservation Area:** Site GNLP0336 is located approximately 200m from Aylsham Conservation Area. Therefore, the proposed development at this site could potentially alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.2.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.2.14.1 **Waste:** Sites GNLP0287, GNLP0311, GNLP0336, GNLP0595 and GNLP0596 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these five sites could potentially result in a minor negative impact on waste generation.

B.2.14.2 **Previously Developed Land:** All sites in this cluster comprise, either wholly or partially, previously undeveloped land. The proposed development at Sites GNLP0287, GNLP0311, GNLP0595, GNLP0596, GNLP2060 and AYL4 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP0336 comprises 21.3ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.2.14.3 **ALC:** All sites in this cluster are situated either wholly or partially on ALC Grade 2 land. Sites GNLPO287, GNLPO336 and AYL4 are partially situated on ALC Grade 3 land. All sites are situated on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these seven sites, due to the loss of this important natural resource.

B.2.15 SA Objective 15 - Water

B.2.15.1 **SPZ:** Site AYL4 and a proportion of Site GNLPO336 coincide with the inner zone (Zone I) of a groundwater SPZ. The proposed development at these two sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.2.15.2 **Watercourse:** Site GNLPO336 coincides with the River Bure, and approximately half of the site is located within 200m of this watercourse. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.3 Blofield

Blofield cluster				
This cluster comprises seven sites surrounding the village of Blofield, located to the south east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO082	Land to the south of Lingwood Road	Residential	4.85	125-149
GNLPO252	Land at Yarmouth Road	Residential	4.49	138*
GNLPO508	Land to the north of Yarmouth Road	Residential	0.35	Approx. 9
GNLPO2024	Manor Park, Old Yarmouth Road	Residential	1.27	31*
GNLPO2085	Yarmouth Road/A47	Residential	1.16	30
GNLPO2149	North of Yarmouth Road	Residential & open space	0.50	4
GNLPO2161	Norwich Camping & Leisure	Residential	0.91	22*

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO082	--	-	-	-	++	+	0	--	0	--	-	-	-	-	-
GNLPO252	--	-	-	-	++	++	0	--	0	--	+	-	-	-	-
GNLPO508	-	+	-	0	+	-	0	--	0	--	--	-	0	+	-
GNLPO2024	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-
GNLPO2085	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-
GNLPO2149	-	+	-	-	+	++	0	-	0	-	-	-	-	-	-
GNLPO2161	-	+	-	-	+	-	0	--	0	-	+	-	-	-	-

B.3.1 SA Objective 1 – Air Quality and Noise

B.3.1.1 Main Road: Sites GNLP2085, GNLP2149 and GNLP0508 are located adjacent to the A47. Site GNLP2024 and a proportion of Site GNLP2161 are located within 200m of the A47. Therefore, the proposed development at these five sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A47 would be expected to have a minor negative impact on air quality and noise at this site.

B.3.1.2 Air Pollution: Sites GNLP0082 and GNLP0252 are proposed for the development of 100 or more dwellings per site. Therefore, the proposed development at these two sites could potentially have a major negative impact on air pollution in the local area. Sites GNLP2024, GNLP2085 and GNLP2161 are proposed for the development of between ten and 99 dwellings per site. Therefore, the proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area. The proposed development at Sites GNLP2149 and GNLP0508 is for fewer than ten dwellings; therefore, development at these two sites would be expected to have a negligible impact on local air pollution.

B.3.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.3.2.1 Carbon Emissions: Sites GNLP0082 and GNLP0252 are proposed for the development of between 60 and 600 dwellings. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.3.2.2 Fluvial Flooding: All sites in this cluster are located within Flood Zone 1. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.3.2.3 Surface Water Flooding: The east of Site GNLP0082 is located within areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.3.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.3.3.1 **Natura 2000:** All sites in this cluster are located within 2.5km from a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these seven sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.3.3.2 **SSSI IRZ:** This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Yare Broads and Marshes’ SSSI. Sites GNLPO082, GNLPO252, GNLPO2024 and GNLPO508 are located within an IRZ for this site which states that “*any residential development of 50 or more houses outside existing settlements/urban area*” should be consulted on. Sites GNLPO082 and GNLPO252 are proposed for the development of more than 50 dwellings per site, and therefore, a minor negative impact on the features for which this SSSI has been designated would be expected at these two sites.

B.3.4 SA Objective 4 – Landscape

B.3.4.1 **National Park:** The Broads National Park is located approximately 1.6km south west of this cluster. The proposed development at the seven sites in this cluster would be unlikely to be visible from the National Park due to surrounding development and woodland, and therefore, a negligible impact on the setting of the National Park would be expected.

B.3.4.2 **Landscape Character:** All sites in this cluster are located within the LCA ‘Blofield Tributary Farmland’. Some key characteristics of this LCA include the landscape setting of historic halls and churches, villages, and mosaic of arable fields with views to features. Sites GNLPO082, GNLPO2024 and GNLPO2085 comprise arable land, Site GNLPO252 comprises an open field, and Site GNLPO2149 comprises grassland and trees. The proposed development at these five sites could potentially alter the landscape setting of Blofield village and as such be discordant with these key characteristics. Therefore, a minor negative impact on the local landscape character would be expected. Site GNLPO508 comprises previously developed land, and Site GNLPO2161 is partially previously developed and is situated within the existing settlement. Therefore, the proposed development at these two sites would be unlikely to be discordant with

these key characteristics and would be expected to have a negligible impact on the local landscape character.

B.3.4.3 Views from the PRoW Network: Site GNLP2085 coincides with a PRoW, and Sites GNLP0082 and GNLP2149 are located adjacent to a PRoW. Site GNLP2024 is located approximately 100m from a PRoW, and Site GNLP0252 is located approximately 500m across open fields from a PRoW. The proposed development at these five sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.3.4.4 Views for Local Residents: As Sites GNLP0082, GNLP0252, GNLP2024, GNLP2085, GNLP2149 and GNLP2161 are located adjacent to the existing settlement of Blofield, the proposed development at these six sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.3.4.5 Urbanisation of the Countryside: Sites GNLP0082, GNLP0252, GNLP2024, GNLP2085 and GNLP2149 are located outside the existing settlement of Blofield. Therefore, the proposed development at these sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected for these five sites.

B.3.5 SA Objective 5 - Housing

B.3.5.1 Net Gain: Sites GNLP2024, GNLP2085, GNLP2149, GNLP2161 and GNLP0508 are proposed for the development of 99 dwellings or less. Therefore, a minor positive impact on housing provision would be expected for these five sites. Sites GNLP0082 and GNLP0252 are proposed for the development of 100 or more dwellings per site. Therefore, the proposed development at these two sites would be expected to result in a major positive impact on housing provision.

B.3.6 SA Objective 6 - Population and Communities

B.3.6.1 Local Services: Blofield Post Office and Spar are situated in the centre of Blofield village, and Blofield Farm Shop is located in the north east of the village. Sites GNLP0082, GNLP0252, GNLP2085, GNLP2149 and GNLP2161 are located within the target distance to one or more of these services. Therefore, the proposed development at these five sites would be

expected to have a minor positive impact on site end users' access to local services. Site GNLP0508 and the majority of Site GNLP2024 are located outside the target distance to these services, and therefore, the proposed development at these two sites could potentially have a minor negative impact on some site end users' access to local services.

B.3.6.2 **Local Landscape Designations:** Sites GNLP0252, GNLP2085, GNLP2149 and GNLP2161 are located within 600m from the recreation ground at Margaret Harker Hall. Sites GNLP2085 and GNLP2149 are also located within 600m from Norwich United FC. The proposed development at these four sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.3.6.3 As Sites GNLP0252, GNLP2085, GNLP2149 and GNLP2161 are located within the target distance of local services and local landscape designations, the proposed development at these four sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.3.7 **SA Objective 7 - Deprivation**

B.3.7.1 See **Box 2.7**.

B.3.8 **SA Objective 8 - Health**

B.3.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRoW network and to public greenspaces, including playing fields, allotments and religious grounds. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.3.8.2 **Net Loss of Public Greenspace:** Site GNLP0252 coincides with a public greenspace, comprising a golf course. The proposed development at this site would be expected to result in the partial loss of this resource and therefore have a minor negative impact on the health and wellbeing of the local community.

- B.3.8.3 **AQMA:** All seven sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.3.8.4 **Main Road:** Sites GNLP2085, GNLP2149 and GNLP0508 are located adjacent to the A47. Site GNLP2024 and a proportion of Site GNLP2161 are located within 200m of the A47. The proposed development at these five sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0082 and GNLP0252 are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.
- B.3.8.5 **NHS Hospital:** The closest hospital with an A&E department to Blofield is Norfolk and Norwich University Hospital, located approximately 15km west of the cluster. The proposed development at all seven sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.3.8.6 **GP Surgery:** Blofield Surgery is located in the north of Blofield village. Sites GNLP2085, GNLP2149 and GNLP2161 are located within the target distance to Blofield Surgery. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLP0082, GNLP0252, GNLP2024 and GNLP0508 are located outside the target distance to Blofield Surgery. The proposed development at these four sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.3.8.7 **Leisure Centre:** The closest leisure facility to Blofield is Riverside Leisure Centre, located approximately 10km west of the cluster. All seven sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.3.8.8 As Sites GNLP0082, GNLP0252, GNLP2024 and GNLP0508 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these four sites would be expected

to have a major negative impact on the health and wellbeing of site end users.

B.3.9 SA Objective 9 – Crime

B.3.9.1 See **Box 2.9**.

B.3.10 SA Objective 10 – Education

B.3.10.1 **Primary School:** Blofield Primary School is located in the north of Blofield village. Sites GNLP2024, GNLP2085, GNLP2149 and GNLP2161 are located within the target distance to this school. Therefore, the proposed development at these four sites in this cluster would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0082, GNLP0252 and GNLP0508 are located partially or wholly outside the target distance to this school. Therefore, the proposed development at these three sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.3.10.2 **Secondary School:** The closest secondary schools to Blofield are Acle Academy, located approximately 6km east of the cluster, and Thorpe St Andrew School and Sixth Form, located approximately 6km west of the cluster. All sites in this cluster are situated outside the target distance to these schools, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.3.10.3 The proposed development at Sites GNLP0082, GNLP0252 and GNLP0508 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.3.11 SA Objective 11 – Economy

B.3.11.1 **Primary Employment Location:** The closest primary employment locations to Blofield is Broadland Business Park, located to the west of the cluster. This location would be expected to provide a range of employment opportunities for site end users. Sites GNLP0252, GNLP2024 and GNLP0508 are located within the target distance to this employment location, and therefore, the proposed development at these three sites would be expected to have a minor positive impact on the local economy. Sites GNLP0082, GNLP2085, GNLP2149 and GNLP2161 are situated outside the target distance to this employment location, and therefore, the

proposed development at these four sites could potentially have a minor negative impact on site end users' access to employment opportunities.

B.3.11.2 **Employment Floorspace:** Site GNLP0508 currently coincides with 'M R Scaffolding Anglia' and is proposed for residential end use. The proposed residential development at Site GNLP0508 would be likely to result in the loss of this business, and consequently the employment opportunities it may provide. Therefore, a major negative impact would be expected following development at this site.

B.3.12 **SA Objective 12 – Transport and Access to Services**

B.3.12.1 **Bus Stop:** Sites GNLP2085 and GNLP2161 are located within the target distance to bus stops on Plantation Road and Yarmouth Road, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0082, GNLP0252, GNLP2024, GNLP2149 and GNLP0508 are located partially or wholly outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these five sites could potentially have a minor negative impact on some site end users' access to bus services.

B.3.12.2 **Railway Station:** Sites GNLP0252, GNLP2024 and GNLP0508 are located within the target distance to Brundall Railway Station and Brundall Gardens Railway Station. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to rail services. Sites GNLP0082, GNLP2085, GNLP2149 and GNLP2161 are located wholly or partially outside the target distance to these stations, and therefore, the proposed development at these four sites could potentially have a minor negative impact on site end users' access to rail services.

B.3.12.3 **Pedestrian Access:** Sites GNLP0082, GNLP2024, GNLP2085, GNLP2149 and GNLP0508 are well connected to the existing footpath network. The proposed development at these five sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0252 and GNLP2161 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.3.12.4 Road Network: Site GNLP0252 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites GNLP0082, GNLP2024, GNLP2085, GNLP2149, GNLP2161 and GNLP0508 are well connected to the existing road network. The proposed development at these six sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.3.13 SA Objective 13 - Historic Environment

B.3.13.1 Grade I Listed Buildings: Site GNLP0252 is located approximately 360m from the Grade I Listed Building 'Church of St Andrew and St Peter'. Site GNLP0082 is located approximately 500m from this Listed Building. These sites and Listed Building are separated by existing development, and therefore, the proposed development at these two sites would be expected to have a negligible impact on setting of this Listed Building.

B.3.13.2 Grade II Listed Buildings: Site GNLP0082 is located approximately 40m from the Grade II Listed Buildings 'Owls Barn' and 'House at Owls Barn'. Site GNLP0252 is located approximately 80m from 'Manor Farm Barn' and approximately 60m from 'Blofield Court House'. Site GNLP2024 is located approximately 100m from 'Manor Farm Barn'. Site GNLP2161 is located approximately 75m from 'Turrett House'. The proposed development at these four sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP2085 and GNLP2149 are located within 160m of 'Turrett House', and Site GNLP0508 is located approximately 250m from 'Manor Farm Barn'. These three sites and Listed Buildings are separated by existing development, and therefore, the proposed development at these sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.3.14 SA Objective 14 - Natural Resources, Waste & Contaminated Land

B.3.14.1 Waste: Sites GNLP0082 and GNLP0252 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these two sites could potentially result in a minor negative impact on waste generation.

B.3.14.2 **Previously Developed Land:** Site GNLP0508 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLP0082, GNLP0252, GNLP2024, GNLP2085, GNLP2149 and GNLP2161 comprise previously undeveloped land. The proposed development at these six sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.3.14.3 **ALC:** Sites GNLP2085, GNLP2149, GNLP2161 and approximately half of Site GNLP0082 are situated on ALC Grade 1 land. Sites GNLP0252, GNLP2024 and half of Site GNLP0082 are situated on ALC Grade 2 land. All sites are situated on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these six sites, due to the loss of this important natural resource.

B.3.15 **SA Objective 15 – Water**

B.3.15.1 **SPZ:** All sites in this cluster coincide either wholly or partially with the catchment (Zone III) of a groundwater SPZ. The proposed development at these seven sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.3.15.2 **Watercourse:** Site GNLP0508 and a proportion of Site GNLP2024 are located within 200m of the Run Dike. The proposed development at these two sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.4 Blofield Heath

Blofield Heath cluster				
This cluster comprises two sites in the village of Blofield Heath, located to the east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO288	Land to the west of Woodbastwick Road	Residential	1.43	24
GNLPI048	Land to the east of Woodbastwick Road	Residential	4.31	104

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural resources, Waste & Contaminated Land	Water
GNLPO288	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-
GNLPI048	--	-	-	-	++	+	0	--	0	-	+	-	0	-	-

B.4.1 SA Objective 1 – Air Quality and Noise

B.4.1.1 Air Pollution: Site GNLPO288 is proposed for the development of 24 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Site GNLPI048 is proposed for the development of 104 dwellings. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected at this site.

B.4.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.4.2.1 Carbon Emissions: Site GNLPI048 is proposed for the development of 104 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.4.2.2 **Fluvial Flooding:** Both sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these two sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.4.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.4.3.1 **Natura 2000:** Sites GNLP0288 and GNLP1048 are located approximately 3.5km north of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.4.4 **SA Objective 4 – Landscape**

B.4.4.1 **Landscape Character:** Sites GNLP0288 and GNLP1048 are both located within the LCA ‘Blofield Tributary Farmland’. Some key characteristics of this LCA include the landscape setting of historic halls and churches, villages, and mosaic of arable fields with views to features. Sites GNLP0288 and GNLP1048 are not located in close proximity to any historic assets. Therefore, the proposed development at these two sites would be unlikely to be discordant with these key characteristics and would be expected to have a negligible impact on the local landscape character.

B.4.4.2 **Views for Local Residents:** As both sites in this cluster are located adjacent to the existing settlement of Blofield Heath, the proposed development at both sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected for both sites.

B.4.4.3 **Urbanisation of the Countryside:** Sites GNLP0288 and GNLP1048 are located outside the existing settlement of Blofield Heath. Therefore, the proposed development at these two sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected for these two sites.

B.4.5 SA Objective 5 – Housing

B.4.5.1 Net Gain: Site GNLP0288 is proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected. Site GNLP1048 is proposed for the development of 104 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

B.4.6 SA Objective 6 – Population and Communities

B.4.6.1 Local Services: Blofield Heath Post Office and Stores is located in the centre of the village. Sites GNLP0288 and GNLP1048 are located within the target distance to this shop, and therefore, the proposed development at these sites would be expected to have a minor positive impact on site end users' access to local services.

B.4.6.2 Local Landscape Designations: Site GNLP0288 is located adjacent to Blofield Heath Recreation Ground. The proposed development at this site would be likely to provide site end users with good access to this local feature, resulting in a minor positive impact on opportunities for integration with the local community.

B.4.6.3 As Site GNLP0288 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.4.7 SA Objective 7 – Deprivation

B.4.7.1 See **Box 2.7**.

B.4.8 SA Objective 8 – Health

B.4.8.1 Green Network: Site GNLP0288 is located within 600m of the PRow network, and adjacent to a public greenspace, which comprises a playing field and bowling green. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site GNLP1048 is not located in close proximity to the PRow network, and part of the site is located outside the target distance to a public greenspace. Therefore, the proposed development at Site

GNLP1048 could potentially have a minor negative impact on the access of site end users to the local green network.

B.4.8.2 Main Road: Both sites in this cluster are located over 200m from a main road. The proposed development at these sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.4.8.3 AQMA: Both sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.4.8.4 NHS Hospital/GP Surgery: The closest hospital with an A&E department to Blofield Heath is Norfolk and Norwich University Hospital, located approximately 15km west of the cluster. The closest GP surgery is Blofield Surgery, located approximately 1.7km south west of the cluster. The proposed development at both the sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.4.8.5 Leisure Centre: The closest leisure centre to Blofield Heath is Riverside Leisure Centre, located approximately 9.5km west of the cluster. Both sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.4.8.6 As both sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at both sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.4.9 SA Objective 9 – Crime

B.4.9.1 See **Box 2.9**.

B.4.10 SA Objective 10 – Education

B.4.10.1 Primary School: Hemblington Primary School is located in the centre of Blofield Heath village. Sites GNLP0288 and GNLP1048 are located within the target distance to this school. The proposed development at these

two sites would be likely to result in a minor positive impact on site end users' access to primary education.

- B.4.10.2 **Secondary School:** The closest secondary school to Blofield Heath is Thorpe St Andrew School and Sixth Form, located approximately 5km south west of the cluster. Sites GNLP0288 and GNLP1048 are situated outside the target distance to this school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.4.11 SA Objective 11 - Economy

- B.4.11.1 **Primary Employment Location:** Broadland Business Park is located approximately 4.5km south west of the Blofield Heath cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at both sites in this cluster would be expected to have a minor positive impact on the local economy.

B.4.12 SA Objective 12 - Transport and Access to Services

- B.4.12.1 **Bus Stop:** Site GNLP1048 is located adjacent to a bus stop on Woodbastwick Road, providing regular services. Site GNLP0288 is located approximately 340m from this bus stop. Therefore, the proposed development at these two sites would be likely to have a minor positive impact on site end users' access to bus services.

- B.4.12.2 **Railway Station:** The closest railway stations to Blofield Heath are Brundall Railway Station, located approximately 3.2km to the south of the cluster, or Brundall Gardens Railway Station, located approximately 3.2km to the south west. Therefore, the proposed development at both sites in this cluster could potentially have a minor negative impact on site end users' access to rail services.

- B.4.12.3 **Pedestrian Access:** Site GNLP0288 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRoW network and opportunities to travel by foot. Site GNLP1048 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.4.12.4 **Road Network:** Both sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.4.13 **SA Objective 13 – Historic Environment**

B.4.13.1 **Heritage Assets:** The development proposed at Sites GNLP0288 and GNLP2048 would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

B.4.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.4.14.1 **Waste:** Site GNLP1048 is proposed for the development of 104 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a minor negative impact on waste generation.

B.4.14.2 **Previously Developed Land:** Both sites in this cluster comprise previously undeveloped land. The proposed development at these two sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.4.14.3 **ALC:** Both sites in this cluster are situated on ALC Grade 2 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource.

B.4.15 **SA Objective 15 – Water**

B.4.15.1 **SPZ:** Both sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these two sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.5 Brundall and Postwick-with-Witton

Brundall and Postwick-with-Witton cluster				
This cluster comprises seven sites surrounding the villages of Brundall and Postwick, located to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO254	Land at Yarmouth Road	Residential	6.62	165*
GNLPO295	Land west of Maurecourt Drive	Residential	12.66	Approx. 387
GNLPO325	Yarmouth Road, Postwick	Residential & open space & supermarket & car park	8.86	Up to 192
GNLPO352	Land North of Brecklands Road	Residential	14.67	366*
GNLPO375	Land north of Postwick Lane/west of Holmesdale Road	Residential & open space	8.91	Approx. 200-250
GNLPO436	Land north of Links Avenue	Residential & community recreation & open space	17.17	Up to 250
GNLPO3029	Broadland Gate	Leisure & retail & roadside	3.12	N/A

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO254	--	-	-	-	++	++	0	--	0	--	+	-	-	-	-
GNLPO295	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO325	--	-	-	-	++	++	0	--	0	--	++	-	0	-	-
GNLPO352	--	--	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLPO375	--	--	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO436	--	--	-	-	++	-	0	-	0	-	+	-	-	-	-
GNLPO3029	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-

B.5.1 SA Objective 1 – Air Quality and Noise

B.5.1.1 Main Road: The A47 passes to the north of Brundall and Postwick, and the A1042 passes to the north of Postwick. Sites GNLP0295 and GNLP0325 are located adjacent to the A47. The north of Site GNLP0254 is located within 200m of the A47. Site GNLP3029 is located adjacent to the A47 and A1042. Therefore, the proposed development at these four sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A47 and A1042 would be expected to have a minor negative impact on air quality and noise at these sites.

B.5.1.2 Air Pollution: Site GNLP3029 is proposed for non-residential end use and comprises 3.12ha. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352, GNLP0375 and GNLP0436 are proposed for the development of 100 or more dwellings. The proposed development at these six sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.5.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.5.2.1 Carbon Emissions: Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352, GNLP0375 and GNLP0436 are proposed for the development of between 60 and 600 dwellings. The proposed development at these six sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.5.2.2 Fluvial Flooding: The north eastern edges of Sites GNLP0352 and GNLP0436 are located within Flood Zones 2 and 3a. The proposed development at these two sites could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Sites GNLP0254, GNLP0295, GNLP0325, GNLP0375 and GNLP3029 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these five sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.5.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- B.5.3.1 Natura 2000:** All sites in this cluster are located within 2km of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. The majority of these sites are located within 900m from this European designated site. A minor negative impact would be expected as a result of the proposed development at these seven sites, due to the increased risk of development related threats and pressures on these European designated sites.
- B.5.3.2 SSSI IRZ:** This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Yare Broads and Marshes’ SSSI. Sites GNLP0295, GNLP0325 and GNLP0436 are located within an IRZ which states that *“any residential development of 10 or more houses outside existing settlements”* should be consulted on. Site GNLP0254 is located within an IRZ which states that *“any residential development of 50 or more houses outside existing settlements”* should be consulted on. Sites GNLP0375 and GNLP0352 is located within an IRZ which states that *“any residential developments outside of existing settlements/urban areas with a total net gain in residential units”* should be consulted on. As the proposed development at these six sites exceed these identified thresholds, a minor negative impact on the features for which this SSSI has been designated would be expected. Site GNLP3029 is located within an IRZ which states that *“non-residential developments outside existing settlements/urban areas where ... footprint exceeds 0.2ha”* should be consulted on. Site GNLP3029 is proposed for leisure and retail end uses, and comprises 3.12ha; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.
- B.5.3.3 NNR:** All sites in this cluster are located within 2km of ‘Mid-Yare’ NNR. The proposed development at these seven sites could potentially have a minor negative impact on this designated site, due to increased air pollution and potential visitor numbers.
- B.5.3.4 CWS:** Site GNLP0436 is located approximately 10m from ‘Cremer’s Meadow’. The proposed development at this site could potentially have a minor negative impact on this CWS due to increased development related threats and pressures.

B.5.3.5 **Priority Habitat:** The south west edge of Site GNLP0352 coincides with deciduous woodland and lowland fens priority habitat. The proposed development at this site would be likely to result in the partial loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.5.4 **SA Objective 4 – Landscape**

B.5.4.1 **National Park:** All sites in this cluster are located 700m or less from The Broads National Park, and as such the proposed development at these seven sites could potentially be visible from, and alter the setting of, this National Park. A minor negative impact would be expected.

B.5.4.2 **Landscape Character:** Site GNLP3029 is located within the LCA ‘Reedham to Thorpe Marshes Fringe’. Some key characteristics of this LCA include the mosaic of arable fields, blocks of woodland and landscape setting of historic buildings. Site GNLP3029 partially comprises previously developed land and is not located in close proximity to historic buildings. Therefore, the proposed development at this site would be expected to have a negligible impact on the local landscape character. Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352, GNLP0375 and GNLP0436 are located within the LCA ‘Blofield Tributary Farmland’. Some key characteristics of this LCA include the landscape setting of historic halls and churches, villages and mosaic of arable fields with views to features. These six sites all comprise arable land, located adjacent to the existing settlements of Brundall and Blofield. Therefore, the proposed development at these six sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.5.4.3 **Views from the PRow Network:** Sites GNLP0254, GNLP0352 and GNLP0436 are located adjacent to a PRow. Site GNLP0325 is located approximately 160m from a PRow. The proposed development at these four sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.5.4.4 **Views for Local Residents:** Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352, GNLP0375 and GNLP0436 are located adjacent or in close proximity to the existing settlement of Brundall, and therefore, the proposed development at these six sites would be likely to alter views

experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.5.4.5 Urbanisation of the Countryside: Sites GNLPO254, GNLPO295, GNLPO325, GNLPO352, GNLPO375 and GNLPO436 comprise previously undeveloped land and are located outside the existing settlements of Brundall and Postwick. Therefore, the proposed development at these six sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.5.4.6 Coalescence: Sites GNLPO254, GNLPO325 and GNLPO436 are situated between the settlements of Brundall and Blofield. The proposed development at these three sites could potentially increase the risk of coalescence between these two settlements; therefore, a minor negative impact on the local landscape would be expected.

B.5.5 SA Objective 5 – Housing

B.5.5.1 Net Gain: Sites GNLPO254, GNLPO295, GNLPO325, GNLPO352, GNLPO375 and GNLPO436 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these six sites would be expected to result in a major positive impact on housing provision. Site GNLPO3029 is proposed for non-residential end use, and therefore, the proposed development at this site would not be anticipated to result in a net change in housing. Therefore, a negligible impact on housing provision would be expected at this site.

B.5.6 SA Objective 6 – Population and Communities

B.5.6.1 Local Services: As Sites GNLPO2131 and GNLPO041 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.5.6.2 Local Landscape Designations: Brundall contains several local landscape designations including Brundall Memorial Recreation Ground, Cemetery, Westfield Road Play Area and Vauxhall Mallard Cricket Club. Sites GNLPO254, GNLPO325, GNLPO352 and GNLPO436 are located within 600m from one or more of these features. The proposed development at

these four sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.5.6.3 As Sites GNLP0254 and GNLP0325 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.5.7 SA Objective 7 - Deprivation

B.5.7.1 See **Box 2.7**.

B.5.8 SA Objective 8 - Health

B.5.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRoW network. Sites GNLP0254, GNLP0295, GNLP0325, GNLP0375 and GNLP0436 are also located within 600m of public greenspaces, including playing fields, allotments and a golf course. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.5.8.2 **Main Road:** Sites GNLP0254, GNLP0295, GNLP0325 and GNLP3029 are located within 200m of the A47. The proposed development at these four sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0352, GNLP0375 and GNLP0436 are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.5.8.3 **AQMA:** All seven sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.5.8.4 **NHS Hospital:** The closest hospital with an A&E department to Brundall is Norfolk and Norwich University Hospital, located approximately 15km west

of the cluster. The proposed development at the seven sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.5.8.5 GP Surgery: The closest GP surgeries to this cluster are Brundall Medical Centre, located in the centre of Brundall, and Dussindale Surgery in Thorpe St Andrew. Site GNLP0436 is located within the target distance to Brundall Medical Centre. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352, GNLP0375 and GNLP3029 are located outside the target distance to these GP surgeries, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.5.8.6 Leisure Centre: The closest leisure facility to Brundall is Riverside Leisure Centre, located approximately 8.3km west of the cluster. All seven sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.5.8.7 As Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352, GNLP0375 and GNLP3029 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these six sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.5.9 SA Objective 9 – Crime

B.5.9.1 See **Box 2.9**.

B.5.10 SA Objective 10 – Education

B.5.10.1 Primary School: Brundall School is located in the centre of Brundall village. Other nearby primary schools include Dussindale Primary School and Blofield Primary School. Sites GNLP0436 and GNLP2069 are located within the target distance to Brundall School. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352 and GNLP0375 are situated partially or wholly outside the target distance to one of these primary schools. The proposed

development at these five sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.5.10.2 **Secondary School:** The closest secondary school to Brundall is Thorpe St Andrew School and Sixth Form, located approximately 6km north west of the cluster. Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352, GNLP0375 and GNLP0436 are situated outside the target distance to this school, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.5.10.3 The proposed development at Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352 and GNLP0375 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.5.11 **SA Objective 11 – Economy**

B.5.11.1 **Primary Employment Location:** Broadland Business Park is located approximately 4.5km east of the Brundall cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352, GNLP0375 and GNLP0436 would be expected to have a minor positive impact on the local economy.

B.5.11.2 **Employment Floorspace:** Sites GNLP0325 and GNLP3029 are proposed for leisure and retail end uses. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these two sites.

B.5.12 **SA Objective 12 – Transport and Access to Services**

B.5.12.1 **Bus Stop:** All sites in this cluster are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these seven sites could potentially have a minor negative impact on site end users' access to bus services.

B.5.12.2 **Railway Station:** Sites GNLP0254, GNLP0295, GNLP0325, GNLP0352, GNLP0375 and GNLP0436 are located within the target distance to Brundall Gardens Railway Station and/or Brundall Railway Station. The proposed development at these six sites would be expected to have a

minor positive impact on site end users' access to rail services. Site GNLP3029 is located approximately 2.1km west of Brundall Railway Station, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

B.5.12.3 Pedestrian Access: Sites GNLP0254, GNLP0352 and GNLP0436 and GNLP3029 are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to the PRoW network and opportunities to travel by foot. Sites GNLP0295, GNLP0325 and GNLP0375 currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.

B.5.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.5.13 SA Objective 13 – Historic Environment

B.5.13.1 Grade I Listed Buildings: Site GNLP0352 is located approximately 250m from the Grade I Listed Building 'Church of St Michael'. Site GNLP0436 is located approximately 420m from 'Church of St Andrew and St Peter'. The proposed development at these two sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.5.13.2 Grade II* Listed Buildings: Site GNLP0295 is located approximately 530m from the Grade II* Listed Building 'Church of St Margaret'. This site and Listed Building are separated by existing development, and therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.5.13.3 Grade II Listed Buildings: Site GNLP0254 is located approximately 450m from the Grade II Listed Building 'Manor Farm Barn'. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLP0352 is located approximately 280m from 'Manor Farm Garage' and 'The Manor House', and

approximately 380m from 'Brundall Signal Box', and Site GNLPO436 is located approximately 150m from 'Old Beams' and 'The Gables'. These two sites and Listed Buildings are separated by existing development, and therefore, the proposed development at these sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.5.14 SA Objective 14 - Natural Resources, Waste & Contaminated Land

B.5.14.1 Waste: Sites GNLPO254, GNLPO295, GNLPO325, GNLPO352, GNLPO375 and GNLPO436 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these six sites could potentially result in a minor negative impact on waste generation.

B.5.14.2 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these seven sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.5.14.3 ALC: Site GNLPO295 is situated on ALC Grade 1 land. Sites GNLPO254 and GNLPO325 are situated on ALC Grade 2 land. Sites GNLPO352 and GNLPO3029 are situated on ALC Grade 3 land. Site GNLPO436 is situated on ALC Grades 2 and 3. Site GNLPO375 is situated on ALC Grades 1, 2 and 3. All sites in this cluster are situated on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these seven sites, due to the loss of this important natural resource.

B.5.15 SA Objective 15 - Water

B.5.15.1 SPZ: Site GNLPO3029 coincides with the inner zone (Zone I) of a groundwater SPZ. Sites GNLPO254, GNLPO295, GNLPO325, GNLPO375, GNLPO436 and a small proportion of Site GNLPO352 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these seven sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.5.15.2

Watercourse: Sites GNLPO352 and GNLPO436 are located adjacent to the Run Dike. The majority of Site GNLPO254 is located within 200m of this watercourse. Site GNLPO436 also coincides with a minor watercourse. The proposed development at these three sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.6 Bunwell

Bunwell cluster				
This cluster comprises one site near to the village of Bunwell, located to the south west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
BUN2	Land north of The Turnpike, Bunwell	Residential	0.52	7

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
BUN2	0	+	0	-	+	-	0	--	0	-	-	-	-	-	-

B.6.1 SA Objective 1 – Air Quality and Noise

B.6.1.1 **Air Pollution:** The proposed development at Site BUN2 is for seven dwellings; therefore, development at this site would be expected to have a negligible impact on local air pollution.

B.6.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.6.2.1 **Fluvial Flooding:** Site BUN2 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at this site, as the proposed development at this location would be likely to locate site end users away from areas at risk of fluvial flooding.

B.6.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.6.3.1 **Biodiversity Assets:** The proposed development at Site BUN2 would be unlikely to impact any surrounding biodiversity assets, and therefore, a negligible impact on local biodiversity would be expected.

B.6.4 SA Objective 4 – Landscape

B.6.4.1 Landscape Character: Site BUN2 is located within the LCA ‘Ashwellthorpe Plateau Farmland’. Some key characteristics of this LCA include arable fields, panoramic views and linear settlements along roads. Site BUN2 comprises a small area of arable farmland and is in keeping with the linear settlement along the B1113. Therefore, the proposed development at this site would be unlikely to be discordant with these key characteristics, and a negligible impact would be expected.

B.6.4.2 Views from the PRoW Network: Site BUN2 is located approximately 190m from a PRoW. The proposed development at this site could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.6.4.3 Views for Local Residents: Site BUN2 is located adjacent to the existing settlement of Bunwell, and therefore, the proposed development at this site would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.6.4.4 Urbanisation of the Countryside: Site BUN2 comprises previously undeveloped land and is located outside the existing settlement of Bunwell. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.6.5 SA Objective 5 – Housing

B.6.5.1 Net Gain: Site BUN2 is proposed for the development of seven dwellings. Therefore, a minor positive impact on housing provision would be expected at this site.

B.6.6 SA Objective 6 – Population and Communities

B.6.6.1 Local Services: Bunwell Village Stores and Bunwell Post Office are located within the centre of the village. Site BUN2 is situated outside the target distance to these facilities, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users’ access to local services.

B.6.6.2 **Local Landscape Designations:** Bunwell Village Hall open space is located in the south of Bunwell village. Site BUN2 is located within 600m of this local designation. The proposed development at this site would be likely to provide site end users with good access to this local feature, resulting in a minor positive impact on opportunities for integration with the local community.

B.6.7 **SA Objective 7 – Deprivation**

B.6.7.1 See **Box 2.7**.

B.6.8 **SA Objective 8 – Health**

B.6.8.1 **Green Network:** Site BUN2 is located within 600m of the PRow network, and is also located within 600m of public greenspaces, including playing fields and religious grounds. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.6.8.2 **Main Road:** Site BUN2 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.6.8.3 **AQMA:** Site BUN2 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.6.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Bunwell is Norfolk and Norwich University Hospital, located approximately 14km north east of the cluster. The closest GP surgery is Swan Lane Surgery, located approximately 7km west of the cluster. The proposed development at Site BUN2 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.6.8.5 **Leisure Centre:** The closest leisure centre to Bunwell is Long Stratton Leisure Centre, located approximately 7km east of the cluster. Site BUN2 is located outside the target distance to this leisure facility, and therefore,

a minor negative impact on the health and wellbeing of site end users would be expected.

B.6.8.6 As Site BUN2 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site would be expected to have a major negative impact on the health and wellbeing of site end users.

B.6.9 SA Objective 9 – Crime

B.6.9.1 See **Box 2.9**.

B.6.10 SA Objective 10 – Education

B.6.10.1 **Primary School:** Bunwell Primary School is located south of Bunwell village. Site BUN2 is located within the target distance to this school. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education.

B.6.10.2 **Secondary School:** The closest secondary school to Bunwell is Old Buckenham High School, located approximately 6km west of the cluster. Site BUN2 is situated outside the target distance to this school, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to secondary education.

B.6.11 SA Objective 11 – Economy

B.6.11.1 **Primary Employment Location:** The closest primary employment location to the Bunwell cluster is Rookery Business Park located approximately 6.5km to the north west. This is outside the target distance, and therefore, the proposed development at Site BUN2 could potentially have a minor negative impact on site end users' access to employment opportunities.

B.6.12 SA Objective 12 – Transport and Access to Services

B.6.12.1 **Bus Stop:** Site BUN2 is located within the target distance to bus stops, located on The Turnpike. However, these bus stops only provide limited services. Therefore, the proposed development at this site could potentially have a minor negative impact on the access of site end users to bus services.

B.6.12.2 **Railway Station:** The closest station to Bunwell is Spooner Row Railway Station, located approximately 5.5km to the north west of the cluster. Therefore, the proposed development at Site BUN2 could potentially have a minor negative impact on site end users' access to rail services.

B.6.12.3 **Pedestrian Access:** Site BUN2 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.6.12.4 **Road Network:** Site BUN2 is well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.6.13 **SA Objective 13 – Historic Environment**

B.6.13.1 **Grade I Listed Buildings:** Site BUN2 is located approximately 270m from the Grade I Listed Building 'Church of St Michael', however, this site and Listed Building are separated by existing development in Bunwell. Therefore, the proposed development at this site would be expected to have a minor negative impact on the setting of this Listed Building.

B.6.13.2 **Grade II Listed Buildings:** There are several Grade II Listed Buildings located within Bunwell. Site BUN2 is located within 160m from 'Church Farmhouse' and 'Old Queen's Head'. The proposed development at this site could potentially alter the setting of these Listed Buildings to some extent; therefore, a minor negative impact would be expected at this site.

B.6.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.6.14.1 **Previously Developed Land:** Site BUN2 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.6.14.2 **ALC:** Site BUN2 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.6.15 SA Objective 15 – Water

- B.6.15.1 SPZ:** Site BUN2 coincides with the catchment (Zone III) of a groundwater SPZ. The proposed development at this site could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.7 Buxton with Lamas and Brampton

Buxton with Lamas and Brampton cluster				
This cluster comprises two sites surrounding the village of Buxton, located to the north of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
BUX1	East of Lion Road, Buxton	Residential	0.71	20
GNLPO297	Land to east of Aylsham Road	Residential	1.68	Approx. 48

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
BUX1	-	+	-	-	+	++	0	--	0	-	-	-	0	-	0
GNLPO297	-	+	-	-	+	++	0	--	0	-	-	-	0	-	0

B.7.1 SA Objective 1 – Air Quality and Noise

B.7.1.1 Railway Line: The majority of Site GNLPO297 is located within 200m of a railway line. The proposed development at this site could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact on air and noise quality at this site would be expected.

B.7.1.2 Air Pollution: Sites GNLPO297 and BUX1 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area.

B.7.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.7.2.1 Fluvial Flooding: Sites GNLPO297 and BUX1 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at

these two sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.7.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.7.3.1 Natura 2000: Sites GNLPO297 and BUX1 are located within 5km east of ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development related threats and pressures on this European designated site.

B.7.4 SA Objective 4 – Landscape

B.7.4.1 Landscape Character: Sites GNLPO297 and BUX1 are located within the LCA ‘Marsham and Hainford Wooded Estatelands’. Some key characteristics of this LCA include pockets of pasture and grassland, rural character and the landscape setting of villages and historic buildings. The proposed development at Sites GNLPO297 and BUX1 would not be expected to result in a significant loss of pastureland and are not located in close proximity to Listed Buildings. Therefore, the proposed development at these two sites would be expected to have a negligible impact on the local landscape character.

B.7.4.2 Views from the PRow Network: Site GNLPO297 is located approximately 40m from a PRow. The proposed development at this site could potentially alter the views experienced by users of this PRow; therefore, a minor negative impact on the local landscape would be expected.

B.7.4.3 Views for Local Residents: As both sites in this cluster are located adjacent to the existing settlement of Buxton, the proposed development at these two sites would be likely to alter the views experienced by residents of these dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.7.4.4 Urbanisation of the Countryside: Sites GNLPO297 and BUX1 are located outside the existing settlement of Buxton. Therefore, the proposed development at these two sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.7.5 SA Objective 5 – Housing

B.7.5.1 Net Gain: Sites GNLP0297 and BUX1 are proposed for residential development of 99 dwellings or less. Therefore, a minor positive impact on housing provision would be expected at these two sites.

B.7.6 SA Objective 6 – Population and Communities

B.7.6.1 Local Services: The nearest convenience store, McColl's Convenience Store, is located within Buxton village. Sites GNLP0297 and BUX1 are located within the target distance to this shop. Therefore, the proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services.

B.7.6.2 Local Landscape Designations: Sites GNLP0297 and BUX1 located within 600m of New Buxton Playing Field, Buxton with Lamas Village Hall and/or Black Lion Bowling Green. The proposed development at these two sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.7.6.3 As Sites GNLP0297 and BUX1 are located within the target distance of local services and local landscape designations, the proposed development at both sites in this cluster would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.7.7 SA Objective 7 – Deprivation

B.7.7.1 See **Box 2.7**.

B.7.8 SA Objective 8 – Health

B.7.8.1 Green Network: Sites GNLP0297 and BUX1 are located within 600m of the PRow network and public greenspaces, including playing fields and religious grounds. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.7.8.2 Main Road: Sites GNLP0297 and BUX1 are located over 200m from a main road. The proposed development at these two sites would be expected

to have a minor positive impact on health, as site end users would be located away from main roads.

B.7.8.3 AQMA: Both sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.7.8.4 NHS Hospital/GP Surgery: The closest hospital with an A&E department to Buxton with Lamas and Brampton is Norfolk and Norwich University Hospital, located approximately 16km south west of the cluster. The closest GP surgeries are located approximately 5km away from the cluster, with Coltishall Surgery to the south east, and The Market Surgery to the north west. The proposed development at Sites GNLPO297 and BUX1 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.7.8.5 Leisure Centre: The closest leisure centre to Buxton with Lamas and Brampton is Victory Swim and Fitness Centre, located approximately 8.5km north east of the cluster. Sites GNLPO297 and BUX1 are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.7.8.6 As Sites GNLPO297 and BUX1 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at both sites in this cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.7.9 SA Objective 9 – Crime

B.7.9.1 See **Box 2.9**.

B.7.10 SA Objective 10 – Education

B.7.10.1 Primary School: Buxton Primary School is located in the east of Buxton village. Sites GNLPO297 and BUX1 are located within the target distance to this school. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education.

B.7.10.2 **Secondary School:** The closest secondary school to Buxton with Lamas and Brampton is Aylsham High School, located approximately 5.2km north west of the cluster. Sites GNLPO297 and BUX1 are situated outside the target distance to this school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.7.11 **SA Objective 11 - Economy**

B.7.11.1 **Primary Employment Location:** The closest primary employment location to Buxton with Lamas is Woodland Park Industrial Estate, located approximately 5.5km to the north west. This is outside the target distance, and therefore, the proposed development at Sites GNLPO297 and BUX1 could potentially have a minor negative impact on site end users' access to employment opportunities.

B.7.12 **SA Objective 12 - Transport and Access to Services**

B.7.12.1 **Bus Stop:** Sites GNLPO297 and BUX1 are located approximately 370m from bus stops on Crown Road, providing regular services. Therefore, the proposed development at these two sites would be likely to have a minor positive impact on site end users' access to bus services.

B.7.12.2 **Railway Station:** The nearest railway station to Buxton with Lamas is Worstead Railway Station, located approximately 7.4km to the north east of the cluster. Therefore, the proposed development at Sites GNLPO297 and BUX1 could potentially have a minor negative impact on site end users' access to rail services.

B.7.12.3 **Pedestrian Access:** Sites GNLPO297 and BUX1 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.7.12.4 **Road Network:** Both sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.7.13 SA Objective 13 – Historic Environment

B.7.13.1 Grade II Listed Buildings: Site BUX1 is located approximately 220m from the Grade II Listed Building ‘Dudwick Lodge’, however, this site and Listed Building are separated by existing development within Buxton. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.7.13.2 Scheduled Monument: Site GNLPO297 is located approximately 580m from ‘Roman settlement at Brampton’ SM. This is also identified as Heritage at Risk, with its principle vulnerability noted as ‘arable ploughing’¹. The proposed development at this site is for residential use and would therefore be expected to have a negligible impact on this SM.

B.7.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.7.14.1 Previously Developed Land: Sites GNLPO297 and BUX1 comprise previously undeveloped land. The proposed development at these two sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.7.14.2 ALC: Site GNLPO297 is situated on ALC Grade 2 land. Site BUX1 is situated on ALC Grade 3 land. Both sites are situated on some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource.

B.7.15 SA Objective 15 – Water

B.7.15.1 Water Quality: Sites GNLPO297 and BUX1 are located over 200m from a watercourse and do not coincide with a groundwater SPZ. Therefore, the proposed development at these two sites would be expected to have a negligible impact on local water quality.

¹ Historic England (2017) Heritage at Risk. Roman settlement at Brampton, Brampton / Buxton with Lammas – Broadland. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/26183> [Date Accessed: 18/04/19]

B.8 Cawston, Brandiston and Swannington

Cawston, Brandiston and Swannington cluster				
This cluster comprises three sites surrounding the village of Cawston, located to the north west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO126-A	Land off Fred Tuddenham Drive and Paul Engelhard Way (South site)	Mixed (residential and commercial)	0.42	14
GNLPO126-B	Land off Fred Tuddenham Drive and Paul Engelhard Way (East site)	Mixed (residential and commercial)	1.18	36
GNLPO293	East of Gayford Road fronting on to Aylsham Road	Residential	16.08	Approx. 200

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO126-A	-	+	-	-	+	++	0	--	0	-	++	-	0	-	-
GNLPO126-B	-	+	-	-	+	++	0	--	0	-	++	-	0	-	-
GNLPO293	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-

B.8.1 SA Objective 1 – Air Quality and Noise

B.8.1.1 Air Pollution: Sites GNLPO126-A and GNLPO126-B are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Site GNLPO293 is proposed for the development of approximately 200 dwellings. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected at this site.

B.8.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.8.2.1 Carbon Emissions: Site GNLP0293 is proposed for the development of approximately 200 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland’s total, by more than 0.1%. Therefore, a minor negative impact on Broadland’s carbon emissions would be expected.

B.8.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.8.2.3 Surface Water Flooding: A proportion of Site GNLP0293 coincides with areas determined to be at low and medium risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.8.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.8.3.1 Natura 2000: ‘Norfolk Valley Fens’ SAC is located approximately 2.5km south west of Cawston. A minor negative impact would be expected as a result of the proposed development at the three sites in this cluster, due to the increased risk of development related threats and pressures on this European designated site.

B.8.3.2 SSSI IRZ: This section of ‘Norfolk Valley Fens’ SAC is also designated as ‘Bopton Common’ SSSI. ‘Cawston and Marsham Heaths’ SSSI is also located approximately 1.6km east of the Cawston, Brandiston and Swannington cluster. All sites in this cluster are located within an IRZ which states that “*residential development of 50 units or more*” should be consulted on. Site GNLP0293 is proposed for the development of approximately 200 dwellings. Therefore, the proposed development at Site GNLP0293 would be expected to have a minor negative impact on the features for which this SSSI has been designated.

B.8.3.3 CWS: The north western edge of Site GNLP0293 is located adjacent to ‘Marriott’s Way’ CWS. The proposed development at this site could

potentially have a minor negative impact on this CWS, due to increased development related threats and pressures.

B.8.4 SA Objective 4 – Landscape

B.8.4.1 Landscape Character: All three sites in this cluster located within the LCA ‘Cawston Tributary Farmland’. Some key characteristics of this LCA include the mosaic of arable fields, woodland and parkland, and landscape setting of villages and notable buildings. Sites GNLPO126-A and GNLPO126-B are not located within these habitat types and would not be expected to alter the setting of Cawston Conservation Area; therefore, the proposed development at these two sites would be unlikely to be discordant with these key characteristics. The proposed development at these two sites would be expected to have a negligible impact on the local landscape character. Site GNLPO293 comprises a large area of previously undeveloped land. The proposed development at this site could potentially alter the setting and historic character of Cawston Conservation Area. Therefore, a minor negative impact on the local landscape character would be expected at this site.

B.8.4.2 Views from the PRow Network: Sites GNLPO126-B and GNLPO293 are located less than 500m across fields from a PRow. The proposed development at these two sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.8.4.3 Views for Local Residents: As all sites in this cluster are located adjacent to the existing settlement of Cawston, the proposed development at all three sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected for these three sites.

B.8.4.4 Urbanisation of the Countryside: Sites GNLPO126-B and GNLPO293 are located outside the existing settlement of Cawston. Therefore, the proposed development at these two sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected for these two sites.

B.8.4.5 Coalescence: Site GNLPO293 is a large greenfield site, extending from Cawston towards Southgate. The proposed development at this site could potentially increase the risk of coalescence between these two

settlements; therefore, a minor negative impact on the local landscape would be expected.

B.8.5 SA Objective 5 – Housing

B.8.5.1 Net Gain: Sites GNLP0126-A and GNLP0126-B are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these two sites. Site GNLP0293 is proposed for the development of approximately 200 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

B.8.6 SA Objective 6 – Population and Communities

B.8.6.1 Local Services: Cawston Post Office and Stores is located in the centre of Cawston village. Sites GNLP0126-A and GNLP0126-B are located within the target distance to these services. Therefore, the proposed development at these sites would be expected to have a minor positive impact on site end users' access to local services. Site GNLP0293 is situated partially outside the target distance, and therefore, the proposed development at this site could potentially have a minor negative impact on some site end users' access to local services.

B.8.6.2 Local Landscape Designations: All three sites in this cluster are located within 600m from The Oakes Trust Playing Field. Sites GNLP0126-A and GNLP0126-B are also located within 600m from Cawston Allotments. The proposed development at these three sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.8.6.3 As Sites GNLP0126-A and GNLP0126-B are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.8.7 SA Objective 7 – Deprivation

B.8.7.1 See **Box 2.7**.

B.8.8 SA Objective 8 – Health

- B.8.8.1 **Green Network:** All three sites in this cluster are located within 600m of public greenspaces, including playing fields and religious grounds. Site GNLPO1276-A is also located within 600m of the PRow network. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.8.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.
- B.8.8.3 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.8.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Cawston, Brandiston and Swannington is Norfolk and Norwich University Hospital, located approximately 17km south of the cluster. The closest GP surgery is Reepham Surgery, located approximately 4.4km south west of the cluster. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.
- B.8.8.5 **Leisure Centre:** The closest leisure centre to Cawston, Brandiston and Swannington is Victory Swim and Fitness Centre, located approximately 15km north east of the cluster. All three sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.8.8.6 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at all three sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.8.9 SA Objective 9 – Crime

B.8.9.1 See **Box 2.9**.

B.8.10 SA Objective 10 – Education

B.8.10.1 **Primary School:** Cawston C of E Primary Academy is located in the south of Cawston village. Sites GNLPO126-A and GNLPO126-B are located within the target distance to this school. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education. A proportion of Site GNLPO293 is situated outside the target distance to this school. The proposed development at this site could potentially result in a minor negative impact on site end users' access to primary education.

B.8.10.2 **Secondary School:** The closest secondary school to Cawston, Brandiston and Swannington is Reepham High School and College, located approximately 4.6km south west of the cluster. All sites in this cluster are situated outside the target distance to this school, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.8.10.3 The proposed development at Site GNLPO293 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.8.11 SA Objective 11 – Economy

B.8.11.1 **Primary Employment Location:** Reepham Town Centre is located approximately 4.5km south west of the Cawston, Brandiston and Swannington cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all three sites in this cluster would be expected to have a minor positive impact on the local economy.

B.8.11.2 **Employment Floorspace:** Sites GNLPO126-A and GNLPO126-B are proposed for mixed use including commercial development. This would be likely to provide some employment opportunities in the local area, resulting in a major positive impact on the local economy.

B.8.12 SA Objective 12 – Transport and Access to Services

B.8.12.1 Bus Stop: All of the sites within this cluster are located either wholly or partially outside the target distance of a bus stop that provides a regular service. Therefore, the proposed development at these three sites could potentially have a minor negative impact on the access of some site end users to bus services.

B.8.12.2 Railway Station: The closest station to Cawston, Brandiston and Swannington is Wroxham Railway Station, located approximately 17km to the south east of the cluster. Therefore, the proposed development at all three sites in this cluster could potentially have a minor negative impact on site end users' access to rail services.

B.8.12.3 Pedestrian Access: Sites GNLPO126-A and GNLPO126-B are well connected to the existing footpath network. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Site GNLPO293 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.8.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.8.13 SA Objective 13 – Historic Environment

B.8.13.1 Grade II Listed Buildings: There are several Grade II Listed Buildings located on Chapel Street in the centre of Cawston village, 'Cawston War Memorial' being the closest, located approximately 140m south of the cluster. Due to the existing development in Cawston separating these sites from these Listed Buildings, a negligible impact on the setting of these Listed Buildings would be expected as a result of the proposed development at these sites.

B.8.13.2 Conservation Area: Cawston Conservation Area encompasses a large proportion of Cawston Village. Site GNLPO293 comprises a large area of previously undeveloped land and is located approximately 100m from this Conservation Area, development at this site would be likely to alter the

setting of this Conservation Area. As such, a minor negative impact on the local historic environment would be expected.

B.8.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.8.14.1 Waste: Site GNLPO293 is proposed for the development of approximately 200 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a minor negative impact on waste generation.

B.8.14.2 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.8.14.3 ALC: All sites in this cluster are situated on ALC Grade 2 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these three sites, due to the loss of this important natural resource.

B.8.15 SA Objective 15 – Water

B.8.15.1 SPZ: All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these three sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.9 Colney

Colney cluster				
This cluster comprises one site situated to the west of the villages of Colney and Bowthorpe, located to the north of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO253	Colney Hall, Watton Road	Mixed use residential & learning & health	24.99	200

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO253	--	--	--	-	++	-	0	-	0	--	++	-	--	--	-

B.9.1 SA Objective 1 – Air Quality and Noise

B.9.1.1 Air Pollution: Site GNLPO253 is proposed for the development of 200 dwellings. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.9.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.9.2.1 Carbon Emissions: Site GNLPO253 is proposed for the development of 200 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of South Norfolk’s total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk’s carbon emissions would be expected.

B.9.2.2 Fluvial Flooding: A small proportion of Site GNLPO253 is located within Flood Zones 2, 3a and 3b. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected.

B.9.2.3 **Surface Water Flooding:** A small proportion of Site GNLPO253 coincides with areas determined to be at low and medium risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.9.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.9.3.1 **Natura 2000:** Site GNLPO253 is located approximately 3km south west of the ‘River Wensum’ SAC. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development related threats and pressures on this European designated site.

B.9.3.2 **CWS:** An area in the north west of Site GNLPO253 coincides with ‘Bawburgh/Colney Gravel Pits’ CWS. The proposed development at this site could potentially result in the partial loss of this CWS, and therefore, a major negative impact would be expected.

B.9.3.3 **Priority Habitat:** Site GNLPO253 coincides with several stands of deciduous woodland priority habitat, as well as coastal and floodplain grazing marsh priority habitat. The proposed development at this site would be likely to result in the partial loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.9.4 **SA Objective 4 – Landscape**

B.9.4.1 **Landscape Character:** The majority of Site GNLPO253 is located within the LCA ‘Yare Valley Urban Fringe’. Some key characteristics of this LCA include the wide, flat floodplain, recreational landscape and green buffer between the river valley and Norwich City. A small proportion of Site GNLPO253 is located within the LCA ‘Yare Tributary Farmland with Parkland’. Some key characteristics of this LCA include meandering rivers, blocks of woodland, avenues of poplars and small villages with strong vernacular qualities. Site GNLPO253 is situated adjacent to the floodplain of the River Yare and supports a significant area of green infrastructure. Therefore, the proposed development at this site could potentially be discordant with some of these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.9.4.2 Views from the PRow Network: Site GNLPO253 is located approximately 600m from a PRow. The proposed development at this site could potentially alter the views experienced by users of this PRow; therefore, a minor negative impact on the local landscape would be expected.

B.9.4.3 Views for Local Residents: Site GNLPO253 contains existing residential development and is located in close proximity to properties off Watton Road. Therefore, the proposed development at this site would be likely to alter views experienced by local residents of these dwellings to some extent. A minor negative impact on the local landscape would be expected.

B.9.4.4 Urbanisation of the Countryside: Site GNLPO253 partially comprises previously undeveloped land and is located outside the existing settlement of Colney. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.9.5 SA Objective 5 – Housing

B.9.5.1 Net Gain: Site GNLPO253 is proposed for the development of 200 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

B.9.6 SA Objective 6 – Population and Communities

B.9.6.1 Local Services: The nearest local services to Colney are Tesco Express in Cringleford, and Bowthorpe Post Office and Roy's of Bowthorpe. Site GNLPO253 is located outside the target distance to these services. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services

B.9.6.2 Local Landscape Designations: There are several local landscape designations located within close proximity to this cluster, including greenspace associated with University of East Anglia and Bowthorpe Southern Park. Site GNLPO253 is located within 600m of Bowthorpe Southern Park. The proposed development at this site would be likely to provide site end users with good access to this local feature, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.9.7 SA Objective 7 – Deprivation

B.9.7.1 See **Box 2.7**.

B.9.8 SA Objective 8 – Health

B.9.8.1 **Green Network:** Site GNLPO253 is located within 600m of public greenspaces, including a public park, play space and religious grounds. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.9.8.2 **Main Road:** Site GNLPO253 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.9.8.3 **AQMA:** Site GNLPO253 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.9.8.4 **NHS Hospital:** The closest hospital with an A&E department to Colney is Norfolk and Norwich University Hospital, located within 2km south of the cluster. The proposed development at Site GNLPO253 would be expected to provide good access for site end users to this essential health facility. Therefore, a minor positive impact would be expected.

B.9.8.5 **GP Surgery:** The closest GP surgery to Colney is Bowthorpe Health Centre, located approximately 1.5km north of Site GNLPO253. The proposed development at this site would be expected to have a minor negative impact on the access of site end users to these GP surgeries.

B.9.8.6 **Leisure Centre:** The closest leisure facility to Colney is Riverside Leisure Centre, located approximately 7km east of the cluster. Site GNLPO253 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.9.9 SA Objective 9 – Crime

B.9.9.1 See **Box 2.9**.

B.9.10 SA Objective 10 – Education

B.9.10.1 Primary School/Secondary School: The closest primary schools to Site GNLPO253 are The Bawburgh School, located in the east of the village, and Chapel Break Infant School and St Michael’s C of E Voluntary Aided Junior School, located to the north. The closest secondary school to Site GNLPO253 is City Academy Norwich, located approximately 2.7km east of the cluster. Site GNLPO253 is situated outside the target distances to both a primary and secondary school, and therefore, the proposed development at this site would be expected to have a major negative impact on site end users’ access to both primary and secondary education.

B.9.11 SA Objective 11 – Economy

B.9.11.1 Primary Employment Location: There are several primary employment locations situated within 5km of the Colney cluster including Norfolk and Norwich University Hospital, the University of East Anglia and Bowthorpe Employment Area. These locations would be expected to provide a range of employment opportunities for site end users. Site GNLPO253 is located within the target distance to these employment locations, and therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

B.9.11.2 Employment Floorspace: Site GNLPO253 is proposed for mixed use development including a new well-being therapy centre. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at this site.

B.9.12 SA Objective 12 – Transport and Access to Services

B.9.12.1 Bus Stop: Site GNLPO253 is located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users’ access to bus services.

B.9.12.2 Railway Station: The closest railway station to Colney is Norwich Railway Station, located approximately 6km to the east of the cluster. Therefore, the proposed development at Site GNLPO253 would be likely to have a minor negative impact on site end users’ access to rail services.

B.9.12.3 Pedestrian Access: Site GNLPO253 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.9.12.4 Road Network: Site GNLPO253 is well connected to the existing road network. The proposed development at this site would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.9.13 SA Objective 13 – Historic Environment

B.9.13.1 Grade II* Listed Buildings: Site GNLPO253 is located approximately 340m from ‘Lodge Farmhouse’. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.9.13.2 Grade II Listed Buildings: Site GNLPO253 coincides with the Grade II Listed Building ‘Colney Hall’. The proposed development at this site could potentially result in direct impacts on this Listed Building, and therefore, a major negative impact on the local historic environment would be expected.

B.9.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.9.14.1 Waste: Site GNLPO253 is proposed for the development of 200 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at this site could potentially result in a minor negative impact on waste generation.

B.9.14.2 Previously Developed Land: Site GNLPO253 partially comprises previously undeveloped land. Site GNLPO253 comprises 25ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.9.14.3 ALC: The majority of Site GNLPO253 is situated on ALC Grade 3 land. A small proportion of this site is situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. ALC Grade 3 is considered

to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.9.15 SA Objective 15 - Water

B.9.15.1 SPZ: Sites GNLPO253 coincides with the outer zone (Zone II) of a groundwater SPZ. The proposed development at this site could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.9.15.2 Watercourse: Site GNLPO253 is located adjacent to the River Yare, with a proportion of the site located within 200m. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.10 Coltishall, Horstead with Stanninghall and Belaugh

Coltishall, Horstead with Stanninghall and Belaugh cluster				
This cluster comprises five sites surrounding the village of Coltishall, located to the north of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
COL2	Land east of Station Road, Coltishall	Residential	1.80	25-30
GNLP0265	Land south of Jordans Scrapyard, Coltishall	Residential	2.51	25-30
GNLP0388	Land at St Johns Close, Coltishall	Residential	2.98	Approx. 35
GNLP2019	South of rail line, Coltishall	Residential	1.44	20-25
GNLP2072	East of High Street, Coltishall	Residential	1.12	15

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
COL2	-	-	-	-	+	++	0	-	0	-	+	-	-	-	0
GNLP0265	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLP0388	-	-	-	-	+	++	0	-	0	-	+	-	-	-	0
GNLP2019	-	+	-	-	+	-	0	-	0	-	+	-	0	-	0
GNLP2072	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-

B.10.1 SA Objective 1 – Air Quality and Noise

B.10.1.1 Railway Line: Site GNLP2019 is located adjacent to a railway line. The proposed development at this site could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact on air and noise quality at this site would be expected.

B.10.1.2 **Air Pollution:** All five sites in this cluster are proposed for the development of between ten and 99 dwellings per site. Therefore, the proposed development at these sites could potentially have a minor negative impact on air pollution in the local area.

B.10.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.10.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these five sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.10.2.2 **Surface Water Flooding:** A small proportion of Site COL2 coincides with areas determined to be at low and medium risk of surface water flooding. A small proportion of Site GNLPO388 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.10.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.10.3.1 **Natura 2000:** ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is located approximately 3.5km south west of the Coltishall, Horstead with Stanninghall and Belaugh cluster. A minor negative impact would be expected as a result of the proposed development at the five sites in this cluster, due to the increased risk of development related threats and pressures on these European designated sites.

B.10.3.2 **Priority Habitat:** The centre of Site GNLPO265 and approximately half of Site COL2 coincide with deciduous woodland priority habitat. The proposed development at these two sites would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.10.4 SA Objective 4 – Landscape

B.10.4.1 **National Park:** All five sites in this cluster are located within 600m from The Broads National Park. The proposed development at these four sites

could potentially alter the setting of the National Park, and therefore, have a minor negative impact on the local landscape.

- B.10.4.2 Landscape Character:** Sites GNLP0265, GNLP2072 and COL2 are located within the LCA 'River Bure River Valley'. Some key characteristics of this LCA include the floodplain habitats associated with the River Bure, mosaic of grassland and marsh, and the distinctive character of villages. Sites GNLP0265, GNLP2072 and COL2 are located adjacent to, and/or partially coincide with, Coltishall Conservation Area. The proposed development at these three sites could potentially impact the historic character and setting of Coltishall. Therefore, the proposed development at Sites GNLP0265, GNLP2072 and COL2 would be expected to have a minor negative impact on the local landscape character. Site GNLP2019 and the majority of Site GNLP0388 are located within the LCA 'Coltishall Tributary Farmland'. Some key characteristics of this land parcel include long uninterrupted views across the flat landscape, and the landscape setting of villages and buildings. As both Sites GNLP2019 and GNLP0388 comprise large areas of previously undeveloped land, it would be likely that development at these sites will alter views to some extent. Site GNLP0388 is also located in close proximity to Coltishall Conservation Area, and as such development could potentially alter the setting of the historic village. The proposed development at Sites GNLP2019 and GNLP0388 would therefore be expected to have a minor negative impact on the local landscape character.
- B.10.4.3 Views from the PRoW Network:** Site GNLP0388 is located approximately 70m across allotments from a PRoW. The proposed development at this site could potentially alter the views experienced by users of this PRoW; therefore, a minor negative impact on the local landscape would be expected.
- B.10.4.4 Views for Local Residents:** As all sites in this cluster are located adjacent to the existing settlement of Coltishall, the proposed development at all five sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.
- B.10.4.5 Urbanisation of the Countryside:** Site GNLP2019 is located outside the existing settlement of Coltishall. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the

countryside. A minor negative impact on the local landscape would be expected for this site.

B.10.5 SA Objective 5 – Housing

B.10.5.1 Net Gain: All sites in this cluster are proposed for residential development of 99 dwellings or less. Therefore, a minor positive impact on housing provision would be expected for all five sites.

B.10.6 SA Objective 6 – Population and Communities

B.10.6.1 Local Services: The nearest convenience store, Londis, and Coltishall Post Office are located within Coltishall village. Sites GNLP0265, GNLP2072 and COL2 are located within the target distance to Londis. Site GNLP0388 is located within the target distance to both of these facilities. Therefore, the proposed development at these four sites would be expected to have a minor positive impact on site end users' access to local services. Site GNLP2019 is situated outside the target distance to these services, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to local services.

B.10.6.2 Local Landscape Designations: Coltishall contains several local landscape designations including Coltishall Sports Ground, Coltishall Recreation Ground, Coltishall Allotments and several Commons. All sites are located wholly within 600m of one or more of these local designations. The proposed development at all five sites in the cluster would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.10.6.3 As Sites GNLP0265, GNLP0388, GNLP2072 and COL2 are located within the target distance of local services and local landscape designations, the proposed development at these three sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.10.7 SA Objective 7 – Deprivation

B.10.7.1 See **Box 2.7**.

B.10.8 SA Objective 8 – Health

B.10.8.1 Green Network: All sites in this cluster are located within 600m of the PRoW network and public greenspaces, including a playing field and allotments. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.10.8.2 Main Road: All five sites in this cluster are located over 200m from a main road. The proposed development at these sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.10.8.3 AQMA: All five sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.10.8.4 NHS Hospital: The closest hospital with an A&E department to Coltishall, Horstead with Stanninghall and Belaugh is Norfolk and Norwich University Hospital, located approximately 16km south west of the cluster. The proposed development at the five sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.10.8.5 GP Surgery: Coltishall Surgery is located in the centre of Coltishall village. All sites are located within the target distance to Coltishall Surgery. The proposed development at the five sites in this cluster would be expected to have a minor positive impact on the access of site end users to this GP surgery.

B.10.8.6 Leisure Centre: The closest leisure centre to Coltishall, Horstead with Stanninghall and Belaugh is Victory Swim and Fitness Centre, located approximately 9.8km north of the cluster. All five sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.10.9 SA Objective 9 – Crime

B.10.9.1 See **Box 2.9**.

B.10.10 SA Objective 10 – Education

B.10.10.1 Primary School: Coltishall Primary School is located in the centre of Coltishall village. All sites in this cluster are located within the target distance to this school. The proposed development at these five sites would be likely to result in a minor positive impact on site end users' access to primary education.

B.10.10.2 Secondary School: The closest secondary school to Coltishall, Horstead with Stanninghall and Belaugh is Broadland High Ormiston Academy, located approximately 3.7km south east of the cluster. All sites in this cluster are situated outside the target distance to this school, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.10.11 SA Objective 11 – Economy

B.10.11.1 Primary Employment Location: Station Business Park in Hoveton is located approximately 3.5km south east of the Coltishall, Horstead with Stanninghall and Belaugh cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all five sites in this cluster would be expected to have a minor positive impact on the local economy.

B.10.12 SA Objective 12 – Transport and Access to Services

B.10.12.1 Bus Stop: Sites GNLP2019, GNLP0265, GNLP2072 and COL2 are located within the target distance to bus stops on Westbourne Road, Church Street or High Street, providing regular services. The proposed development at these four sites would be likely to have a minor positive impact on site end users' access to bus services. Site GNLP0388 is situated outside the target distance to a bus stop, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.10.12.2 Railway Station: The closest station to Coltishall, Horstead with Stanninghall and Belaugh is Wroxham Railway Station, located approximately 3.2km to the south east of the cluster. This is outside the target distance, and therefore, the proposed development at all five sites in this cluster could potentially have a minor negative impact on site end users' access to rail services.

B.10.12.3 **Pedestrian Access:** Sites GNLP0265, GNLP0388 and GNLP2072 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP2019 and COL2 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.10.12.4 **Road Network:** Site GNLP2019 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites GNLP0265, GNLP0388, GNLP2072 and COL2 are well connected to the existing road network. The proposed development at these four sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.10.13 SA Objective 13 – Historic Environment

B.10.13.1 **Grade I Listed Buildings:** The Grade I Listed Building 'Parish Church of St John the Baptist' is located in the centre of Coltishall village. All five sites in the cluster are separated from this Listed Building by the existing development in the village. Therefore, a negligible impact on the setting of this Listed Building would be expected as a result of the proposed development at these sites.

B.10.13.2 **Grade II* Listed Buildings:** Site GNLP2072 is located adjacent to the Grade II* Listed Building 'The Old House'. The proposed development at this site could potentially alter the setting of this Listed Building; therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP0265 and COL2 are located within 280m from this Listed Building but are separated by existing development. Therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of this Listed Building.

B.10.13.3 **Grade II Listed Buildings:** There are numerous Grade II Listed Buildings located within Coltishall village. Site GNLP0265 is located adjacent to the Grade II Listed Building 'Grove House' and approximately 50m from 'Coltishall and Hautbois War Memorial' and 'Antiques Emporium and adjoining house'. Site GNLP2072 is located adjacent to several Grade II Listed Buildings including 'Bank House', 'Blacksmith's Yard', 'Cresta', 'Antiques Emporium and adjoining house', 'The Little Shop and China

Cottage’ and ‘Coltishall County Primary School’. Site COL2 is located adjacent to ‘Limekiln about 100m east of The Railway Public House’. The proposed development at Sites GNLP0265, GNLP2072 and COL2 could potentially alter the setting of these Listed Buildings; therefore, a minor negative impact on the local historic environment would be expected.

B.10.13.4 **Conservation Area:** Coltishall and Horstead Conservation Area encompasses a large area of Coltishall and Horstead villages. A proportion of Sites GNLP0265 and GNLP2072 coincide with this Conservation Area. Site COL2 is located adjacent to this Conservation Area. Site GNLP0388 is located approximately 50m from this Conservation Area. The proposed development at these four sites would be likely to alter the setting of this Conservation Area to some extent, and as such a minor negative impact on the local historic environment would be expected.

B.10.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.10.14.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these five sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.10.14.2 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these five sites, as it would be likely to result in the loss of this important natural resource.

B.10.15 **SA Objective 15 – Water**

B.10.15.1 **Watercourse:** A proportion of Site GNLP0265 and the majority of Site GNLP2072 are located within 200m of the River Bure. The proposed development at these two sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.11 Costessey

Costessey cluster

This cluster comprises nine sites surrounding the villages of Costessey, New Costessey and Bowthorpe, located to the north west of South Norfolk District.

HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
BAW2	Bawburgh	Retail/commercial	70.54	-
COS3	Longwater, Costessey	Employment	13.21	-
GNLPO238	Land north of Farmland Road	Residential & open space	7.00	Approx. 84
GNLPO266	Costessey Landfill Site and adjoining land	Mixed use	46.54	1,163*
GNLPO284R	South of Town House Road	Residential	8.99	224*
GNLPO581	Land off Bawburgh Lane and New Road	Residential with amenity land, woodland & green area	49.74	1,000
GNLPO593	Roundwell Works	Residential	1.28	Approx. 55
GNLPO2043	North of New Road, east of A47	Residential	11.98	150-200
GNLPSL2008	Adjacent to waste transfer site	Employment	2.08	-

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
BAW2	--	--	--	-	0	-	0	-	0	0	++	-	-	-	-
COS3	--	-	-	0	0	+	0	-	0	0	++	-	0	-	-
GNLPO238	-	-	-	-	+	++	0	-	0	-	+	-	0	-	-
GNLPO266	--	--	--	-	++	-	0	-	0	--	++	-	-	--	0
GNLPO284R	--	-	-	-	++	-	0	-	0	++	+	-	-	-	-
GNLPO581	--	--	-	-	++	-	0	-	0	-	+	-	-	--	-
GNLPO593	-	+	-	-	+	++	0	-	0	-	+	-	-	+	-
GNL2043	--	-	-	-	++	-	0	-	0	--	+	-	-	-	-
GNLPSL2008	-	--	-	0	0	+	0	-	0	0	+/-	-	0	-	0

B.11.1 SA Objective 1 – Air Quality and Noise

B.11.1.1 Main Road: The A47 and A1074 pass to the south of Costessey. Sites GNLPO581 and GNL2043 are located adjacent to the A47, and Site GNLPO266 is located adjacent to the A1074. The north of Site GNLPO593 is located within 200m of the A1074. A small proportion of Site BAW2 is located within 200m of the A47. Therefore, the proposed development at these five sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A47 and A1074 would be expected to have a minor negative impact on air quality and noise at these sites.

B.11.1.2 Air Pollution: Sites GNLPO238 and GNLPO593 are proposed for the development of between ten and 99 dwellings. Site GNLPSL2008 is proposed for non-residential end use and comprises 2.08ha. Therefore, the proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO284R, GNLPO581, GNLPO266 and GNL2043 are proposed for the development of 100 or more dwellings. Sites BAW2 and COS3 are proposed for non-residential development and comprises more than 10ha. The proposed development at these six sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.11.2 SA Objective 2 – Climate Change Mitigation and Adaptation

- B.11.2.1 **Carbon Emissions:** Sites GNLP0238, GNLP0284R and GNLP2043 are proposed for the development of between 66 and 662 dwellings. The proposed development at these three sites could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk's carbon emissions would be expected. Sites GNLP0581 and GNLP0266 are proposed for the development of 663 dwellings or more. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 1%. Therefore, a major negative impact would be expected.
- B.11.2.2 **Fluvial Flooding:** A large proportion of Site BAW2 is located within Flood Zones 2, 3a and 3b. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Sites GNLP0238, GNLP0593, GNLP0284R, GNLP0581, GNLP0266, GNLP2043 and COS3 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these eight sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.
- B.11.2.3 **Surface Water Flooding:** Proportions of Sites GNLP0581 and BAW2 a small proportion of Sites GNLP0266 and GNLP2008 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these four sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The centre of Site GNLP0238 and a small proportion of Site COS3 coincide with areas determined to be at low and medium risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.11.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- B.11.3.1 Natura 2000:** All sites in this cluster are located within 3.2km south of the ‘River Wensum’ SAC. Sites GNLPO284R and GNLPO266 are located within 600m of this SAC. A minor negative impact would be expected as a result of the proposed development at these nine sites, due to the increased risk of development related threats and pressures on this European designated site.
- B.11.3.2 SSSI IRZ:** The ‘River Wensum’ SAC is also designated as a SSSI. Site BAW2 is located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures*” should be consulted on. Sites GNLPO284R and GNLPO266 are located within an IRZ which states that “*any residential development of 50 or more houses outside existing settlements*” should be consulted on. Site GNLPO284R is proposed for 224 dwellings and Site GNLPO266 is proposed for up to 1,163 dwellings. Site BAW2 comprises a large area of natural habitats including the River Yare. Therefore, the proposed development at these three sites would be expected to have a minor negative impact on the features for which this SSSI has been designated.
- B.11.3.3 CWS:** Site BAW2 coincides with ‘Bawburgh/Colney Gravel Pits’ CWS. The north western corner of Site GNLPO266 coincides with ‘Long Dale’ CWS. The proposed development at these two sites could potentially result in the partial loss of these CWSs, and therefore, a major negative impact would be expected. Site GNLPO238 is located adjacent to ‘East Hills’ CWS, and Site COS3 is located adjacent to ‘Long Dale’ CWS. The proposed development at these two sites could potentially have a minor negative impact on this CWS, due to increased development related threats and pressures.
- B.11.3.4 Priority Habitat:** Sites GNLPO581, GNLPO266, GNLPSL2008 and BAW2 coincide with deciduous woodland priority habitat. The proposed development at these four sites would be likely to result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.11.4 SA Objective 4 – Landscape

- B.11.4.1 **Landscape Character:** Sites GNLPO238, GNLPO593, GNLPO266, GNLPSL2008 and COS3 are located within the LCA ‘Easton Fringe Farmland’. Some key characteristics of this LCA include arable and pastoral farmland, urban fringe settlement, and recreational uses. Sites GNLPO593 and the majority of Sites GNLPSL2008 and COS3 comprise previously developed land and are situated within the existing fringe settlement of Costessey. Therefore, the proposed development at these three sites would be expected to have a negligible impact on the local landscape character. Site GNLPO238 and a large area of Site GNLPO266 comprise arable land. Sites GNLPO581, GNLPO2043 and BAW2 are located within the LCA ‘Yare Valley Urban Fringe’. Some key characteristics of this LCA include the wide, flat floodplain, recreational landscape and green buffer between the river valley and Norwich city. Sites GNLPO581 and GNLPO2043 comprise large areas of previously undeveloped land, and Site GNLPO581 contains a large area of woodland, contributing to the green buffer adjacent to Norwich City. Site BAW2 contains a large area of water and green buffer associated with the River Yare. Site GNLPO284R is located within the LCA ‘Wensum Rural River Valley’. Some key characteristics of this LCA include large areas of deciduous woodland, linear settlements, small paddocks and grazing land, and important wetland habitats associated with the River Wensum. Site GNLPO284R comprises arable/grazing land and is situated adjacent to the existing settlement of Costessey. Therefore, the proposed development at Sites GNLPO238, GNLPO284R, GNLPO581, GNLPO266, GNLPO2043 and BAW2 could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.
- B.11.4.2 **Views from the PRoW Network:** Site GNLPO284R is located approximately 40m from a PRoW. This PRoW is located within an area of dense woodland and as such, it would not be anticipated that the proposed development at this site would be visible from this PRoW. A negligible impact would be expected.
- B.11.4.3 **Views for Local Residents:** Sites GNLPO238, GNLPO593, GNLPO284R, GNLPO581 and GNLPO266 are located adjacent to the existing settlements of Costessey and Chapel Break. Site GNLPO2043 is located in close proximity to properties on New Road. Site BAW2 is located in close proximity to the existing settlement of Bowthorpe. Therefore, the proposed development at these seven sites would be likely to alter views

experienced by local residents of surrounding dwellings to some extent. A minor negative impact on the local landscape would be expected.

B.11.4.4 **Urbanisation of the Countryside:** Sites GNLP0238, GNLP0284R, GNLP0581, GNLP0266, GNLP2043 and BAW2 comprise previously undeveloped land and are located outside the existing settlements of Costessey and Chapel Break. Therefore, the proposed development at these six sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.11.5 **SA Objective 5 – Housing**

B.11.5.1 **Net Gain:** Sites GNLP0238 and GNLP0593 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these two sites. Sites GNLP0284R, GNLP0581, GNLP0266 and GNLP2043 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these four sites would be expected to result in a major positive impact on housing provision. Sites GNLP2008, BAW2 and COS3 are proposed for non-residential end use, and therefore, the proposed development would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected at these three sites.

B.11.6 **SA Objective 6 – Population and Communities**

B.11.6.1 **Local Services:** The nearest local services, including Coop, Stafford Stores and Post Office, and Sainsbury's, are located in and around Costessey. Sites GNLP0238, GNLP0593, GNLP2008 and COS3 are located within the target distance to one or more of these services. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0284R, GNLP0581, GNLP0266, GNLP2043 and BAW2 are located either partially or wholly outside the target distance to these services. The proposed development at these five sites could potentially have a minor negative impact on the access of site end users to local services.

B.11.6.2 **Local Landscape Designations:** Costessey contains several local landscape designations, including Bunkers Hill greenspace, Atkinson Close open space, Husenbeth Close play area and River Banks open space. Sites GNLP0238, GNLP0593, GNLP0284R, GNLP2043 and BAW2 are located

within 600m from one or more of these features. The proposed development at these five sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.11.6.3 As Sites GNLPO238 and GNLPO593 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.11.7 SA Objective 7 – Deprivation

B.11.7.1 See **Box 2.7**.

B.11.8 SA Objective 8 – Health

B.11.8.1 **Green Network:** Sites GNLPO238 and GNLPO284R are located within 600m of the PRoW network. Sites GNLPO238, GNLPO593, GNLPO284R, GNLPO266, GNLPSL2008 and COS3 are located within 600m of public greenspaces, including playing fields, play space and golf courses. Therefore, a minor positive impact would be expected at these six sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site GNLPO2043 and a proportion of Sites GNLPO581 and BAW2 are located over 600m from a PRoW or greenspace, and therefore, the proposed development at these three sites could potentially have a minor negative impact on the access of site end users to the local green network.

B.11.8.2 **Main Road:** Sites GNLPO593, GNLPO581, GNLPO266, GNLPO2043 and BAW2 are located within 200m of the A1074 or A47. The proposed development at these five sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLPO238, GNLPO284R, GNLPSL2008 and COS3 are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

- B.11.8.3 **AQMA:** All nine sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.11.8.4 **NHS Hospital:** The closest hospital with an A&E department to Costessey is Norfolk and Norwich University Hospital, located within 5km south east of the cluster. The proposed development at the nine sites in this cluster would be expected to provide good access for site end users to this essential health facility. Therefore, a minor positive impact would be expected.
- B.11.8.5 **GP Surgery:** The closest GP surgeries to this cluster are Beechcroft Surgery in New Costessey, The Roundwell Medical Centre in Costessey and Bowthorpe Health Centre in Bowthorpe. Site GNLPO238 is located within the target distance to Beechcroft Surgery, and Site GNLPO593 is located within the target distance to The Roundwell Medical Centre. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to these GP surgeries. Sites GNLPO284R, GNLPO581, GNLPO266, GNLPO2043, GNLPSL2008, BAW2 and COS3 are located outside the target distance to these GP surgeries, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.11.8.6 **Leisure Centre:** The closest leisure facility to Costessey is Riverside Leisure Centre, located approximately 5.5km south east of the cluster. All nine sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.11.9 SA Objective 9 – Crime**
- B.11.9.1 See **Box 2.9**.
- B.11.10 SA Objective 10 – Education**
- B.11.10.1 **Primary School:** St Augustine’s Catholic Primary School is located in the centre of Costessey village, and Costessey Junior School and Costessey Infant School are located in the south of the village. Chapel Break Infant School, The Bawburgh School, and St Michael’s Church of England Voluntary Aided Junior School are also located in close proximity to this cluster. Site GNLPO284R is located within the target distance to St

Augustine's Catholic Primary School. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0238, GNLP0593, GNLP0581, GNLP0266 and GNLP2043 are situated partially or wholly outside the target distance to these schools. The proposed development at these five sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.11.10.2 **Secondary School:** Ormiston Victory Academy is located in the south of Costessey. Sites GNLP0238, GNLP0593, GNLP0284R and GNLP0581 are located within the target distance to this school, and therefore, the proposed development at these four sites would be likely to result in a minor positive impact on site end users' access to secondary education. Sites GNLP0266 and GNLP2043 are situated partially outside the target distance to this school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on some site end users' access to secondary education.

B.11.10.3 The proposed development at Sites GNLP0266 and GNLP2043 would be expected to have a major negative impact on site end users' access to both primary and secondary education. The proposed development at Site GNLP0284R would be expected to have a major positive impact on site end users' access to both primary and secondary education

B.11.11 **SA Objective 11 – Economy**

B.11.11.1 **Primary Employment Location:** There are several primary employment locations situated within 5km from the Costessey cluster, including Longwater Retail Park, Bowthorpe Employment area and Norfolk and Norwich University Hospital. These locations would be expected to provide a range of employment opportunities for site end users. Sites GNLP0238, GNLP0593, GNLP0284R, GNLP0581, GNLP0266 and GNLP2043 are located within the target distance and therefore the proposed development at these six sites would be expected to have a minor positive impact on the local economy.

B.11.11.2 **Employment Floorspace:** Site GNLP0266 is proposed for mixed use development including potential commercial/industrial end uses. Sites BAW2 and COS3 are proposed for employment end uses. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy

would be expected as a result of development at these three sites. Site GNLPSL2008 currently coincides with 'European Metal Recycling' and is proposed for employment end use. It is uncertain at this stage whether the proposed development at this site would result in a net change in floorspace.

B.11.12 SA Objective 12 – Transport and Access to Services

- B.11.12.1 Bus Stop:** Sites GNLPO238, GNLPO593, GNLPO284R and GNLPSL2008 are located within the target distance to bus stops on Elm Close, Three Mile Lane, Longwater Lane, Lime Tree Avenue or William Frost Way, providing regular services. The proposed development at these four sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLPO581, GNLPO266, GNLPO2043, BAW2 and COS3 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these five sites could potentially have a minor negative impact on site end users' access to bus services.
- B.11.12.2 Railway Station:** The closest railway station to Costessey is Norwich Railway Station, located approximately 8.9km to the south east of the cluster. Therefore, the proposed development at all nine sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.
- B.11.12.3 Pedestrian Access:** Sites GNLPO238, GNLPO593, GNLPO284R, GNLPO266 and COS3 are well connected to the existing footpath network. The proposed development at these five sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites GNLPO581, GNLPO2043, GNLPSL2008 and BAW2 currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.
- B.11.12.4 Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.11.13 SA Objective 13 – Historic Environment

B.11.13.1 Grade II* Listed Buildings: Site BAW2 is located adjacent to the Grade II* Listed Building ‘Lodge Farmhouse’. Sites GNLP0581 and GNLP2043 are located approximately 300m from this Listed Building. The proposed development at these three sites could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.11.13.2 Grade II Listed Buildings: Site GNLP0284R is located adjacent to the Grade II Listed Building ‘Our Lady and St Walstan RC Church’. Site GNLP0266 is located approximately 350m from this Listed Building and approximately 200m from ‘Remains of Costessey Hall’. The proposed development at these two sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP0581, GNLP0593, BAW2 and COS3 are separated from nearby Grade II Listed Buildings by existing development, and/or the sites comprise previously developed land. Therefore, the proposed development at these four sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.11.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.11.14.1 Waste: Sites GNLP0238, GNLP0284R and GNLP2043 are proposed for the development of between 62 and 620 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at these three sites could potentially result in a minor negative impact on waste generation. Sites GNLP0581 and GNLP0266 are proposed for the development of 620 dwellings or more, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in South Norfolk. The proposed development at these two sites could potentially result in a major negative impact on waste generation.

B.11.14.2 Previously Developed Land: Site GNLP0593 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLP0238, GNLP0284R, GNLP0581, GNLP0266, GNLP2043,

GNLPSL2008, BAW2 and COS3 wholly or partially comprise previously undeveloped land. The proposed development at Sites GNLP0238, GNLP0284R, GNLP2043, GNLPSL2008 and COS3 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Although Site BAW2 encompasses 70.54ha, the majority of this site comprises water and as such a loss of less than 20ha of previously undeveloped land would be expected. Sites GNLP0581 and GNLP0266 comprise 49.7ha and 46.5ha, respectively, of previously undeveloped land. The proposed development at these two sites would be likely to result in a major negative impact on natural resources due to the loss of more than 20ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.11.14.3 **ALC:** Sites GNLP0284R, GNLP0581, a large proportion of Site GNLP2043 and a small proportion of Site BAW2 are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this important natural resource. Site GNLP0238 and a proportion of Site BAW2 are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. Sites GNLP0266, GNLPSL2008 and COS3 are situated on land which is classed as 'non-agricultural'. A minor positive impact would therefore be expected as development at Sites GNLP0238, GNLP0266, GNLPSL2008 and COS3 would be likely to help prevent the loss of BMV land across the Plan area.

B.11.15 **SA Objective 15 - Water**

B.11.15.1 **SPZ:** A small proportion of Site BAW2 coincides with the inner zone (Zone I) of a groundwater SPZ. Site GNLP2043 and the majority of Site BAW2 coincide with the outer zone (Zone II) of a groundwater SPZ. Site GNLP0593 and a small proportion of Site COS3 coincide with the catchment (Zone III) of a groundwater SPZ. Site GNLP0581 coincides with the outer zone and catchment of a groundwater SPZ. The proposed development at these five sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.11.15.2 **Watercourse:** Site BAW2 coincides with the River Yare. A proportion of Sites GNLPO238 and GNLPO284R are located within 200m from the River Tud. The proposed development at these three sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.12 Cringleford (including employment at Keswick Land)

Cringleford (including employment at Keswick Land) cluster				
This cluster comprises three sites surrounding the village of Cringleford in the outskirts of Norwich city, located to the north east of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO307	Land south of Newfound Farm, Colney Lane	Residential with primary school, local centre & open space	44.07	650
GNLPO327	Land adjacent Newmarket Road	Mixed use	8.46	211*
GNLPO461	Land off Gurney Lane	Residential with amenity land	2.79	Approx. 40

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO307	-	-	-	-	++	-	0	-	0	-	+	-	-	-	-
GNLPO327	-	-	-	-	++	-	0	-	0	-	+	-	-	-	-
GNLPO461	-	-	-	-	+	-	0	-	0	++	+	-	0	-	-

B.12.1 SA Objective 1 – Air Quality and Noise

B.12.1.1 Main Road: The A11 passes through the centre of Cringleford, and the A47 passes to the west. The west of Sites GNLPO307 and GNLPO327 are located within 200m of the A47. The south of Site GNLPO327 is also located within 200m of the A11. Therefore, the proposed development at these two sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A47 and A11 would be expected to have a minor negative impact on air quality and noise at these sites.

B.12.1.2 **Air Pollution:** Site GNLPO461 is proposed for the development of approximately 40 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO307 and GNLPO327 are proposed for the development of 100 or more dwellings. The proposed development at these two sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.12.2 **SA Objective 2 – Climate Change Mitigation and Adaptation**

B.12.2.1 **Carbon Emissions:** Sites GNLPO327 and GNLPO307 are proposed for the development of between 66 and 662 dwellings. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of South Norfolk’s total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk’s carbon emissions would be expected.

B.12.2.2 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.12.2.3 **Surface Water Flooding:** Parts of Site GNLPO307 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The south corner and the northern edge of Site GNLPO461 coincides with small areas determined to be at low and medium risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.12.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.12.3.1 **Natura 2000:** All sites in this cluster are located within 5km south of the ‘River Wensum’ SAC. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the

increased risk of development related threats and pressures on this European designated site.

B.12.3.2 **SSSI IRZ:** The ‘River Wensum’ SAC is also designated as a SSSI. ‘Sweetbriar Road Meadows, Norwich’ and ‘Eaton Chalk Pit’ SSSIs are also located in close proximity to this cluster. All sites in this cluster are located within an IRZ which states that “*any residential developments outside of existing settlements/urban areas with a total net gain in residential units*” should be consulted on. All three sites are located outside the existing settlement of Cringleford; therefore, a minor negative impact on the features for which these SSSIs have been designated would be expected.

B.12.4 **SA Objective 4 – Landscape**

B.12.4.1 **Landscape Character:** Sites GNLPO307 and GNLPO327 are located within the LCA ‘Yare Tributary Farmland with Parkland’. Some key characteristics of this LCA include meandering rivers, blocks of woodland, avenues of poplars and small villages with strong vernacular qualities. Site GNLPO461 is located within the LCA ‘Yare Valley Urban Fringe’. Some key characteristics of this LCA include the wide, flat floodplain, recreational landscape and green buffer between the river valley and Norwich City. Sites GNLPO307 and GNLPO327 comprise arable farmland. Site GNLPO461 comprises previously undeveloped land, situated within the green buffer between the settlement of Cringleford and Norwich City. Therefore, the proposed development at all three sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.12.4.2 **Views for Local Residents:** Sites GNLPO307 and GNLPO461 are located adjacent to the existing settlement of Cringleford. Site GNLPO327 is located in close proximity to this settlement. Therefore, the proposed development at all three sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. A minor negative impact on the local landscape would be expected.

B.12.4.3 **Urbanisation of the Countryside:** All sites in this cluster comprise previously undeveloped land and are located outside the existing settlement of Cringleford. Therefore, the proposed development at these three sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.12.4.4 **Coalescence:** Site GNLPO307 is a large previously undeveloped site situated between the settlements of Cringleford and Colney. The proposed development at this site could potentially increase the risk of coalescence between these two settlements; therefore, a minor negative impact on the local landscape would be expected.

B.12.5 **SA Objective 5 – Housing**

B.12.5.1 **Net Gain:** Site GNLPO461 is proposed for residential development of approximately 40 dwellings; therefore, a minor positive impact on housing provision would be expected at this site. Sites GNLPO307 and GNLPO327 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these two sites would be expected to result in a major positive impact on housing provision.

B.12.6 **SA Objective 6 – Population and Communities**

B.12.6.1 **Local Services:** The nearest convenience store, Tesco Express, is located in the north west of Cringleford. All sites in this cluster are located either partially or wholly outside the target distance to this shop. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

B.12.6.2 **Local Landscape Designations:** Site GNLPO461 is located within 600m from greenspace associated with the University of East Anglia, and Bluebell Marshes. The proposed development at this site would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.12.7 **SA Objective 7 – Deprivation**

B.12.7.1 See **Box 2.7**.

B.12.8 **SA Objective 8 – Health**

B.12.8.1 **Green Network:** Site GNLPO327 is located within 600m of the PRow network and to public greenspaces, including play space. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. A proportion of Sites GNLPO307 and GNLPO461 are located over 600m from a PRow or

greenspace, and therefore, the proposed development at these two sites could potentially have a minor negative impact on the access of some site end users to the local green network.

B.12.8.2 Main Road: Sites GNLPO307 and GNLPO327 are located adjacent to the A47 and the A11. The proposed development at these sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Site GNLPO461 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.12.8.3 AQMA: All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.12.8.4 NHS Hospital: The closest hospital with an A&E department to Cringleford is Norfolk and Norwich University Hospital, located within 1.5km north west of the cluster. The proposed development at the three sites in this cluster would be expected to provide good access for site end users to this essential health facility. Therefore, a minor positive impact would be expected.

B.12.8.5 GP Surgery: The closest GP surgeries to this cluster are Cringleford Surgery, located approximately 1.3km south east of Sites GNLPO307 and GNLPO327, and University Medical Centre located approximately 1.2km north of Site GNLPO461. All sites in this cluster are located outside the target distance to these GP surgeries, and therefore, the proposed development at these sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.12.8.6 Leisure Centre: The closest leisure facility to Cringleford is Riverside Leisure Centre, located approximately 6km east of the cluster. All three sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.12.9 SA Objective 9 – Crime

B.12.9.1 See **Box 2.9**.

B.12.10 SA Objective 10 – Education

B.12.10.1 **Primary School:** Cringleford C of E Voluntary Aided Primary School is located in the centre of Cringleford village. Site GNLP0461 is located within the target distance to this school. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0307 and GNLP0327 are situated partially outside the target distance to this school. The proposed development at these two sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.12.10.2 **Secondary School:** The closest secondary school to Cringleford is City Academy Norwich, located to the north east of the cluster. Site GNLP0461 is located within the target distance to this school, and therefore, the proposed development at this site would be likely to result in a minor positive impact on site end users' access to secondary education. Sites GNLP0307 and GNLP0327 are situated outside the target distance to this school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.12.10.3 The proposed development at Sites GNLP0307 and GNLP0327 would be expected to have a major negative impact on site end users' access to both primary and secondary education. The proposed development at Site GNLP0461 would be expected to have a major positive impact on site end users' access to both primary and secondary education.

B.12.11 SA Objective 11 – Economy

B.12.11.1 **Primary Employment Location:** There are several primary employment locations situated within 5km from the Cringleford cluster, including Norfolk and Norwich University Hospital, the University of East Anglia, and Cringleford Town Centre. These locations would be expected to provide a range of employment opportunities for site end users. All sites in this cluster are located within the target distance and therefore the proposed development at these three sites would be expected to have a minor positive impact on the local economy.

B.12.11.2 **Employment Floorspace:** Site GNLP0307 is proposed for mixed use including the development of a new primary school. This would be expected to result in the provision of employment opportunities in the

local area, and therefore, a major positive impact on the local economy would be expected as a result of development at this site.

B.12.12 SA Objective 12 – Transport and Access to Services

B.12.12.1 Bus Stop: All sites in this cluster are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.

B.12.12.2 Railway Station: The closest railway station to Cringleford is Norwich Railway Station, located approximately 6.3km to the east of the cluster. Therefore, the proposed development at all sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.12.12.3 Pedestrian Access: Sites GNLPO327 and GNLPO461 are well connected to the existing footpath network. The proposed development at these two sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Site GNLPO307 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.12.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.12.13 SA Objective 13 – Historic Environment

B.12.13.1 Grade II Listed Buildings: Site GNLPO327 is located approximately 360m from the Grade II Listed Building 'The Round House at TG 188 056'. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLPO327 and GNLPO307 are located within 450m from 'Milestone No 4 at TG 1800 0556' but are separated from this Listed Building by the A47, and therefore, the proposed development at these sites would be expected to have a negligible impact on the setting of this Listed Building.

B.12.13.2 **Conservation Area:** Site GNLPO307 is located approximately 500m from Earlham Conservation Area. This site comprises a large area of previously undeveloped land, and therefore, the proposed development at this site could potentially alter the setting of this Conservation Area. A minor negative impact on the local historic environment would be expected.

B.12.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.12.14.1 **Waste:** Site GNLPO327 is proposed for the development of 211 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at this site could potentially result in a minor negative impact on waste generation. Site GNLPO307 is proposed for the development of 650 dwellings, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in South Norfolk. The proposed development at this site could potentially result in a major negative impact on waste generation.

B.12.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLPO327 and GNLPO461 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLPO307 comprises 44ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of more than 20ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.12.14.3 **ALC:** Sites GNLPO307 and GNLPO327 are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource. Site GNLPO461 is situated on land which is classed as 'non-agricultural'. A minor positive impact would therefore be expected as development at this site would be likely to help prevent the loss of BMV land across the Plan area.

B.12.15 SA Objective 15 – Water

- B.12.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these three sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.
- B.12.15.2 **Watercourse:** A proportion of Site GNLPO307 is located within 200m from a minor watercourse. A proportion of Site GNLPO461 is located within 200m of the River Yare. The proposed development at these two sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.13 Diss (including part of Roydon)

Diss (including part of Roydon) cluster				
This cluster comprises 16 sites situated in and around the town of Diss, located to the south of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
DIS1	Land north of Vinces Road, Diss	Residential	1.31	35
DIS2	Land south of Park Road, Diss	Residential	0.90	10-15
DIS3	Land north of Stanley Road, Diss	Residential	1.66	42
DIS8	Station Road/Nelson Road, Diss	Employment	2.92	-
DIS9	North of Diss Business Park, Diss	Employment	3.90	-
GMLP0102	Frontier Agriculture Ltd, Sandy Lane	Residential	3.61	90*
GMLP0119	156 Shelfanger Road, Roydon	Residential	0.68	17*
GMLP0185	Land to the south of Prince William Way	Residential	1.01	25*
GMLP0250	Land at Heywood Road	Residential	3.00	75*
GMLP0291	Land North of Shelfanger Road, Roydon	Residential	0.93	Up to 33
GMLP0341	Land between Shelfanger Road and Mount Street	Retirement, residential and health	3.21	35 retirement, 5 detached dwellings
GMLP0342	Land east of Shelfanger Road	residential and open space	4.76	Approx. 100
GMLP0362	Land at Sturgeons Farm, Farm Close	Mixed residential	13.90	Approx. 413
GMLP0599	Land off Walcot Road, Walcot Green	Residential	3.28	82*
GMLP1044	Land North of Frenze Hall Lane and West of Walcot Green	Residential	11.56	289*
GMLP1045	Land West of Nelson Road and East of Station Road	Residential	0.94	23*

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
DIS1	-	+	0	-	+	-	0	-	0	-	+	-	0	-	0
DIS2	-	--	0	-	+	++	0	-	0	-	+	-	-	-	-
DIS3	-	-	-	-	+	-	0	-	0	++	+	++	0	-	0
DIS8	-	--	0	-	0	-	0	-	0	0	++	++	0	-	0
DIS9	-	-	--	-	0	-	0	-	0	0	++	-	-	-	0
GNLPO102	-	-	0	0	+	-	0	-	0	-	--	-	0	-	0
GNLPO119	-	+	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO185	-	+	0	-	+	-	0	-	0	-	+	-	0	-	0
GNLPO250	-	-	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO291	-	+	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO341	-	--	0	-	+	++	0	-	0	-	+	-	-	-	-
GNLPO342	--	-	-	-	++	-	0	-	0	-	+	-	0	-	-
GNLPO362	--	--	-	-	++	-	0	--	0	-	+	-	0	-	-
GNLPO599	-	-	0	-	+	-	0	-	0	-	+	-	-	-	0
GNLPO1044	--	-	0	-	++	-	0	-	0	-	+	-	-	-	0
GNLPO1045	-	--	0	-	+	++	0	-	0	-	+	++	0	-	0

B.13.1 SA Objective 1 – Air Quality and Noise

B.13.1.1 Main Road: The A1066 passes through the south of Diss. Site DIS3 is located adjacent to this road, and a small proportion of Site DIS8 is located within 200m of this road. Therefore, the proposed development at these two sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A1066 would be expected to have a minor negative impact on air quality and noise at these sites.

B.13.1.2 Railway Line: Sites GNLPO102, GNLPO185, GNLPO1044, GNLPO1045, DIS1, DIS8 and DIS9 are located adjacent to a railway line. The proposed development at these seven sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.13.1.3 **Air Pollution:** Sites GNLPO102, GNLPO185, GNLPO250, GNLPO341, GNLPO599, GNLPO1045, GNLPO119, GNLPO291, DIS1, DIS2 and DIS3 are proposed for the development of between ten and 99 dwellings. Sites DIS8 and DIS9 are proposed for non-residential development and comprise more than 1ha. Therefore, the proposed development at these 13 sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO342, GNLPO1044 and GNLPO362 are proposed for the development of 100 or more dwellings. The proposed development at these three sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.13.2 **SA Objective 2 – Climate Change Mitigation and Adaptation**

B.13.2.1 **Carbon Emissions:** Sites GNLPO102, GNLPO250, GNLPO342, GNLPO599, GNLPO1044 and GNLPO362 are proposed for the development of between 66 and 662 dwellings. The proposed development at these six sites could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk's carbon emissions would be expected.

B.13.2.2 **Fluvial Flooding:** The majority of Site DIS2 is located within Flood Zone 2. The proposed development at this site could potentially locate site end users in areas at risk of fluvial flooding; therefore, a minor negative impact would be expected. Sites GNLPO102, GNLPO185, GNLPO250, GNLPO341, GNLPO342, GNLPO599, GNLPO1044, GNLPO1045, GNLPO119, GNLPO291, GNLPO362, DIS1, DIS3, DIS8 and DIS9 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these twelve sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.13.2.3 **Surface Water Flooding:** A significant proportion of Site GNLPO362, and small proportions of Sites GNLPO341, GNLPO1045, DIS2 and DIS8 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these five sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. Small proportions of Sites GNLPO102, GNLPO342, GNLPO599, DIS3 and DIS9 coincide with areas determined to be at low and medium risk of surface water flooding. The eastern edge of Site

GNLP1044 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these six sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.13.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.13.3.1 Natura 2000: Sites GNLP0362 and DIS3 are located approximately 4.9km east of ‘Waveney & Little Ouse Valley Fens’ SAC and ‘Redgrave & South Lopham Fens’ Ramsar. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development related threats and pressures on this European designated site.

B.13.3.2 LNR: Site DIS3 is located approximately 175m from ‘Roydon Fen’ LNR. The proposed development at this site could potentially have a minor negative impact on this LNR due to increased development related threats and pressures.

B.13.3.3 CWS: Site DIS9 coincides with ‘Frenze Beck’ CWS and is located adjacent to ‘Land near Frenze’ CWS. The proposed development at this site could potentially result in the partial loss of ‘Frenze Beck’, and therefore, a major negative impact would be expected. Sites GNLP0250 and GNLP0342 are located adjacent to ‘Diss Cemetery’ CWS. The proposed development at these two sites could potentially have a minor negative impact on this CWS, due to increased development related threats and pressures.

B.13.4 SA Objective 4 – Landscape

B.13.4.1 Landscape Character: Sites GNLP0102, GNLP0185, GNLP0250, GNLP0341, GNLP0342, GNLP0599, GNLP1045, GNLP0119, GNLP0291, DIS1, DIS2, DIS3, DIS8, DIS9 and approximately half of Sites GNLP0362 and GNLP1044, are located within the LCA ‘Waveney Rural River Valley’. Some key characteristics of this LCA include the flat, wide floodplain, arable and pastoral farmland, blocks of woodland and linear settlements. Approximately half of Sites GNLP1044 and GNLP0362 are located within the LCA ‘Waveney Tributary Farmland’. Some key characteristics of this LCA include the open landscape of arable farmland, with blocks of woodland and distinctive landmarks. Sites GNLP0102, GNLP1045 and

GNLPO119 comprise previously developed land, and Sites GNLPO185, GNLPO341, GNLPO291, DIS1 and DIS8 do not coincide with any of these features. These eight sites are situated within the existing settlement of Diss. Therefore, the proposed development at these eight sites would be unlikely to be discordant with these key characteristics and would be expected to have a negligible impact on the local landscape character. Sites GNLPO250, GNLPO342, GNLPO599, GNLPO1044, GNLPO362, DIS2, DIS3 and DIS9 comprise arable farmland and are situated outside the existing settlement. Therefore, the proposed development at these eight sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.13.4.2 Views from the PRow Network: Sites GNLPO1044 and GNLPO362 coincide with a PRow. Sites GNLPO250, GNLPO342, GNLPO119, GNLPO291 and DIS9 are located adjacent to a PRow, and Sites GNLPO341, GNLPO599 and DIS3 are located within 80m from a PRow. The proposed development at these ten sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.13.4.3 Views for Local Residents: Sites GNLPO185, GNLPO250, GNLPO341, GNLPO342, GNLPO599, GNLPO1044, GNLPO1045, GNLPO119, GNLPO291, GNLPO362, DIS1, DIS2, DIS3, DIS8 and DIS9 are located adjacent to the existing settlement of Diss, and therefore, the proposed development at these 15 sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.13.4.4 Urbanisation of the Countryside: Sites GNLPO250, GNLPO342, GNLPO599, GNLPO1044, GNLPO291, GNLPO362, DIS3 and DIS9 comprise, either partially or wholly, previously undeveloped land and are located outside the existing settlement of Diss. Therefore, the proposed development at these eight sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.13.4.5 Coalescence: Sites GNLPO599 and GNLPO1044 comprise large previously undeveloped sites situated between the settlements of Diss and Walcot Green. Site GNLPO362 is situated between the settlements of Diss and Westbrook Green. The proposed development at these three sites could

potentially increase the risk of coalescence between these settlements; therefore, a minor negative impact on the local landscape would be expected.

B.13.5 SA Objective 5 – Housing

B.13.5.1 Net Gain: Sites GNLP0102, GNLP0185, GNLP0250, GNLP0341, GNLP0599, GNLP1045, GNLP0119, GNLP0291, DIS1, DIS2 and DIS3 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these eleven sites. Sites GNLP0342, GNLP1044 and GNLP0362 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these three sites would be expected to result in a major positive impact on housing provision. Sites DIS8 and DIS9 are proposed for non-residential end uses, and therefore, the proposed development would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected at these two sites.

B.13.6 SA Objective 6 – Population and Communities

B.13.6.1 Local Services: Several local services, including Diss Food and Wine, Tesco, Diss Post Office, and the Shell Garage, are located within Diss. Sites GNLP0341, GNLP1045 and DIS2 are located within the target distance to one or more of these services. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0102, GNLP0185, GNLP0250, GNLP0342, GNLP0599, GNLP1044, GNLP0119, GNLP0291, GNLP0362, DIS1, DIS3, DIS8 and DIS9 are located either partially or wholly outside the target distance to these services. The proposed development at these 13 sites could potentially have a minor negative impact on the access of site end users to local services.

B.13.6.2 Local Landscape Designations: Diss contains several local landscape designations including Frenze Beck natural and semi-natural greenspace, Bushmakers Way and Appletree Lane play areas, and Land at Field House open space. All sites in this cluster are located within 600m from one or more of these features. The proposed development at these 16 sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.13.6.3 As Sites GNLPO341, GNLPO1045 and DIS2 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.13.7 SA Objective 7 - Deprivation

B.13.7.1 See **Box 2.7**.

B.13.8 SA Objective 8 - Health

B.13.8.1 **Green Network:** All sites in this cluster are located within 600m of public greenspaces, including play space, allotments and religious grounds. Sites GNLPO102, GNLPO185, GNLPO250, GNLPO341, GNLPO342, GNLPO599, GNLPO1044, GNLPO119, GNLPO291, GNLPO362, DIS1, DIS2, DIS3 and DIS9 are also located within 600m of the PRow network. Therefore, a minor positive impact would be expected at these 16 sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.13.8.2 **Main Road:** Sites DIS3 and DIS8 are located within 200m of the A1066. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLPO102, GNLPO185, GNLPO250, GNLPO341, GNLPO342, GNLPO599, GNLPO1044, GNLPO1045, GNLPO119, GNLPO291, GNLPO362, DIS1, DIS2 and DIS9 are located over 200m from a main road. The proposed development at these 14 sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.13.8.3 **AQMA:** All 16 sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.13.8.4 **NHS Hospital:** The closest hospital with an A&E department to Diss is Norfolk and Norwich University Hospital, located approximately 28km north of the cluster. The proposed development at the 16 sites in this cluster could potentially restrict the access of site end users to this

essential health facility. Therefore, a minor negative impact would be expected.

B.13.8.5 **GP Surgery:** The Lawns Medical Practice is located in Diss town centre. Sites GNLPO250, GNLPO341, GNLPO342, GNLPO119 and GNLPO291 are located within the target distance to this GP surgery. The proposed development at these five sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLPO102, GNLPO185, GNLPO599, GNLPO1044, GNLPO1045, GNLPO362, DIS1, DIS2, DIS3, DIS8 and DIS9 are located outside the target distance to The Lawns Medical Practice, and therefore, the proposed development at these eleven sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.13.8.6 **Leisure Centre:** Diss Leisure Centre is located in the south of Diss. Sites GNLPO102, GNLPO185, GNLPO341, GNLPO599, GNLPO1044, GNLPO1045, DIS1, DIS2, DIS3, DIS8 and DIS9 are located within the target distance to this leisure facility, and therefore, a minor positive impact on the health and wellbeing of site end users would be expected at these eleven sites. Sites GNLPO250, GNLPO342, GNLPO119, GNLPO291 and GNLPO362 are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected at these five sites.

B.13.8.7 As Site GNLPO362 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these two sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.13.9 **SA Objective 9 - Crime**

B.13.9.1 See **Box 2.9**.

B.13.10 **SA Objective 10 - Education**

B.13.10.1 **Primary School:** Diss Infants and Nursery School and Diss C of E Junior Academy are located in the centre of Diss, and Roydon Primary School is located to the north east of Diss. Site DIS3 is located within the target distance to Roydon Primary School. The proposed development at this site would be expected to have a minor positive impact on site end users' access to primary education. Sites GNLPO102, GNLPO185, GNLPO250, GNLPO341, GNLPO342, GNLPO599, GNLPO1044, GNLPO1045, GNLPO119,

GNLPO291, GNLPO362, DIS1 and DIS2 are situated partially or wholly outside the target distance to these schools. The proposed development at these 13 sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.13.10.2 **Secondary School:** Diss High School is located in the north of Diss. Sites GNLPO102, GNLPO185, GNLPO250, GNLPO341, GNLPO342, GNLPO599, GNLPO1044, GNLPO1045, GNLPO119, GNLPO291, GNLPO362, DIS1, DIS2 and DIS3 are located within the target distance to this school, and therefore, the proposed development at these 14 sites would be likely to result in a minor positive impact on site end users' access to secondary education.

B.13.11 **SA Objective 11 – Economy**

B.13.11.1 **Primary Employment Location:** Diss Town Centre is located in close proximity to the Diss cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLPO102, GNLPO185, GNLPO250, GNLPO341, GNLPO342, GNLPO599, GNLPO1044, GNLPO1045, GNLPO119, GNLPO291, GNLPO362, DIS1, DIS2 and DIS3 would be expected to have a minor positive impact on the local economy.

B.13.11.2 **Employment Floorspace:** Sites DIS8 and DIS9 are proposed for employment end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these two sites. Site GNLPO102 currently coincides with 'Frontier Agriculture' and is proposed for residential end use. The proposed residential development at Site GNLPO102 would be likely to result in the loss of this business, and consequently the employment opportunities it may provide. Therefore, a major negative impact would be expected following development at this site.

B.13.12 **SA Objective 12 – Transport and Access to Services**

B.13.12.1 **Bus Stop:** Sites GNLPO1045, DIS2, DIS3 and DIS8 are located within the target distance to bus stops providing regular services. The proposed development at these four sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLPO102, GNLPO185, GNLPO250, GNLPO341, GNLPO342, GNLPO599, GNLPO1044, GNLPO119, GNLPO291, GNLPO362, DIS1 and DIS9 are located outside the target distance to a bus stop providing regular services. Therefore, the

proposed development at these 12 sites could potentially have a minor negative impact on site end users' access to bus services.

B.13.12.2 **Railway Station:** Diss Railway Station is located to the east of Diss. Sites GNLP0102, GNLP0185, GNLP0250, GNLP0341, GNLP0342, GNLP0599, GNLP1044, GNLP1045, GNLP0119, GNLP0291, DIS1, DIS2, DIS3, DIS8 and DIS9 are located within the target distance to Diss Railway Station. The proposed development at these 15 sites would be expected to have a minor positive impact on site end users' access to rail services. Site GNLP0362 is located partially outside the target distance to this station, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

B.13.12.3 **Pedestrian Access:** Sites GNLP0185, GNLP0250, GNLP0341, GNLP0342, GNLP1045, GNLP0119, GNLP0291, GNLP0362, DIS1, DIS3, DIS8 and DIS9 are well connected to the existing footpath network. The proposed development at these 12 sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0102, GNLP0599, DIS2 and the majority of Site GNLP1044 currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.

B.13.12.4 **Road Network:** Site DIS2 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites GNLP0102, GNLP0185, GNLP0250, GNLP0341, GNLP0342, GNLP0599, GNLP1044, GNLP1045, GNLP0119, GNLP0291, GNLP0362, DIS1, DIS3, DIS8 and DIS9 are well connected to the existing road network. The proposed development at these 15 sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.13.12.5 Sites GNLP1045, DIS3 and DIS8 are located in close proximity to a bus stop and railway station and are well connected to the current road and footpath networks. Therefore, a major positive impact on travel and accessibility would be expected at these three sites.

B.13.13 SA Objective 13 – Historic Environment

- B.13.13.1 **Grade I Listed Buildings:** Site GNLPO341 is located approximately 170m from the Grade I Listed Building ‘Church of St Mary’. This site and Listed Building are separated by existing development, and therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building. Sites GNLPO1044 and DIS9 are located approximately 420m from ‘Church of St Andrew, Frenze’. The proposed development at these two sites could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.
- B.13.13.2 **Grade II* Listed Buildings:** Site GNLPO341 is located approximately 120m from the Grade II* Listed Building ‘2, Mount Street’ and approximately 250m from ‘Dolphin House’. This site and these Listed Buildings are separated by existing development, and therefore, the proposed development at this site would be expected to have a negligible impact on the local historic environment.
- B.13.13.3 **Grade II Listed Buildings:** Site GNLPO341 is located adjacent to the Grade II Listed Buildings ‘14 18 18A 19, Mount Street’ and ‘23 24, Mount Street’, and is located within 90m from several other Listed Buildings along this road. Sites GNLPO599 and GNLPO1044 are located approximately 120m from ‘Thatch (Cottage)’ and ‘Home Farmhouse’. Sites GNLPO1044 and DIS9 are located approximately 400m from ‘Frenze Hall’. Site DIS2 is located approximately 100m from several Listed Buildings along Denmark Street. The proposed development at these five sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLPO342, GNLPO291, GNLPO250, GNLPO1045, DIS3 and DIS8 are separated from nearby Grade II Listed Buildings by existing development in Diss, and therefore, the proposed development at these six sites would be expected to have a negligible impact on the setting of these Listed Buildings.
- B.13.13.4 **Conservation Area:** Site GNLPO341 is located wholly within Diss Conservation Area. Site DIS2 is located approximately 50m from this Conservation Area. Therefore, the proposed development at these two sites could potentially alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.13.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.13.14.1 Waste: Sites GNLP0102, GNLP0250, GNLP0342, GNLP0599, GNLP1044 and GNLP0362 are proposed for the development of between 62 and 620 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at these six sites could potentially result in a minor negative impact on waste generation.

B.13.14.2 Previously Developed Land: Site GNLP0102 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLP0185, GNLP0250, GNLP0341, GNLP0342, GNLP0599, GNLP1044, GNLP1045, GNLP0119, GNLP0291, GNLP0362, DIS1, DIS2, DIS3, DIS8 and DIS9 comprise previously undeveloped land. The proposed development at these 15 sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.13.14.3 ALC: Sites GNLP0250, GNLP0342, GNLP1044, GNLP0119, GNLP0291, GNLP0362, DIS3 and DIS9 are situated on ALC Grade 3 land. Sites GNLP0185, GNLP0599, GNLP1045, DIS1, DIS2 and DIS8 are partially situated on ALC Grade 3 land and partially situated on ‘urban land’. ALC Grade 3 is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these 14 sites, due to the loss of this important natural resource. Site GNLP0341 is situated on land which is classed as ‘urban’. A minor positive impact would therefore be expected as development at this site would be likely to help prevent the loss of BMV land across the Plan area.

B.13.15 SA Objective 15 – Water

B.13.15.1 SPZ: Sites GNLP0342, GNLP0119, GNLP0291 and GNLP0362 wholly coincide with the outer zone (Zone II) of a groundwater SPZ. Site GNLP0341 coincides with the inner zone (Zone I) and outer zone of a groundwater SPZ. Site GNLP0250 coincides with the catchment (Zone III) and outer zone of a groundwater SPZ. The proposed development at these six sites could potentially increase the risk of groundwater

contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.13.15.2

Watercourse: Site DIS2 is located within 200m of the River Waveney. Site GNLPO362 is located adjacent to a minor watercourse, with approximately half of the site located within 200m of this watercourse. The proposed development at these two sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.14 Drayton

Drayton cluster				
This cluster comprises four sites surrounding the villages of Thorpe Marriott and Drayton, located to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO270	Land between Taverham Road and Costessey Lane	Residential with village green & public open space	3.15	20-30
GNLPO271	Land south of Drayton High Road	Residential & GI & open space	3.04	Approx. 74
GNLPO301	Land east of Drayton Lane and north of Hall Lane	Residential	9.19	Approx. 273
GNLPO465	Land off Norwich Northern Distributor Road. Felthorpe	Industrial related to NDR roundabout (petrol, service station, fast food etc)	5.04	-

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO270	-	--	--	-	+	++	0	-	0	--	+	-	0	-	-
GNLPO271	-	-	-	-	+	++	0	-	0	--	+	-	-	-	0
GNLPO301	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO465	-	+	-	-	0	-	0	--	0	0	++	-	-	-	-

B.14.1 SA Objective 1 – Air Quality and Noise

B.14.1.1 Main Road: The A1067 passes through the centre of Drayton, and the A1270 passes to the north. Site GNLPO271 is located adjacent to the A1067, and Site GNLPO465 is located adjacent to the A1270. Therefore, the proposed development at these two sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A1067 and A1270 would be expected to have a minor negative impact on air quality and noise at these sites.

B.14.1.2 Air Pollution: Sites GNLPO270 and GNLPO271 are proposed for the development of between ten and 99 dwellings. Site GNLPO465 is proposed for industrial end use and comprises 5.04ha. Therefore, the proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area. Site GNLPO301 is proposed for the development of approximately 273 dwellings. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.14.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.14.2.1 Carbon Emissions: Sites GNLPO271 and GNLPO301 are proposed for the development of between 60 and 600 dwellings. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.14.2.2 Fluvial Flooding: The south of Site GNLPO270 is located within Flood Zones 2, 3a and 3b. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Sites GNLPO271, GNLPO301 and GNLPO465 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.14.2.3 Surface Water Flooding: A small proportion in the centre of Site GNLPO301 and south of Site GNLPO270 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on

pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.14.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.14.3.1 Natura 2000: The southern section of Site GNLPO270 coincides with the ‘River Wensum’ SAC. A major negative impact would be expected as a result of development at this site, due to the potential direct impacts on this European designated site. Site GNLPO465 is located approximately 2.7km north of the ‘River Wensum’ SAC. Site GNLPO301 is located approximately 1km north of this SAC, and Site GNLPO271 is located within 200m of this SAC. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on this European designated site.

B.14.3.2 SSSI IRZ: The River Wensum SAC is also designated as a SSSI. Site GNLPO270 coincides with this SSSI and is located within an IRZ which states that “*all planning application – except householder applications*” should be consulted on. A major negative impact would be expected as a result of development at this site, due to the potential direct impacts on this designated site. Site GNLPO271 is located within an IRZ which states that “*residential developments outside of existing settlements/urban areas with a total net gain in residential units*” should be consulted on. Site GNLPO301 is located within an IRZ which states that “*residential development of 100 or more houses outside existing settlements*” should be consulted on. Site GNLPO465 is located within an IRZ which states that “*non-residential developments outside existing settlements/urban areas where ... floorspace exceeds 0.2ha*” should be consulted on. As Sites GNLPO271, GNLPO301 and GNLPO465 exceed these identified thresholds, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.14.3.3 CWS: Site GNLPO270 is located adjacent to ‘Marriott’s Way’ CWS. The proposed development at this site could potentially have a minor negative impact on this CWS, due to increased development related threats and pressures.

B.14.3.4 **Priority Habitat:** The south west of Site GNLPO271 coincides with deciduous woodland priority habitat. The proposed development at this site would be likely to result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.14.4 **SA Objective 4 – Landscape**

B.14.4.1 **Landscape Character:** Site GNLPO301 is located within the LCA ‘Spixworth Wooded Estatelands’. Some key characteristics of this LCA include blocks of woodland and hedgerows, and the landscape setting of villages, historic houses and halls. Site GNLPO301 coincides with a block of woodland and is located adjacent to the existing settlement of Drayton. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character. Site GNLPO465 is located within the LCA ‘Horsford Woodland Heath Mosaic’. Some key characteristics of this LCA include extensive blocks of woodland, remnant patches of heathland and fen, and small-scale settlement. Site GNLPO465 does not coincide with these key features. The proposed development at this site would be unlikely to be discordant with these key characteristics. Sites GNLPO270 and GNLPO271 are located within the LCA ‘urban’ and have therefore not been assessed for landscape character. Therefore, the proposed development at these three sites would be expected to have a negligible impact on the local landscape character.

B.14.4.2 **Views from the PRoW Network:** Site GNLPO465 is located adjacent to a PRoW. Site GNLPO301 is located approximately 300m from a PRoW. The proposed development at these two sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.14.4.3 **Views for Local Residents:** Sites GNLPO270, GNLPO271 and GNLPO301 are located adjacent or in close proximity to the existing settlement of Drayton. Site GNLPO465 is located in close proximity to properties on Reepham Road. Therefore, the proposed development at all four sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. A minor negative impact on the local landscape would be expected.

B.14.4.4 **Urbanisation of the Countryside:** All sites in this cluster comprise previously undeveloped land and are located outside the existing settlement of Drayton. Therefore, the proposed development at these four sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.14.5 **SA Objective 5 – Housing**

B.14.5.1 **Net Gain:** Sites GNLPO270 and GNLPO271 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these two sites. Site GNLPO301 is proposed for the development of approximately 273 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision. Site GNLPO465 is proposed for industrial end use, and therefore, the proposed development would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected at this site.

B.14.6 **SA Objective 6 – Population and Communities**

B.14.6.1 **Local Services:** The nearest convenience stores, Applegreen Drayton and Tesco, are located in the centre of Drayton. Sites GNLPO270 and GNLPO271 are located within the target distance to one or more of these services. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLPO301 and GNLPO465 are located outside the target distance to these shops. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to local services.

B.14.6.2 **Local Landscape Designations:** Sites GNLPO270 and GNLPO271 are located within 600m from Drayton Village Green, Florence Carter Memorial Park and Red Lion Bowling Green. The proposed development at these two sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.14.6.3 As Sites GNLPO270 and GNLPO271 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major

positive impact on site end users by encouraging vibrant and interactive communities.

B.14.7 SA Objective 7 – Deprivation

B.14.7.1 See **Box 2.7**.

B.14.8 SA Objective 8 – Health

B.14.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRoW network. Sites GNLPO270 and GNLPO271 are also located within 600m of public greenspaces, including a play space, religious grounds and a sports facility. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.14.8.2 **Main Road:** Sites GNLPO271 and GNLPO465 are located adjacent to the A1067 and A1270 respectively. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLPO270 and GNLPO301 are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.14.8.3 **AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.14.8.4 **NHS Hospital:** The closest hospital with an A&E department to Drayton is Norfolk and Norwich University Hospital, located approximately 7.5km south of the cluster. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.14.8.5 **GP Surgery:** Drayton Surgery is located in the north of Drayton. Sites GNLPO270 and GNLPO271 are located within the target distance to this GP surgery. The proposed development at these two sites would be

expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLPO301 and GNLPO465 are located outside the target distance to Drayton Surgery, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.14.8.6 **Leisure Centre:** The closest leisure facility to Drayton is Riverside Leisure Centre, located approximately 10km south east of the cluster. All four sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.14.8.7 As Sites GNLPO301 and GNLPO465 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these two sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.14.9 **SA Objective 9 – Crime**

B.14.9.1 See **Box 2.9**.

B.14.10 **SA Objective 10 – Education**

B.14.10.1 **Primary/Secondary School:** The closest primary schools to Drayton are Drayton Community Infant School and Drayton C of E Voluntary Controlled Junior School, located in the north of the village. The closest secondary schools are Taverham High School to the north west and Hellesdon High School to the south east. Sites GNLPO270, GNLPO271 and GNLPO301 are situated outside the target distances to a school providing education for all primary ages, and secondary school. Therefore, the proposed development at these three sites would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.14.11 **SA Objective 11 – Economy**

B.14.11.1 **Primary Employment Location:** The closest primary employment locations to the Drayton cluster are Norwich International Airport, located approximately 4km to the east, and several industrial estates and retail parks located in the outskirts of Norwich City. These locations would be expected to provide a range of employment opportunities for site end users. Sites GNLPO270, GNLPO271 and GNLPO301 are located within the

target distance to one or more of these employment locations, and therefore, the proposed development at these three sites would be expected to have a minor positive impact on the local economy.

B.14.11.2 Employment Floorspace: Site GNLPO465 is proposed for industrial end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at this site.

B.14.12 SA Objective 12 – Transport and Access to Services

B.14.12.1 Bus Stop: Site GNLPO271 is located within the target distance to a bus stop on Drayton High Road, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLPO270, GNLPO301 and GNLPO465 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.

B.14.12.2 Railway Station: The closest railway station to Drayton is Norwich Railway Station, located approximately 10km to the south of the cluster. Therefore, the proposed development at all sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.14.12.3 Pedestrian Access: Sites GNLPO270, GNLPO271 and GNLPO465 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to the PRoW network and opportunities to travel by foot. Site GNLPO301 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.14.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.14.13 SA Objective 13 – Historic Environment

B.14.13.1 **Grade II* Listed Buildings:** Site GNLP0271 is located approximately 80m from the Grade II* Listed Building ‘Drayton Lodge’. This Listed Building is also identified as Heritage at Risk and is in ‘poor’ condition². The proposed development at Site GNLP0271 could potentially have a minor negative impact on the setting of this Listed Building. Site GNLP0270 is located approximately 400m from ‘Parish Church of St Margaret’. This site and Listed Building are separated by existing development. The proposed development at Site GNLP0270 would be expected to have a negligible impact on the setting of these Listed Buildings.

B.14.13.2 **Grade II Listed Buildings:** Site GNLP0271 is located approximately 80m from the Grade II Listed Building ‘51, Low Road’. The proposed development at this site could potentially alter the setting of ‘51, Low Road’, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLP0271 is also located approximately 220m from ‘House 100m south-south west of Cock Inn’ but is separated from this Listed Building by existing development. Site GNLP0270 is located approximately 300m from this Listed Building but is separated from the Listed Building by existing development. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.14.13.3 **Scheduled Monument:** Site GNLP0271 is located approximately 130m from ‘Drayton Lodge’ SM and 280m from ‘Village Cross’ SM. ‘Drayton Lodge’ SM is identified as Heritage at Risk and is in ‘poor’ condition³. The proposed development at this site could potentially have a minor negative impact on the setting of ‘Drayton Lodge’ SM.

B.14.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.14.14.1 **Waste:** Sites GNLP0271 and GNLP0301 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to

² Historic England (2017) Heritage At Risk. Drayton Lodge, Drayton High Road, Drayton – Broadland. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/46078> [Date Accessed: 14/06/19]

current levels in Broadland. The proposed development at these two sites could potentially result in a minor negative impact on waste generation.

B.14.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these four sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.14.14.3 **ALC:** Sites GNLP0301 and GNLP0465 are situated on ALC Grade 3 land. Approximately half of Site GNLP0270 is situated on ALC Grade 3 land, and half on ALC Grade 4 land. ALC Grade 3 is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these three sites, due to the loss of this important natural resource. Site GNLP0271 is partially situated on ALC Grade 4 land, and partially situated on land classed as 'urban'. A minor positive impact would therefore be expected as development at this site would be likely to help prevent the loss of BMV land across the Plan area.

B.14.15 **SA Objective 15 - Water**

B.14.15.1 **SPZ:** Site GNLP0465 and a proportion of Site GNLP0301 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these two sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.14.15.2 **Watercourse:** Site GNLP0270 is located adjacent to the River Wensum, with the majority of the site located within 200m of this watercourse. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.15 Easton and Honingham

Easton and Honingham cluster				
This cluster comprises seven sites surrounding the villages of Easton and Honingham, located to the south west of Broadland District and north west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO411	Land at Fellowes Road, Honingham	Residential	0.72	Approx. 13
GNLPO415R-A	Honingham Thorpe A	Residential	113.88	2,828*
GNLPO415R-B	Honingham Thorpe B	Employment	15.04	-
GNLPO415R-C	Honingham Thorpe C	Employment	53.37	-
GNLPO415R-D	Honingham Thorpe D	Residential	85.53	2,138*
GNLPO415R-G	Honingham Thorpe G	Residential	10.65	266*
GNL2176	North of Dereham Road	Residential	3.74	55

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO411	-	+	-	-	+	-	0	--	0	--	-	-	0	-	-
GNLPO415R-A	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO415R-B	--	-	-	-	0	-	0	--	0	0	++	-	-	-	-
GNLPO415R-C	--	+	-	-	0	-	0	--	0	0	++	-	-	--	-
GNLPO415R-D	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO415R-G	--	-	-	-	++	-	0	--	0	--	-	-	-	-	-
GNL2176	-	+	-	-	+	-	0	--	0	--	-	-	-	-	-

B.15.1 SA Objective 1 – Air Quality and Noise

B.15.1.1 **Main Road:** The A47 passes to the north of Easton and Honingham. Sites GNLPO415-A, GNLPO415-C and GNLP2176 are located adjacent to this road. Therefore, the proposed development at these three sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A47 would be expected to have a minor negative impact on air quality and noise at these sites.

B.15.1.2 **Air Pollution:** Sites GNLPO411 and GNLP2176 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO415R-D, GNLPO415R-G and GNLPO415R-A are proposed for the development of 100 or more dwellings. Sites GNLPO415R-B and GNLPO415R-C are proposed for non-residential end uses and comprise over 10ha. The proposed development at these five sites in this cluster could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.15.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.15.2.1 **Carbon Emissions:** Site GNLPO415R-G is proposed for the development of 266 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected. Sites GNLPO415R-D and GNLPO415R-A are proposed for the development of 601 dwellings or more. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 1%. Therefore, a major negative impact would be expected.

B.15.2.2 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.15.2.3 **Surface Water Flooding:** A significant proportion of Site GNLPO415R-A coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk

of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The eastern corner of Site GNLPO415R-B coincides with areas determined to be at low and medium risk of surface water flooding. A small proportion of Site GNLPO415R-D coincides with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.15.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.15.3.1 Natura 2000: All sites in this cluster are located within 5km west of the ‘River Wensum’ SAC. A minor negative impact would be expected as a result of the proposed development at these seven sites, due to the increased risk of development related threats and pressures on this European designated site.

B.15.3.2 Priority Habitat: Sites GNLPO415R-D and GNLPO415R-A coincide with several stands of deciduous woodland priority habitat. The proposed development at these two sites would be likely to result in the partial loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.15.3.3 CWS: Site GNLPO415R-A is located approximately 20m from ‘Church Meadow, Alder Carr, Three Corner Thicket and Nursery Plantation’ CWS. The proposed development at this site could potentially have a minor negative impact on this CWS, due to increased development related threats and pressures.

B.15.4 SA Objective 4 – Landscape

B.15.4.1 Landscape Character: Approximately half of Sites GNLPO415R-C and GNLPO415R-D, are located within the LCA ‘Easton Fringe Farmland’. Some key characteristics of this LCA include arable and pastoral farmland, urban fringe settlement, and recreational uses. Sites GNLPO411, GNLPO415R-G, GNLPO415R-A, GNLPO415R-B, GNLPO2176, and approximately half of Sites GNLPO415R-C and GNLPO415R-D, are located within the LCA ‘Weston Green Tributary Farmland’. Some key characteristics of this LCA include mature blocks of woodland, grazing marsh, the landscape setting of churches and characteristic views across the peaceful landscape. Sites

GNLPO415R-D, GNLPO415R-A and GNLPO415R-B coincide with blocks of woodland. Site GNLPO411 comprises an enclosed field area, and as such, the proposed development at this site would be unlikely to impact the characteristic views associated with 'Weston Green Tributary Farmland'. Sites GNLPO415R-D, GNLPO415R-G, GNLPO415R-A, GNLPO415R-B, GNLPO415R-C and GNLP2176 comprise large areas, and as such the proposed development would be likely to significantly alter the views across the landscape from nearby settlements. Therefore, the proposed development at these six sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.15.4.2 Views from the PRow Network: Sites GNLPO411 and GNLP2176 are located adjacent to PRows. Sites GNLPO415R-D, GNLPO415R-G and GNLPO415R-A are located 300m or less from a PRow. The proposed development at these five sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.15.4.3 Views for Local Residents: All sites in this cluster are located in close proximity to surrounding settlements. The proposed development at these seven sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.15.4.4 Urbanisation of the Countryside: Sites GNLPO415R-D, GNLPO415R-G, GNLPO415R-A, GNLPO415R-B, GNLPO415R-C and GNLP2176 comprise large areas of previously undeveloped land and are located outside the existing settlements of Easton, Honingham and surrounding settlements. Therefore, the proposed development at these six sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.15.4.5 Coalescence: Sites GNLPO415R-A, GNLPO415R-C and GNLPO415R-D comprise large previously undeveloped sites, situated between the settlements of Honingham, Easton and Colton. The proposed development at these three sites could potentially increase the risk of coalescence between these settlements; therefore, a minor negative impact on the local landscape would be expected.

B.15.5 SA Objective 5 – Housing

B.15.5.1 Net Gain: Sites GNLP0411 and GNLP2176 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected at these two sites. Sites GNLP0415R-D, GNLP0415R-G and GNLP0415R-A are proposed for the development of 100 or more dwellings; therefore, the proposed development at these three sites would be expected to result in a major positive impact on housing provision. Sites GNLP0415R-B and GNLP0415R-C are proposed for non-residential end uses, and therefore, the proposed development would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected at these two sites.

B.15.6 SA Objective 6 – Population and Communities

B.15.6.1 Local Services: The nearest local services to Easton and Honingham are Marks and Spencer Foodhall and Sainsbury's, located in Longwater Retail Park. All sites in this cluster are located outside the target distance to these shops. The proposed development at these seven sites could potentially have a minor negative impact on the access of site end users to local services.

B.15.7 SA Objective 7 – Deprivation

B.15.7.1 See **Box 2.7**.

B.15.8 SA Objective 8 – Health

B.15.8.1 Green Network: Sites GNLP0411, GNLP0415R-G and GNLP2176 are located within 600m of the PRoW network. Sites GNLP0411 and GNLP2176 are also located within 600m of public greenspaces, comprising a bowling green and playing field. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites GNLP0415R-D, GNLP0415R-A, GNLP0415R-B and GNLP0415R-C are located either partially or wholly over 600m from a PRoW or greenspace, and therefore, the proposed development at these four sites could potentially have a minor negative impact on the access of site end users to the local green network.

- B.15.8.2** **Main Road:** Sites GNLPO415R-A, GNLPO415R-C and GNLPO2176 are located adjacent to or within 200m of the A47. The proposed development at these three sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLPO411, GNLPO415R-D, GNLPO415R-G and GNLPO415R-B are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.
- B.15.8.3** **AQMA:** All seven sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.15.8.4** **NHS Hospital:** The closest hospital with an A&E department to Easton and Honingham is Norfolk and Norwich University Hospital, located approximately 9km south east of the cluster. The proposed development at these seven sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.15.8.5** **GP Surgery:** The closest GP surgeries to this cluster are Beechcroft Surgery, Mattishall Surgery and Hethersett Surgery. All sites in this cluster are located outside the target distance to these GP surgeries. The proposed development at these seven sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.15.8.6** **Leisure Centre:** The closest leisure facility to Easton and Honingham is Riverside Leisure Centre, located approximately 13km east of the cluster. All seven sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.15.8.7** As all sites in this cluster are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these seven sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.15.9 **SA Objective 9 – Crime**

- B.15.9.1** See **Box 2.9**.

B.15.10 SA Objective 10 – Education

B.15.10.1 Primary/Secondary School: The closest primary schools to Easton and Honingham are St Peter’s C of E Primary Academy in Easton, Barford Primary School, or Hockering C of E Primary Academy. The closest secondary school is Ormiston Victory Academy, located approximately 6km to the east. Sites GNLPO411, GNLPO415R-D, GNLPO415R-G, GNLPO415R-A and GNL2176 are situated outside the target distances to both a primary and secondary school, and therefore, the proposed development at these five sites would be expected to have a major negative impact on site end users’ access to both primary and secondary education.

B.15.11 SA Objective 11 – Economy

B.15.11.1 Primary Employment Location: The closest primary employment location to the Easton and Honingham cluster is Longwater Retail Park, located to the east. This location would be expected to provide a range of employment opportunities for site end users. Sites GNLPO415R-D and GNLPO415R-A are located within the target distance and therefore the proposed development at these two sites would be expected to have a minor positive impact on the local economy. Sites GNLPO411, GNLPO415R-G and GNL2176 are situated outside the target distance to this employment location, and therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users’ access to employment opportunities.

B.15.11.2 Employment Floorspace: Sites GNLPO415R-B and GNLPO415R-C are proposed for employment end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these two sites.

B.15.12 SA Objective 12 – Transport and Access to Services

B.15.12.1 Bus Stop: Site GNLPO411 is located within the target distance to a bus stop on Mattishall Road, providing regular services. The proposed development at this site would be expected to have a minor positive impact on the access of site endusers to bus services. Sites GNLPO415R-A, GNLPO415R-B, GNLPO415R-C, GNLPO415R-D, GNLPO415R-G and GNL2176 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed

development at these six sites could potentially have a minor negative impact on site end users' access to bus services.

B.15.12.2 **Railway Station:** The closest railway stations to Easton and Honingham are Thuxton Railway Station, located approximately 9.5km to the west of the cluster, and Norwich Railway Station, located approximately 9.6km to the east. Therefore, the proposed development at all sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.15.12.3 **Pedestrian Access:** Sites GNLP0411 and GNLP2176 are well connected to the existing footpath network. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0415R-A, GNLP0415R-B, GNLP0415R-C, GNLP0415R-D and GNLP0415R-G currently have poor access to the surrounding footpath network. The proposed development at these five sites could potentially have a minor negative impact on local accessibility.

B.15.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.15.13 **SA Objective 13 – Historic Environment**

B.15.13.1 **Grade I Listed Buildings:** Site GNLP0415R-C is located approximately 90m from the Grade I Listed Building 'Church of St Peter'. The proposed development at this site would be likely to alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.15.13.2 **Grade II* Listed Buildings:** Site GNLP0415R-A is located approximately 60m from the Grade II* Listed Building 'Church of St Andrew'. The proposed development at this site would be likely to alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.15.13.3 **Grade II Listed Buildings:** Site GNLP0415R-C is located approximately 300m from the Grade II Listed Building 'Church Farm House' and 'Barn at Church Farm'. Site GNLP0415R-A is located approximately 180m from

'Greenacres Farm House' and 120m from 'Church Farm House' and 'Barn at Church Farm'. Site GNLP0415R-B is located approximately 330m from 'The Old Horse and Groom' and 'Malthouse'. Site GNLP0415R-G is located approximately 170m from 'Greenacres Farm House'. Site GNLP0415R-D is located approximately 360m from 'Malthouse', 'The Old Hall' and 'Barn, The Old Hall'. Site GNLP2176 is located approximately 30m from '39, 40 and 41, The Street' and approximately 70m from 'Honingham and East Tuddenham War Memorial'. The proposed development at these six sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.15.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.15.14.1 Waste: Site GNLP0415R-G is proposed for the development of 266 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a minor negative impact on waste generation. Sites GNLP0415R-D and GNLP0415R-A are proposed for the development of 556 dwellings or more, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in Broadland. The proposed development at these two sites could potentially have a major negative impact on waste generation.

B.15.14.2 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP0411, GNLP0415R-B, GNLP0415R-G and GNLP2176 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. The proposed development at Sites GNLP0415R-A, GNLP0415R-C and GNLP0415R-D would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.15.14.3 ALC: Site GNLP0415R-D is situated on ALC Grade 2 land. Sites GNLP0411, GNLP0415R-B, GNLP0415R-G and GNLP2176 are situated on ALC Grade 3 land. Sites GNLP0415R-A and GNLP0415R-C are situated on ALC Grades 2 and 3 land. All sites in this cluster are situated on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be

expected as a result of the proposed development at these seven sites, due to the loss of this important natural resource.

B.15.15 SA Objective 15 – Water

B.15.15.1 SPZ: All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these seven sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.15.15.2 Watercourse: Site GNLPO411 and a small proportion of Sites GNLPO415R-A and GNLPO2176 are located within 200m of the River Tud. The proposed development at these three sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.16 Foulsham and Themelthorpe

Foulsham and Themelthorpe cluster				
This cluster comprises two sites situated between the villages of Foulsham and Pockthorpe, located in the north west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO275	Site of T H Blyth and Sons Builders Yard and Land to west of Claypit Road	Residential	0.55	Approx. 11
GNLPO605	Land west of Foundry Close	Residential	0.67	Approx. 15-18

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO275	-	-	-	-	+	++	0	--	0	-	-	-	-	-	-
GNLPO605	-	+	-	-	+	++	0	--	0	-	-	-	-	-	-

B.16.1 SA Objective 1 – Air Quality and Noise

B.16.1.1 Air Pollution: Both sites are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area.

B.16.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.16.2.1 Fluvial Flooding: Both sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.16.2.2 Surface Water Flooding: Approximately half of Site GNLPO275 coincide with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to

locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.16.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.16.3.1 Natura 2000: Sites GNLPO605 and GNLPO275 are located approximately 2.5km south east of the ‘River Wensum’ SAC. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development related threats and pressures on this European designated site.

B.16.4 SA Objective 4 – Landscape

B.16.4.1 Landscape Character: Sites GNLPO605 and GNLPO275 are located within the LCA ‘Foulsham and Reepham Plateau Farmland’. Some key characteristics of this LCA include the distinctive field pattern, wide views to churches and the setting of manors, halls and churches. The proposed development at these two sites would not be expected to be discordant with these key features, as development would not result in the loss of arable fields and are not located in close proximity to these historic buildings. Therefore, a negligible impact on the local landscape character would be expected at these two sites.

B.16.4.2 Views from the PRow Network: Site GNLPO605 is located approximately 150m across fields from a PRow. The proposed development at this site could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected. A proportion of Site GNLPO275 is previously developed and is situated amongst existing development. Therefore, the proposed development at this site would be expected to have a negligible impact on views from the PRow network.

B.16.4.3 Views for Local Residents: As Sites GNLPO605 and GNLPO275 are located adjacent to the existing settlement of Foulsham, the proposed development at both of these sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.16.4.4 Urbanisation of the Countryside: Site GNLPO605 is located outside the existing settlement of Foulsham. Therefore, the proposed development at

this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected for this site.

B.16.5 SA Objective 5 – Housing

B.16.5.1 Net Gain: Sites GNLPO605 and GNLPO275 are proposed for residential development of 99 dwellings or less. Therefore, a minor positive impact on housing provision would be expected for both sites.

B.16.6 SA Objective 6 – Population and Communities

B.16.6.1 Local Services: Foulsham village contains a post office and a village store. Sites GNLPO605 and GNLPO275 are located within the target distance to both of these services. Therefore, the proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services.

B.16.6.2 Local Landscape Designations: Sites GNLPO605 and GNLPO275 are located within 600m of Queens Head Bowling Green. Site GNLPO605 is also located approximately 530m from Witten Recreation Centre. The proposed development at these two sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.16.6.3 As Sites GNLPO605 and GNLPO275 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.16.7 SA Objective 7 – Deprivation

B.16.7.1 See **Box 2.7**.

B.16.8 SA Objective 8 – Health

B.16.8.1 Green Network: Sites GNLPO605 and GNLPO275 are located within 600m of the PRoW network and public greenspaces, including allotments and religious grounds. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of

natural habitats, which is known to have physical and mental health benefits.

B.16.8.2 Main Road: Both sites in this cluster are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.16.8.3 AQMA: Both sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.16.8.4 NHS Hospital/GP Surgery: The closest hospital with an A&E department to Foulsham and Themelthorpe is Norfolk and Norwich University Hospital, located approximately 22km south east of the cluster. The closest GP surgery is Elmham Surgery, located approximately 5.5km south west of the cluster. The proposed development at the two sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.16.8.5 Leisure Centre: The closest leisure centre to Foulsham and Themelthorpe is Dereham Leisure Centre, located approximately 12km south west of the cluster. Both sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.16.8.6 As both sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at both sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.16.9 SA Objective 9 – Crime

B.16.9.1 See **Box 2.9**.

B.16.10 SA Objective 10 – Education

B.16.10.1 Primary School: Foulsham Primary School is located in the centre of Foulsham village. Sites GNLP0605 and GNLP0275 are located within the target distance to this school. The proposed development at these two

sites would be likely to result in a minor positive impact on site end users' access to primary education.

B.16.10.2 **Secondary School:** The closest secondary school to Foulsham and Themelthorpe is Reepham High School and College, located approximately 7km south east of the cluster. Sites GNLPO605 and GNLPO275 are situated outside the target distance to this school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.16.11 **SA Objective 11 – Economy**

B.16.11.1 **Primary Employment Location:** The closest primary employment location to the Foulsham and Themelthorpe cluster is Garrood Drive Industrial Estate, located approximately 11km to the north west, in Fakenham. This is outside the target distance, and therefore, the proposed development at the two sites in this cluster could potentially have a minor negative impact on site end users' access to employment opportunities.

B.16.11.2 **Employment Floorspace:** Site GNLPO275 currently coincides with 'M. Morgan Motor Engineering'. The proposed development at Site GNLPO275 could potentially result in the loss of this business, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following development at this site.

B.16.12 **SA Objective 12 – Transport and Access to Services**

B.16.12.1 **Bus Stop:** Both sites in the cluster are located within the target distance to a bus stop on Station Road, however, this provides limited services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on the access of site end users to bus services.

B.16.12.2 **Railway Station:** The closest station to Foulsham and Themelthorpe is Dereham Railway Station, located approximately 12km to the south west of the cluster. Therefore, the proposed development at both sites in this cluster could potentially have a minor negative impact on site end users' access to rail services.

B.16.12.3 **Pedestrian Access:** Sites GNLPO605 and GNLPO275 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.16.12.4 **Road Network:** Sites GNLPO605 and GNLPO275 are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.16.13 SA Objective 13 – Historic Environment

B.16.13.1 **Grade II Listed Buildings:** Sites GNLPO605 and GNLPO275 are located within approximately 150m from several Grade II Listed Buildings on Station Road; ‘Station Farmhouse’, ‘Bracken Brae’, ‘Station Farmhouse’, ‘Bethany Cottage’, ‘Falgate Cottage’ and ‘Baptist Church’. The proposed development at these two sites would be expected to have a minor negative impact on the setting of some of these Listed Buildings.

B.16.13.2 **Conservation Area:** Sites GNLPO605 and GNLPO275 are located adjacent to Foulsham Conservation Area. Therefore, the proposed development at these two sites would be likely to alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.16.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.16.14.1 **Previously Developed Land:** Both sites in this cluster comprise previously undeveloped land. The proposed development at these two sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.16.14.2 **ALC:** Both sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource.

B.16.15 SA Objective 15 – Water

- B.16.15.1 **SPZ:** Sites GNLPO605 and GNLPO275 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these two sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.
- B.16.15.2 **Watercourse:** Site GNLPO275 is located within 200m of a minor watercourse. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.17 Freethorpe, Halvergate and Wickhampton

Freethorpe, Halvergate and Wickhampton cluster				
This cluster comprises three sites surrounding the villages of Freethorpe and Freethorpe Common, located to the south west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
FRE1	North of Palmer's Lane, Freethorpe	Residential	0.34	10
GMLP2033	Rear of 75 The Green	Residential	0.47	20
GMLP2034	South of Bowlers Close	Residential	1.51	50

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
FRE1	-	+	-	-	+	++	0	--	0	-	-	-	-	-	0
GMLP2033	-	+	-	-	+	++	0	--	0	-	-	--	-	-	0
GMLP2034	-	+	-	-	+	-	0	--	0	-	-	--	0	-	0

B.17.1 SA Objective 1 – Air Quality and Noise

B.17.1.1 Air Pollution: All sites in this cluster are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area.

B.17.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.17.2.1 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these three sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.17.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.17.3.1 Natura 2000: Sites GNLP2033, GNLP2034 and FRE1 are located approximately 1.3km west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.17.3.2 SSSI IRZ: This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Halvergate Marshes’ SSSI. Sites GNLP2033, GNLP2034 and FRE1 are located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.*” should be consulted on. As these three sites are proposed for residential development and are situated outside of the existing settlements of Freethorpe and Freethorpe Common, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.17.4 SA Objective 4 – Landscape

B.17.4.1 Landscape Character: Sites GNLP2033, GNLP2034 and FRE1 are located within the LCA ‘Freethorpe Plateau Farmland’. Some key characteristics of this LCA include wide views across arable fields, setting of manors, halls and churches, and landscape features including ponds, pits and hedgerows. Site GNLP2033 does not contain these key features and is situated adjacent to the existing built up area. Site FRE1 comprises a small section of farmland, in a location that would not be expected to significantly alter views. Therefore, the proposed development at these two sites would be expected to result in a negligible impact on the local landscape character. Site GNLP2034 comprises arable land, and therefore, the proposed development at this site could potentially alter the noted wide views across arable fields. The proposed development at Site GNLP2034 would be likely to be discordant with these key features, and as such a minor negative impact on the local landscape character would be expected.

B.17.4.2 Views from the PRow Network: Site GNLP2034 is located approximately 140m from a PRow but the site and PRow are separated by large farm

buildings. The proposed development at this site would be expected to have a negligible impact on views from the PRow network.

B.17.4.3 Views for Local Residents: As all sites in this cluster are located adjacent to the existing settlement of Freethorpe, the proposed development at these three sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.17.4.4 Urbanisation of the Countryside: Sites GNLP2033, GNLP2034 and FRE1 comprise previously undeveloped land and are located outside the existing settlements of Freethorpe and Freethorpe Common. Therefore, the proposed development at these three sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.17.5 SA Objective 5 - Housing

B.17.5.1 Net Gain: Sites GNLP2033, GNLP2034 and FRE1 are proposed for residential development of 99 dwellings or less. Therefore, a minor positive impact on housing provision would be expected at these three sites.

B.17.6 SA Objective 6 - Population and Communities

B.17.6.1 Local Services: The nearest convenience store, Freethorpe General Stores, is situated in the centre of Freethorpe village. Sites GNLP2033 and FRE1 are located within the target distance to this shop. Therefore, the proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services. Site GNLP2034 is located outside the target distance to this shop, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to local services.

B.17.6.2 Local Landscape Designations: Sites GNLP2033, GNLP2034 and FRE1 are located within 600m from open space on Youngs Crescent, Freethorpe Recreation Ground or Freethorpe Primary School. The proposed development at these three sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.17.6.3 As Sites GNLP2033 and FRE1 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.17.7 SA Objective 7 - Deprivation

B.17.7.1 See **Box 2.7**.

B.17.8 SA Objective 8 - Health

B.17.8.1 **Green Network:** All sites in this cluster are located within 600m of public greenspaces, including a playing field and religious grounds. Site GNLP2034 is also located within 600m of the PRoW network. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.17.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.17.8.3 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.17.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Freethorpe, Halvergate and Wickhampton is James Paget University Hospital, located approximately 11km south east of the cluster. The closest GP surgery is Reedham Surgery, located approximately 3.2km south of the cluster. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.17.8.5 **Leisure Centre:** The closest leisure centre to Freethorpe, Halvergate and Wickhampton is Marina Leisure Centre, located approximately 12km east of the cluster. All three sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.17.8.6 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at both sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.17.9 SA Objective 9 – Crime

B.17.9.1 See **Box 2.9**.

B.17.10 SA Objective 10 – Education

B.17.10.1 **Primary School:** Freethorpe Community Primary School is located to the east of the villages of Freethorpe and Freethorpe Common. Sites GNLP2033, GNLP2034 and FRE1 are located within the target distance to this school. The proposed development at these three sites would be likely to result in a minor positive impact on site end users' access to primary education.

B.17.10.2 **Secondary School:** The closest secondary school to Freethorpe, Halvergate and Wickhampton is Acle Academy, located approximately 5.5km north of the cluster. Sites GNLP2033, GNLP2034 and FRE1 are situated outside the target distance to this school, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.17.11 SA Objective 11 – Economy

B.17.11.1 **Primary Employment Location:** The closest primary employment location to the Freethorpe, Halvergate and Wickhampton cluster is Acle Town Centre, located approximately 5.5km to the south of the cluster. This is outside the target distance, and therefore, the proposed development at the three sites in this cluster could potentially have a minor negative impact on site end users' access to employment opportunities.

B.17.12 SA Objective 12 – Transport and Access to Services

B.17.12.1 **Bus Stop:** All sites in this cluster are located wholly or partially outside the target distance of a bus stop that provides a regular service. Sites GNLP2033 and FRE1 are located within the target distance to a bus stop on The Green, however, this only provides three services per day. Therefore, the proposed development at these three sites could potentially have a minor negative impact on the access of site end users to bus services.

- B.17.12.2 Railway Station:** The closest station to Freethorpe, Halvergate and Wickhampton is Reedham Railway Station, located approximately 2.7km to the south of the cluster. Therefore, the proposed development at all three sites in this cluster could potentially have a minor negative impact on site end users' access to rail services.
- B.17.12.3 Pedestrian Access:** Sites GNLP2033, GNLP2034 and FRE1 currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.
- B.17.12.4 Road Network:** Sites GNLP2033 and GNLP2034 are not accessible from the current road network. Therefore, the proposed development at these two sites could potentially result in a minor negative impact on accessibility. Site FRE1 is well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.17.12.5** Sites GNLP2033 and GNLP2034 are not located in close proximity to a bus stop or railway station and are not accessible from the current road or footpath networks. Therefore, a major negative impact on travel and accessibility would be expected at these two sites.

B.17.13 SA Objective 13 – Historic Environment

- B.17.13.1 Grade II* Listed Buildings:** Site FRE1 is located approximately 180m from the Grade II* Listed Building 'Church of All Saints'. However, this site and Listed Building are separated by existing development within Freethorpe. The proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.
- B.17.13.2 Grade II Listed Buildings:** Site GNLP2034 is located approximately 130m from the Grade II Listed Building 'The Old Post Office' but is separated from this Listed Building by existing development. The proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building. Site GNLP2033 is located approximately 45m from 'Lyndale The Cottage', 'Pump Cottage Walpole Cottage' and 'Pump House, Pump and Fence' Grade II Listed Buildings. Site FRE1 is located approximately 80m from 'Walpole's Almshouses and garden walls'. The proposed development at Sites GNLP2033 and FRE1

could potentially be visible from, and therefore, have a minor negative impact on the setting of, these Listed Buildings.

B.17.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.17.14.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.17.14.2 ALC: Sites GNLP2033 and FRE1 are situated on ALC Grade 2 land, and Site GNLP2034 is situated on ALC Grade 3 land. All sites are situated on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these three sites, due to the loss of this important natural resource.

B.17.15 SA Objective 15 – Water

B.17.15.1 Water Quality: Sites GNLP2033, GNLP2034 and FRE1 are located over 200m from a watercourse and do not coincide with a groundwater SPZ. Therefore, the proposed development at these three sites would be expected to have a negligible impact on local water quality.

B.18 Frettenham

Frettenham cluster				
This cluster comprises one site surrounding the village of Frettenham, located to the centre of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO492	Land south of Harbord Road. Frettenham	Residential & green infrastructure	6.35	Approx. 15

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO492	-	-	-	-	+	-	0	--	0	-	+	-	0	-	0

B.18.1 SA Objective 1 – Air Quality and Noise

B.18.1.1 Air Pollution: Site GNLPO492 is proposed for the development of approximately 15 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

B.18.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.18.2.1 Fluvial Flooding: Site GNLPO492 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.18.2.2 Surface Water Flooding: Parts of Site GNLPO492 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.18.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.18.3.1 Natura 2000: Site GNLPO492 is located approximately 1.7km north west of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development related threats and pressures on these European designated sites.

B.18.3.2 SSSI IRZ: This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Crostwick Marsh’ SSSI. Site GNLPO492 is located within an IRZ which states that “*residential development of 50 or more houses outside existing settlements*” should be consulted on. Site GNLPO492 is proposed for approximately 15 dwellings; therefore, a negligible impact on this SSSI would be expected.

B.18.3.3 CWS: Site GNLPO492 coincides with ‘Frettenham Old Lime Pit’ CWS. The proposed development at this site includes Green Infrastructure, and it is assumed the developable area of the site will exclude the CWS and surrounding trees. However, this site is proposed for residential development which would be likely to be located adjacent or in close proximity to this CWS. A minor negative impact would therefore be expected, due to increased development related threats and pressures.

B.18.3.4 Priority Habitat: The majority of Site GNLPO492 coincides with deciduous woodland priority habitat. The proposed development at this site would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.18.4 SA Objective 4 – Landscape

B.18.4.1 Landscape Character: Site GNLPO492 is located within the LCA ‘Marsham and Hainford Wooded Estatelands’. Some key characteristics of this LCA include pockets of pasture and grassland, rural character and landscape setting of villages and historic buildings. Site GNLPO492 coincides with a pocket of grassland. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.18.4.2 **Views for Local Residents:** As Site GNLP0492 is located adjacent to the existing settlement of Frettenham, the proposed development at this site would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.18.4.3 **Urbanisation of the Countryside:** Site GNLP0492 comprises previously undeveloped land and is located outside the existing settlement of Frettenham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.18.5 **SA Objective 5 – Housing**

B.18.5.1 **Net Gain:** Site GNLP0492 is proposed for residential development of approximately 15 dwellings; therefore, a minor positive impact on housing provision would be expected.

B.18.6 **SA Objective 6 – Population and Communities**

B.18.6.1 **Local Services:** The nearest convenience store to Frettenham is Spixworth Coop, located approximately 2km south of the cluster. Site GNLP0492 is located outside the target distance to this shop. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services.

B.18.6.2 **Local Landscape Designations:** Site GNLP0492 is located within 600m from Frettenham Allotments. The proposed development at this site would be likely to provide site end users with good access to this local feature, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.18.7 **SA Objective 7 – Deprivation**

B.18.7.1 See **Box 2.7**.

B.18.8 **SA Objective 8 – Health**

B.18.8.1 **Green Network:** Site GNLP0492 is located within 600m of the PRow network and to a public greenspace, comprising allotments. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access

to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.18.8.2 **Main Road:** Site GNLPO492 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.18.8.3 **AQMA:** Site GNLPO492 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.18.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Frettenham is Norfolk and Norwich University Hospital, located approximately 12km south west of Site GNLPO492. The closest GP surgery is Spixworth Surgery, located approximately 2.2km south of Site GNLPO492. The proposed development at this site could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.18.8.5 **Leisure Centre:** The closest leisure facility to Frettenham is Riverside Leisure Centre, located approximately 9km south of the cluster. Site GNLPO492 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.18.8.6 As Site GNLPO492 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site would be expected to have a major negative impact on the health and wellbeing of site end users.

B.18.9 **SA Objective 9 – Crime**

B.18.9.1 See **Box 2.9**.

B.18.10 **SA Objective 10 – Education**

B.18.10.1 **Primary School:** Frettenham Primary School is located in the east of Frettenham village. Site GNLPO492 is located within the target distance to this school. The proposed development at this site would be likely to

result in a minor positive impact on site end users' access to primary education.

B.18.10.2 **Secondary School:** The closest secondary school to Frettenham is Broadland High Ormiston Academy, located approximately 6.8km east of the cluster. Site GNLPO492 is situated outside the target distance to this school, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to secondary education.

B.18.11 **SA Objective 11 – Economy**

B.18.11.1 **Primary Employment Location:** Norwich International Airport is located approximately 3.3km south west of the Frettenham cluster. The outskirts of Norwich City are also located in close proximity. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Site GNLPO492 would be expected to have a minor positive impact on the local economy.

B.18.12 **SA Objective 12 – Transport and Access to Services**

B.18.12.1 **Bus Stop:** Site GNLPO492 is located partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.18.12.2 **Railway Station:** The closest railway station to Frettenham is Salhouse Railway Station, located approximately 5.9km to the south east of the cluster. Therefore, the proposed development at Site GNLPO492 would be likely to have a minor negative impact on site end users' access to rail services.

B.18.12.3 **Pedestrian Access:** Site GNLPO492 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' opportunities to travel by foot.

B.18.12.4 **Road Network:** Site GNLPO492 is well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.18.13 SA Objective 13 – Historic Environment

B.18.13.1 **Grade II Listed Buildings:** Site GNLPO492 is located approximately 430m from the Grade II Listed Building ‘Cornmill’. This site and Listed Building are separated by existing development within Frettenham, and therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.18.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.18.14.1 **Previously Developed Land:** Site GNLPO492 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.18.14.2 **ALC:** Site GNLPO492 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.18.15 SA Objective 15 – Water

B.18.15.1 **Water Quality:** Site GNLPO492 is located over 200m from a watercourse and do not coincide with a groundwater SPZ. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

B.19 Gillingham, Geldeston and Stockton

Gillingham, Geldeston and Stockton cluster				
This cluster comprises one site in the village of Gillingham, located to the east of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GIL1	Land south of The Street, Gillingham	Residential	0.94	10

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GIL1	-	--	-	-	+	++	0	--	0	-	+	-	0	-	0

B.19.1 SA Objective 1 – Air Quality and Noise

B.19.1.1 **Air Pollution:** Site GIL1 is proposed for the development of ten dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

B.19.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.19.2.1 **Fluvial Flooding:** The majority of Site GIL1 is located within Flood Zones 2 and 3a. The proposed development at this site could potentially locate some site end users in areas at high risk of fluvial flooding; therefore, a major negative impact would be expected at this site.

B.19.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.19.3.1 **Natura 2000:** Site GIL1 is located within 2km from two sections of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development related threats and pressures on these European designated sites.

B.19.3.2 **SSSI IRZ:** These sections of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Geldeston Meadows’ and ‘Alder Carrs, Aldeby’ SSSIs. Site GIL1 is located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.*” should be consulted on. As this site is proposed for residential development and is situated outside the existing settlement of Gillingham, a minor negative impact on the features for which these SSSIs have been designated would be expected.

B.19.4 **SA Objective 4 – Landscape**

B.19.4.1 **National Park:** Site GIL1 is located within 250m from The Broads National Park. The proposed development at this site could potentially alter the setting of the National Park, and therefore, a minor negative impact on the local landscape would be expected.

B.19.4.2 **Landscape Character:** Site GIL1 is located within the LCA ‘Thurlton Tributary Farmland with Parkland’. Some key characteristics of this LCA include arable farmland, tributaries and modern development with large estates and parkland. Site GIL1 comprises arable farmland. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.19.4.3 **Views from the PRow Network:** Site GIL1 is located approximately 180m across fields from a PRow. The proposed development at this site could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.19.4.4 **Views for Local Residents:** As Site GIL1 is located adjacent to the existing settlement of Gillingham, the proposed development at this site would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.19.4.5 **Urbanisation of the Countryside:** Site GIL1 comprises previously undeveloped land and is located outside the existing settlement of Gillingham. Therefore, the proposed development at this site could

potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.19.5 SA Objective 5 – Housing

B.19.5.1 Net Gain: Site GIL1 is proposed for residential development of ten dwellings. Therefore, a minor positive impact on housing provision would be expected at this site.

B.19.6 SA Objective 6 – Population and Communities

B.19.6.1 Local Services: Site GIL1 is located within the target distance to the BP Garage on Norwich Road, which contains a shop. Therefore, the proposed development at this site would be expected to have a minor positive impact on site end users' access to local services.

B.19.6.2 Local Landscape Designations: Site GIL1 is located within 600m from Gillingham Allotments and Gillingham Playing Field. The proposed development at this site would be likely to provide site end users with good access to this local feature, resulting in a minor positive impact on opportunities for integration with the local community.

B.19.6.3 As Site GIL1 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.19.7 SA Objective 7 – Deprivation

B.19.7.1 See **Box 2.7**.

B.19.8 SA Objective 8 – Health

B.19.8.1 Green Network: Site GIL1 is located within 600m of the PRow network and public greenspaces, including a playing field, religious grounds and allotments. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.19.8.2 Main Road: Site GIL1 is located over 200m from a main road. The proposed development at this site would be expected to have a minor

positive impact on health, as site end users would be located away from main roads.

B.19.8.3 AQMA: Site GIL1 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.19.8.4 NHS Hospital/GP Surgery: The closest hospital with an A&E department to Gillingham, Geldeston and Stockton is James Paget University Hospital, located approximately 15km north east of the cluster. The closest GP surgery is Beccles Medical Centre, located approximately 2.5km south east of the cluster. The proposed development at Site GIL1 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.19.8.5 Leisure Centre: The closest leisure centre to Gillingham, Geldeston and Stockton is Marina Leisure Centre, located approximately 19km north east of the cluster. Site GIL1 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.19.8.6 As Site GIL1 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site would be expected to have a major negative impact on the health and wellbeing of site end users.

B.19.9 SA Objective 9 – Crime

B.19.9.1 See **Box 2.9**.

B.19.10 SA Objective 10 – Education

B.19.10.1 Primary School: Gillingham St Michael's C of E Primary Academy is located to the west of Gillingham village. Site GIL1 is located within the target distance to this school. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education.

B.19.10.2 Secondary School: The closest secondary school to Gillingham, Geldeston and Stockton is Sir John Leman High School, located approximately 2.6km south east of the cluster. Site GIL1 is situated outside the target distance

to this school, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to secondary education.

B.19.11 SA Objective 11 – Economy

B.19.11.1 Primary Employment Location: Beccles Town Centre is located approximately 2km south west of the Gillingham, Geldeston and Stockton cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Site GIL1 would be expected to have a minor positive impact on the local economy.

B.19.12 SA Objective 12 – Transport and Access to Services

B.19.12.1 Bus Stop: Site GIL1 is located within the target distance to bus stops on Geldeston Road, providing regular services. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to bus services.

B.19.12.2 Railway Station: The closest railway station to this cluster is Beccles Railway Station, located approximately 2.3km to the south east of Site GIL1. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

B.19.12.3 Pedestrian Access: Site GIL1 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot.

B.19.12.4 Road Network: Site GIL1 is well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.19.13 SA Objective 13 – Historic Environment

B.19.13.1 Grade I Listed Buildings: Site GIL1 is located approximately 470m from the Grade I Listed Building 'Church of St Mary'. This site is separated from this Listed Building by clusters of woodland on elevated ground; therefore, it is unlikely that the proposed development at this site would be visible

from this Listed Building. A negligible impact on the setting of this Listed Building would be expected.

B.19.13.2 **Grade II Listed Buildings:** Site GIL1 is located approximately 370m from the Grade II Listed Buildings 'Numbers 1-5 including 1-2 Kenyon Row with attached walling' and 'Granada'. This site is separated from these Listed Buildings by existing development; therefore, it is unlikely that the proposed development at this site would impact the setting of these Listed Buildings. A negligible impact on the local historic environment would be expected.

B.19.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.19.14.1 **Previously Developed Land:** Site GIL1 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.19.14.2 **ALC:** Site GIL1 is situated on ALC Grades 2 and 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.19.15 **SA Objective 15 – Water**

B.19.15.1 **Water Quality:** Site GIL1 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

B.20 Great and Little Plumstead

Great and Little Plumstead cluster

This cluster comprises eight sites surrounding the villages of Great Plumstead, Little Plumstead, and Plumstead Green, located to the east of Broadland District.

HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO328	Land east of Salhouse Road	Residential	5.18	Approx. 110-165
GNLPO330	Land west of Salhouse Road	Residential	4.90	108-162
GNLPO420R	Land at Hare Road	Residential	0.57	10-15
GNLPO441R	Land at Middle Road	Residential	1.98	30
GNLPO483	Land east of Salhouse Road	Residential & GI	11.12	86
GNLPO3007	East of Salhouse Road, south of Belt Road	Residential	2.05	8-10
GNLPO3014	Home Farm, Water Lane	Residential	14.27	300
GNLPSL3006	Plumstead Road, Thorpe End	Residential	0.10	1

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO328	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO330	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO420R	-	+	-	-	+	++	0	--	0	--	+	-	0	-	-
GNLPO441R	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLPO483	-	-	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO3007	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO3014	--	--	-	-	++	-	0	--	0	-	+	-	-	-	-
GNLPSL3006	0	+	-	-	+	-	0	--	0	--	+	-	-	-	-

B.20.1 SA Objective 1 – Air Quality and Noise

B.20.1.1 **Air Pollution:** Sites GNLPO420R, GNLPO441R, GNLPO483 and GNLPO3007 are proposed for the development of between ten and 99 dwellings per site. Therefore, the proposed development at these four sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO328, GNLPO330 and GNLPO3014 are proposed for the development of more than 100 dwellings per site. The proposed development at these three sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected at these sites. The proposed development at Site GNLPSL3006 is for one dwelling; therefore, development at this site would be expected to have a negligible impact on local air pollution.

B.20.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.20.2.1 **Carbon Emissions:** Sites GNLPO328, GNLPO330, GNLPO483 and GNLPO3014 are proposed for the development of between 60 and 600 dwellings. The proposed development at these four sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.20.2.2 **Fluvial Flooding:** The southern and western edges of Site GNLPO3014 is located within Flood Zones 2 and 3a, adjacent to the Witton Run. The proposed development at this site could potentially locate site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected at this site. Sites GNLPO328, GNLPO330, GNLPO420R, GNLPO441R, GNLPO483, GNLPO3007 and GNLPSL3006 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.20.2.3 **Surface Water Flooding:** A proportion of Site GNLPO3014 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The north edge of Site GNLPO328, and a proportion of Site GNLPO483 is located within areas determined to be at low and medium risk of surface

water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.20.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.20.3.1 Natura 2000: All sites in this cluster are located 4.2km or less from sections of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these eight sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.20.4 SA Objective 4 – Landscape

B.20.4.1 Landscape Character: Sites GNLP0328 and GNLP3014 are located within the LCA ‘Blofield Tributary Farmland’. Some key characteristics of this LCA include the landscape setting of historic halls and churches, villages, and mosaic of arable fields with views to features. The proposed development at Sites GNLP0328 and GNLP3014 could potentially result in a loss of arable land, and as such be discordant with these key characteristics. Sites GNLP0441R and GNLP3006 are located within the LCA ‘Spixworth Wooded Estatelands’. Some key characteristics include blocks of woodland and hedgerows, and the landscape setting of villages, historic houses and halls. Site GNLP0441R would not be expected to be discordant with the key characteristics; however, Site GNLP3006 is located adjacent to Thorpe End Garden Village Conservation Area, and therefore, development at this site could potentially alter the setting of this historic village. Sites GNLP0330, GNLP0420R, GNLP0483 and GNLP3007 are located within the LCA ‘Rackheath and Salhouse Wooded Estatelands’. Some key characteristics of this LCA include the mosaic of parkland, fields and woodland, and the landscape setting of historic buildings. Site GNLP0483 contains parkland trees, and therefore, development at this site could potentially be discordant with this key characteristic. The proposed development at Sites GNLP0328, GNLP3014, GNLP0483 and GNLP3006 would be expected to have a minor negative impact on the local landscape character.

B.20.4.2 Views from the PRow Network: Site GNLP0330 is located adjacent to a PRow. Sites GNLP0328, GNLP0420R, GNLP0441R and GNLP0483 are

located 380m or less across fields from a PRoW. The proposed development at these five sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.20.4.3 Views for Local Residents: Sites GNLP0328, GNLP0330, GNLP0420R, GNLP0441R, GNLP0483, GNLP3007, GNLP3014 and GNLP3006 are located adjacent to the existing settlements of Little Plumstead, Great Plumstead or Thorpe End, and therefore, the proposed development at these eight sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected for these eight sites.

B.20.4.4 Urbanisation of the Countryside: Sites GNLP0328, GNLP0330, GNLP0420R, GNLP0441R, GNLP0483, GNLP3007 and GNLP3014 are located outside the existing settlements of Great Plumstead or Little Plumstead. Although Site GNLP3014 contains some previous development, the site also contains significant areas of previously undeveloped land. Therefore, the proposed development at these seven sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected for these sites.

B.20.5 SA Objective 5 – Housing

B.20.5.1 Net Gain: Sites GNLP0420R, GNLP0441R, GNLP0483, GNLP3007 and GNLP3006 are proposed for the development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these five sites. Sites GNLP0328, GNLP0330 and GNLP3014 are proposed for the development of over 100 dwellings per site; therefore, the proposed development at these three sites would be expected to result in a major positive impact on housing provision.

B.20.6 SA Objective 6 – Population and Communities

B.20.6.1 Local Services: The closest local services to this cluster are Great Plumstead Village Stores, Blofield Heath Post Office and Stores, and Rackheath Stores and Newsagent. Site GNLP0420R is located within the target distance to Great Plumstead Village Stores. Therefore, the proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Sites

GNLPO328, GNLPO330, GNLPO441R, GNLPO483, GNLPO3007, GNLPO3014 and GNLPSL3006 are located partially or wholly outside the target distance to these services, and therefore, the proposed development at these seven sites could potentially have a minor negative impact on some site end users' access to local services.

B.20.6.2 Local Landscape Designations: There are several local landscape designations within Great and Little Plumstead, including Little Plumstead Crowes Lake Play Area, Great Plumstead Allotments, Padgate Park, and open space on Sandhole Lane. Sites GNLPO328, GNLPO330, GNLPO420R, GNLPO441R, GNLPO483, GNLPO3007 and GNLPSL3006 are located within 600m of one or more of these features. The proposed development at these seven sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.20.6.3 As Site GNLPO420R is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.20.7 SA Objective 7 - Deprivation

B.20.7.1 See **Box 2.7**.

B.20.8 SA Objective 8 - Health

B.20.8.1 Green Network: Sites GNLPO330, GNLPO420R, GNLPO441R and GNLPO483 are located within 600m of the PRoW network. All sites are located within 600m of public greenspaces, including public parks, play space and sports facilities. Therefore, a minor positive impact would be expected at these eight sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.20.8.2 Main Road: All sites in this cluster are located over 200m from a main road. The proposed development at these eight sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.20.8.3 **AQMA:** All eight sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.20.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Great and Little Plumstead is Norfolk and Norwich University Hospital, located approximately 13km south west of the cluster. The closest GP surgery is Blofield Surgery, located approximately 3.2km south east of the cluster. The proposed development at the eight sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.20.8.5 **Leisure Centre:** The closest leisure centre to Great and Little Plumstead is Riverside Leisure Centre, located over 6.5km south west of the cluster. All eight sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.20.8.6 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at all eight sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.20.9 **SA Objective 9 – Crime**

B.20.9.1 See **Box 2.9**.

B.20.10 **SA Objective 10 – Education**

B.20.10.1 **Primary School:** Little Plumstead C of E Voluntary Aided Primary School is located between the villages of Great Plumstead and Little Plumstead. Site GNLP3014 is located within the target distance to this school. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0328, GNLP0330, GNLP0420R, GNLP0441R, GNLP0483, GNLP3007 and GNLP3006 are situated wholly outside the target distance to this school, and other nearby primary schools such as Hemblington Primary School or Rackheath Primary School. The proposed development at these seven sites could potentially result in a minor negative impact on site end users' access to primary education.

B.20.10.2 **Secondary School:** The closest secondary school to Great and Little Plumstead is Thorpe St Andrew School and Sixth Form, located over 3km south west of the cluster. All sites in this cluster are proposed for residential use and are situated outside the target distance to this school, and therefore, the proposed development at these eight sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.20.10.3 The proposed development at Sites GNLPO328, GNLPO330, GNLPO420R, GNLPO441R, GNLPO483, GNLP3007 and GNLPSL3006 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.20.11 **SA Objective 11 – Economy**

B.20.11.1 **Primary Employment Location:** Broadland Business Park and Rackheath Industrial Estate are located within 5km of all sites in the Great and Little Plumstead cluster. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all eight sites would be expected to have a minor positive impact on the local economy.

B.20.12 **SA Objective 12 – Transport and Access to Services**

B.20.12.1 **Bus Stop:** Sites GNLPO420R, GNLPO483, GNLP3007 and GNLPSL3006 are located within the target distance to bus stops on Church Road, Salhouse Road or Plumstead Road, providing regular services. The proposed development at these four sites could potentially have a minor positive impact on the access of site end users to bus services. Sites GNLPO328, GNLPO330, GNLPO441R and GNLP3014 are not located wholly within the target distance of a bus stop that provides a regular service. Therefore, the proposed development at these four sites could potentially have a minor negative impact on the access of site end users to bus services.

B.20.12.2 **Railway Station:** The closest stations to Great and Little Plumstead are Salhouse Railway Station to the north west of the cluster, or Brundall Gardens Railway Station to the south east. All sites in this cluster are located wholly or partially outside the target distance to these stations, and therefore, the proposed development at all eight sites in this cluster could potentially have a minor negative impact on some site end users' access to rail services.

B.20.12.3 Pedestrian Access: Sites GNLPO330 and GNLPO3007 are well connected to the existing footpath network. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLPO328, GNLPO420R, GNLPO441R, GNLPO483, GNLPO3014 and GNLPSL3006 currently have poor access to the surrounding footpath network. The proposed development at these six sites could potentially have a minor negative impact on local accessibility.

B.20.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development at these eight sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.20.13 SA Objective 13 – Historic Environment

B.20.13.1 Grade II Listed Buildings: Site GNLPO3014 is located adjacent to the Grade II Listed Building 'The Old Lodge'. Site GNLPO441R is located approximately 420m from 'South Lodge Cottage'. The proposed development at these two sites could potentially have a minor negative impact on the setting of these Listed Buildings. Site GNLPO420R is located approximately 360m from 'Church of St Mary the Virgin' and 'Great Plumstead War Memorial', however, this site and Listed Building are separated by existing development. A negligible impact on the setting of this Listed Building would be expected.

B.20.13.2 Conservation Area: Site GNLPSL3006 is located adjacent to Thorpe End Garden Village Conservation Area. Therefore, the proposed development at this site would be likely to alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.20.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.20.14.1 Waste: Sites GNLPO328, GNLPO330, GNLPO483 and GNLPO3014 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these four sites could potentially result in a minor negative impact on waste generation.

B.20.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these eight sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.20.14.3 **ALC:** Sites GNLP0330, GNLP0420R and GNLP0441R are situated on ALC Grade 1 Land. Site GNLP0328 is situated on Grade 2 and Grade 1 land. Sites GNLP0483, GNLP3007 and GNLP3014 are situated on ALC Grade 2 land. Site GNLP3006 is situated on ALC Grade 3 land. All sites are situated on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these eight sites, due to the loss of this important natural resource.

B.20.15 **SA Objective 15 – Water**

B.20.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these eight sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.21 Hainford and Stratton Strawless

Hainford and Stratton Strawless cluster				
This cluster comprises three sites surrounding the villages of Hainford, Waterloo and Stratton Strawless, located in the centre of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP0069	Land off Stratton Road	Residential & open space	10.67	Approx. 404
GNLP0393	Land at Hainford	Residential	1.51	Approx. 45
GNLP3046	Chapel Road/Harvest Close	Residential	0.27	6-8

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP0069	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLP0393	-	-	-	-	+	-	0	--	0	-	+	-	-	-	-
GNLP3046	0	-	-	-	+	-	0	--	0	-	+	-	0	-	-

B.21.1 SA Objective 1 – Air Quality and Noise

B.21.1.1 Air Pollution: Site GNLP0393 is proposed for the development of approximately 45 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Site GNLP0069 is proposed for the development of approximately 404 dwellings. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected at this site. The proposed development at Site GNLP3046 is for up to eight dwellings; therefore, development at this site would be expected to have a negligible impact on local air pollution.

B.21.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.21.2.1 Carbon Emissions: Site GNLP0069 is proposed for the development of approximately 404 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland’s total, by more than 0.1%. Therefore, a minor negative impact on Broadland’s carbon emissions would be expected.

B.21.2.2 Fluvial Flooding: All three sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.21.2.3 Surface Water Flooding: A small area in the south west of Site GNLP0069 and the centre of Site GNLP3046 coincide with areas determined to be at low and medium risk of surface water flooding. The centre of Site GNLP0393 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.21.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.21.3.1 Natura 2000: All three sites in this cluster are located less than 5km from ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. Site GNLP0069 is located within 5km from ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.21.4 SA Objective 4 – Landscape

B.21.4.1 Landscape Character: All three sites in this cluster are located within the LCA ‘Marsham and Hainford Wooded Estatelands’. Some key characteristics of this LCA include the pockets of pasture and grassland, rural character and landscape setting of villages and historic buildings. The proposed development at Sites GNLP0069 and GNLP0393 would be likely to result in the loss of pockets of pastureland; therefore, could potentially be discordant with these key features and as such result in a

minor negative impact on the local landscape character. Site GNLP3046 partially comprises previously developed land and is surrounded by existing development. Therefore, the proposed development at Site GNLP3046 would be likely to have a negligible impact on the local landscape character.

B.21.4.2 Views from the PRow Network: Site GNLP0069 is located 330m across fields from a PRow, with the access road to this site located adjacent to this PRow. Site GNLP0393 is located approximately 600m across fields from this PRow. The proposed development at these two sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected. Site GNLP3046 is separated from the PRow network by existing development. The proposed development at this site would be expected to have a negligible impact on views from the PRow network.

B.21.4.3 Views for Local Residents: As all sites in this cluster are located adjacent to the existing settlement of Hainford, the proposed development at all three sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected for all sites.

B.21.4.4 Urbanisation of the Countryside: Site GNLP0069 is located outside the existing settlement of Hainford. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected for this site.

B.21.5 SA Objective 5 – Housing

B.21.5.1 Net Gain: Sites GNLP0393 and GNLP3046 are proposed for the development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these two sites. Site GNLP0069 is proposed for the development of approximately 404 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

B.21.6 SA Objective 6 – Population and Communities

B.21.6.1 Local Services: The nearest convenience store to Hainford is McColl's Convenience Store in Buxton, located approximately 3.5km north of the cluster. All three sites are located outside the target distance to this shop.

The proposed development at all sites in this cluster would be expected to have a minor negative impact on the access of site end users to local services.

B.21.6.2 **Local Landscape Designations:** Sites GNLPO393 and GNLP3046 are located within 600m of the Play Area Near Hainford First School. Site GNLP3046 is also located approximately 420m from Hainford Village Hall Open Space. The proposed development at these two sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.21.7 **SA Objective 7 – Deprivation**

B.21.7.1 See **Box 2.7**.

B.21.8 **SA Objective 8 – Health**

B.21.8.1 **Green Network:** Site GNLP3046 is located within 600m of the PRow network. All three sites are located within 600m of public greenspaces, including a sports facility and a cemetery (Bluebell Wood Burial Park). Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.21.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.21.8.3 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.21.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Hainford and Stratton Strawless is Norfolk and Norwich University Hospital, located approximately 13km south west of the cluster. The closest GP surgery is St Faiths Surgery, located approximately 4km south of the cluster. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to both of these

essential health facilities. Therefore, minor negative impacts would be expected.

B.21.8.5 **Leisure Centre:** The closest leisure centre to Hainford and Stratton Strawless is Riverside Leisure Centre, located approximately 11km south of the cluster. All three sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.21.8.6 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at all three sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.21.9 **SA Objective 9 – Crime**

B.21.9.1 See **Box 2.9**.

B.21.10 **SA Objective 10 – Education**

B.21.10.1 **Primary School:** Hainford Primary Partnership School is located to the north of Hainford village. Sites GNLP0393 and GNLP3046 are located within the target distance to this school. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education. Site GNLP0069 is situated either partially outside the target distance to this school. The proposed development at this site could potentially result in a minor negative impact on some site end users' access to primary education.

B.21.10.2 **Secondary School:** The closest secondary school to Hainford and Stratton Strawless is Hellesdon High School, located approximately 7.5km south west of the cluster. All sites in this cluster are situated outside the target distance to this school, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.21.10.3 The proposed development at Site GNLP0069 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.21.11 SA Objective 11 – Economy

B.21.11.1 **Primary Employment Location:** Woodland Park Industrial Estate is located approximately 3.4km west of the Hainford and Stratton Strawless cluster. Abbey Farm Commercial Park is located approximately 4km south of the cluster, and Norwich International Airport is located approximately 4.7km to the south. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all three sites in this cluster would be expected to have a minor positive impact on the local economy.

B.21.12 SA Objective 12 – Transport and Access to Services

B.21.12.1 **Bus Stop:** Site GNLP3046 is located within the target distance to a bus stop on Newton Road, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0069 and GNLP0393 are not located wholly within the target distance to a bus stop which provides a regular service. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to bus services.

B.21.12.2 **Railway Station:** The closest station to Hainford and Stratton Strawless is Wroxham Railway Station, located approximately 7.8km to the east of the cluster. Therefore, the proposed development at all three sites in this cluster could potentially have a minor negative impact on site end users' access to rail services.

B.21.12.3 **Pedestrian Access:** Site GNLP0393 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0069 and GNLP3046 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.21.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.21.13 SA Objective 13 – Historic Environment

B.21.13.1 Grade II Listed Buildings: The access road to Site GNLPO069 is located adjacent to the Grade II Listed Building ‘Remains of Church of All Saints’. This site is also located approximately 250m from ‘The Chequers Public House’. Site GNLPO393 is located approximately 50m from ‘Church of All Saints’ and ‘Hainford War Memorial’, and 200m from ‘The Lodge’. Site GNLPO3046 is located approximately 470m from ‘Hainford Hall’ and 410m from ‘Church of All Saints’ and ‘Hainford War Memorial’. The proposed development at Sites GNLPO069 and GNLPO393 could potentially have a minor negative impact on the setting of some of these Grade II Listed Buildings.

B.21.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.21.14.1 Waste: Site GNLPO069 is proposed for the development of approximately 404 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a minor negative impact on waste generation.

B.21.14.2 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.21.14.3 ALC: All sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these three sites, due to the loss of this important natural resource.

B.21.15 SA Objective 15 – Water

B.21.15.1 SPZ: All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these three sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.22 Hellesdon

Hellesdon cluster				
This cluster comprises two sites situated within the village of Hellesdon, located to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP2173	Rear of Heath Crescent	Residential	2.11	35-50
HEL1	Hospital Grounds, Hellesdon	Mixed (including residential)	14.65	300

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP2173	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-
HEL1	--	--	-	-	++	-	0	--	0	++	+/-	-	0	-	-

B.22.1 SA Objective 1 – Air Quality and Noise

B.22.1.1 Main Road: The A140 and A1067 pass through the Hellesdon. The west of Site GNLP2173 is located within 200m of the A140. Site HEL1 is located adjacent to the A1067. Therefore, the proposed development at these two sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A140 and A1067 would be expected to have a minor negative impact on air quality and noise at these sites.

B.22.1.2 Air Pollution: Site GNLP2173 is proposed for the development of between 35 and 50 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Site HEL1 is proposed for the development of 300 dwellings. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.22.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.22.2.1 Carbon Emissions: Site HEL1 is proposed for the development of 300 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland’s total, by more than 0.1%. Therefore, a minor negative impact on Broadland’s carbon emissions would be expected.

B.22.2.2 Fluvial Flooding: Sites GNLP2173 and HEL1 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.22.2.3 Surface Water Flooding: A small proportion of Site HEL1 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.22.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.22.3.1 Natura 2000: Sites GNLP2173 and HEL1 are located within 2.3km east of the ‘River Wensum’ SAC. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development related threats and pressures on this European designated site.

B.22.3.2 SSSI IRZ: The ‘River Wensum’ SAC is also designated as a SSSI. Site HEL1 is located within an IRZ which states that “*residential development of 100 units or more.*” should be consulted on. Site HEL1 is proposed for the development of 300 dwellings; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.22.3.3 Priority Habitat: The north of Site HEL1 coincides with deciduous woodland priority habitat. The proposed development at this site could potentially result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.22.4 SA Objective 4 – Landscape

B.22.4.1 **Landscape Character:** Site HEL1 is located within the LCA ‘River Wensum River Valley’. Some key characteristics of this LCA include the floodplain habitats associated with the River Wensum, substantial blocks of woodland, and open grazing meadows. The proposed development at Site GNLP2051 does not coincide with these features, and therefore, would be unlikely to be discordant with these key characteristics. Site GNLP2173 is located within the LCA ‘urban’ and has therefore not been assessed for landscape character. The proposed development at Sites HEL1 and GNLP2173 would be expected to have a negligible impact on the local landscape character.

B.22.4.2 **Views for Local Residents:** As Sites GNLP2173 and HEL1 are located adjacent to the existing settlement of Hellesdon, the proposed development at these two sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.22.5 SA Objective 5 – Housing

B.22.5.1 **Net Gain:** Site GNLP2173 is proposed for residential development of between 35 and 50 dwellings; therefore, a minor positive impact on housing provision would be expected at this site. Site HEL1 is proposed for the development of 300 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

B.22.6 SA Objective 6 – Population and Communities

B.22.6.1 **Local Services:** The nearest local services to this cluster are Tesco Express, Coop, or Hellesdon Post Office, located in Hellesdon. Site GNLP2173 is located within the target distance to Tesco Express. The proposed development at this site would be expected to have a minor positive impact on site end users’ access to local services. Site HEL1 is located outside the target distance to these facilities. The proposed development at this site would be expected to have a minor negative impact on site end users’ access to local services.

B.22.6.2 **Local Landscape Designations:** Sites GNLP2173 and HEL1 are located within 600m from one or more local landscape designations including Meadow Way Play Area, Royal Norwich Golf Club and open space on Fifers Lane. The proposed development at these two sites would be likely to

provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

- B.22.6.3 As Site GNLP2173 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.22.7 SA Objective 7 - Deprivation

- B.22.7.1 See **Box 2.7**.

B.22.8 SA Objective 8 - Health

- B.22.8.1 **Green Network:** Both sites in this cluster are located within 600m of public greenspaces, including religious grounds or playing fields. Site GNLP2173 is also located within 600m of the PRoW network. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

- B.22.8.2 **Net Loss of Public Greenspace:** Site GNLP2173 coincides with a public greenspace, comprising a sports facility, including a bowling green and tennis courts. The proposed residential development at Site GNLP2173 would be expected to result in the total loss of this resource, and therefore, have a minor negative impact on the health and wellbeing of the local community.

- B.22.8.3 **Main Road:** Sites GNLP2173 and HEL1 are located within 200m of the A140 and/or A1067. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.

- B.22.8.4 **AQMA:** Both sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.22.8.5 NHS Hospital/GP Surgery: The closest hospital with an A&E department to Hellesdon is Norfolk and Norwich University Hospital, located approximately 6.5km south west of the cluster. The closest GP surgeries are Woodcock Road Surgery, located approximately 1.5km south of Site GNLP2173, and Hellesdon Medical Practice, located approximately 1.4km north of Site HEL1. The proposed development at these two sites could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.22.8.6 Leisure Centre: The closest leisure facility to Hellesdon is Riverside Leisure Centre, located approximately 5km south of the cluster. Sites GNLP2173 and HEL1 are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.22.8.7 As Sites GNLP2173 and HEL1 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these two sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.22.9 SA Objective 9 – Crime

B.22.9.1 See **Box 2.9**.

B.22.10 SA Objective 10 – Education

B.22.10.1 Primary School: Firside Junior School and Heather Avenue Infant School is located in the east of Hellesdon. Site GNLP2173 is located within the target distance to both these schools. Kinsale Infant School and Kinsale Junior School are located in the south of Hellesdon. Site HEL1 is located within the target distance to both these schools. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education.

B.22.10.2 Secondary School: Hellesdon High School is located in the west of Hellesdon. Site HEL1 is located within the target distance to this school, and therefore, the proposed development at this site would be expected to have a minor positive impact on site end users' access to secondary education. Site GNLP2173 is situated partially outside the target distance to this school, and therefore, the proposed development at this site would be expected to have a minor negative impact on some site end users' access to secondary education.

B.22.10.3 The proposed development at Site HEL1 would be expected to have a major positive impact on site end users' access to both primary and secondary education.

B.22.11 SA Objective 11 – Economy

B.22.11.1 **Primary Employment Location:** There are several primary employment locations situated within 5km of the Hellesdon cluster, including Norwich International Airport, and several industrial estates and retail parks in the outskirts of Norwich City. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP2173 and HEL1 would be expected to have a minor positive impact on the local economy.

B.22.11.2 **Employment Floorspace:** Site HEL1 currently coincides with 'Hellesdon Hospital' and 'Broadland District Council Training Services'. The proposed development at Site HEL1 is for unspecified mixed use, which could potentially include employment land. Therefore, it is uncertain at this stage whether the proposed development at this site would result in a net change in employment floorspace.

B.22.12 SA Objective 12 – Transport and Access to Services

B.22.12.1 **Bus Stop:** Sites GNLP2173 and HEL1 are located within the target distance to bus stops on Cromer Road or Drayton High Road, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users' access to bus services.

B.22.12.2 **Railway Station:** The closest railway station to Hellesdon is Norwich Railway Station, located approximately 4.7km to the south of the cluster. Therefore, the proposed development at Sites GNLP2173 and HEL1 would be likely to have a minor negative impact on site end users' access to rail services.

B.22.12.3 **Pedestrian Access:** Sites GNLP2173 and HEL1 are well connected to the existing footpath network. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot.

B.22.12.4 **Road Network:** Sites GNLP2173 and HEL1 are well connected to the existing road network. The proposed development would therefore be

expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.22.13 SA Objective 13 – Historic Environment

B.22.13.1 Heritage Assets: The development proposed at Sites GNLP2173 and HEL1 would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

B.22.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.22.14.1 Waste: Site HEL1 is proposed for the development of 300 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a minor negative impact on waste generation.

B.22.14.2 Previously Developed Land: Sites GNLP2173 and HEL1 partially comprise previously undeveloped land. The proposed development at these two sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.22.14.3 ALC: Approximately half of Site GNLP2173 is situated on land which is classed as ‘urban’, and half is situated on land classed as ‘non-agricultural’. A minor positive impact would therefore be expected as development at this site would be likely to help prevent the loss of BMV land across the Plan area. Site HEL1 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.22.15 SA Objective 15 – Water

B.22.15.1 SPZ: Sites GNLP2173 and HEL1 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these two sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.23 Hethel Strategic Employment Area

Hethel Strategic Employment Area			
This cluster comprises one site, situated west of Hethel village, located to the north west of South Norfolk district.			
HELAA site number	Name of HELAA site	Site use	Area (ha)
HETHEL2	South and west of Lotus, Hethel	Employment	20.98

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
HETHEL2	--	-	-	-	0	-	0	--	0	0	++	-	-	--	-

B.23.1 SA Objective 1 – Air Quality and Noise

B.23.1.1 Air Pollution: Site HETHEL2 is proposed for non-residential end use and comprises 20.98ha. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.23.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.23.2.1 Fluvial Flooding: Site HETHEL2 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at this site, as the proposed development at this location would be likely to locate site end users away from areas at risk of fluvial flooding.

B.23.2.2 Surface Water Flooding: A small proportion in the south west of Site HETHEL2 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.23.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.23.3.1 Natura 2000: Site HETHEL2 is located approximately 3.9km north east of a section of ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development related threats and pressures on this European designated site.

B.23.3.2 Ancient Woodland: Site HETHEL2 is located approximately 120m south west of ‘Hethel Wood’. The proposed development at this site could potentially have a minor negative impact on this ancient woodland, which could include an increase in air pollution.

B.23.3.3 Priority Habitat: A small proportion in the south west of Site HETHEL2 coincides with deciduous woodland priority habitat. The proposed development at this site could potentially result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.23.4 SA Objective 4 – Landscape

B.23.4.1 Landscape Character: Site HETHEL2 is located within the LCA ‘Wymondham Settled Plateau Farmland’. Some key characteristics of this LCA include large scale open arable fields, large towns and villages, and long views. Site HETHEL2 contains a large area of arable land. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.23.4.2 Views from the PRoW Network: Site HETHEL2 is located adjacent to a PRoW. The proposed development at this site would be likely to alter the views experienced by users of this PRoW; therefore, a minor negative impact on the local landscape would be expected.

B.23.4.3 Views for Local Residents: Site HETHEL2 is located in close proximity to residential development along Wymondham Road and Hethel Road, and as such the proposed development at this site would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.23.4.4 **Urbanisation of the Countryside:** The majority of Site HETHEL2 comprises previously undeveloped land and is located outside the existing settlement of Hethel. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.23.5 **SA Objective 5 – Housing**

B.23.5.1 **Net Gain:** Site HETHEL2 is proposed for non-residential use, and therefore, the proposed development at this site would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.23.6 **SA Objective 6 – Population and Communities**

B.23.6.1 **Local Services:** The nearest convenience store to HETHEL2 is Mulbarton Coop, located approximately 4.2km to the east. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services.

B.23.7 **SA Objective 7 – Deprivation**

B.23.7.1 See **Box 2.7**.

B.23.8 **SA Objective 8 – Health**

B.23.8.1 **Green Network:** Site HETHEL2 is located within 600m of the PRow network. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.23.8.2 **Main Road:** Sites HETHEL2 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.23.8.3 **AQMA:** Site HETHEL2 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.23.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Site HETHEL2 is Norfolk and Norwich University Hospital, located approximately 7.6km to the north east of the cluster. The closest GP surgery to Site HETHEL2 is Mulbarton Surgery, located approximately 4.3km to the east. The proposed development at this site could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.23.8.5 **Leisure Centre:** The closest leisure facility to Site HETHEL2 is Wymondham Leisure Centre, located approximately 4.6km to the north west of the cluster. Site HETHEL2 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.23.8.6 As Site HETHEL2 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site would be expected to have a major negative impact on the health and wellbeing of site end users.

B.23.9 **SA Objective 9 – Crime**

B.23.9.1 See **Box 2.9**.

B.23.10 **SA Objective 10 – Education**

B.23.10.1 See **Box 2.10**.

B.23.11 **SA Objective 11 – Economy**

B.23.11.1 **Employment Floorspace:** Site HETHEL2 is proposed for employment end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at this site.

B.23.12 **SA Objective 12 – Transport and Access to Services**

B.23.12.1 **Bus Stop:** Site HETHEL2 is located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.23.12.2 **Railway Station:** The closest railway station to Site HETHEL2 is Wymondham Railway Station, located approximately 4.3km to the north west. Site HETHEL2 is located outside the target distance to this railway station. Therefore, the proposed development at this site would be likely to have a minor negative impact on site end users' access to rail services.

B.23.12.3 **Pedestrian Access:** Site HETHEL2 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.23.12.4 **Road Network:** Site HETHEL2 is well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.23.13 **SA Objective 13 – Historic Environment**

B.23.13.1 **Grade II Listed Buildings:** Site HETHEL2 is located approximately 90m from the Grade II Listed Building 'Little Potash', approximately 140m from 'Corporation Farmhouse' and approximately 320m from 'Fir Grove'. The proposed development at this site could potentially be visible from, and as such alter the setting of, these Listed Buildings. Therefore, a minor negative impact on the local historic environment would be expected.

B.23.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.23.14.1 **Previously Developed Land:** Site HETHEL2 comprises previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of more than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.23.14.2 **ALC:** Site HETHEL2 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.23.15 SA Objective 15 – Water

- B.23.15.1 **SPZ:** A small proportion of Site HETHEL2 coincides with the catchment (Zone III) of a groundwater SPZ. The proposed development at this site could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.24 Hethersett

Hethersett cluster				
This cluster comprises six sites surrounding the villages of Hethersett and Beckhithe, located to the north west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO135	Wood Hall, Norwich Road	Residential	1.98	49*
GNLPO177A	Land north and north east of Hethersett	Residential, commercial, employment, open space	196.49	Up to 3,000
GNLPO394	Land at New Road, Hethersett	Residential	15.06	Approx. 300
GNLPO480	Land east of New Road. Hethersett	Residential (sheltered and with care)	4.52	Approx. 42
GNLPO481	Land east of New Road. Hethersett.	Residential (sheltered and with care)	4.92	43*
HET2	Hethersett	Care home (40 places)	4.00	-

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO135	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLPO177-A	--	--	--	-	++	-	0	-	0	--	++	-	-	--	-
GNLPO394	--	--	0	-	++	-	0	-	0	--	+	--	-	-	-
GNLPO480	-	--	0	-	+	-	0	-	0	-	++	-	0	-	-
GNLPO481	-	--	0	-	+	-	0	-	0	--	++	-	0	-	-
HET2	-	-	0	-	0	-	0	-	0	0	++	-	0	-	-

B.24.1 SA Objective 1 – Air Quality and Noise

B.24.1.1 **Air Pollution:** Sites GNLPO135, GNLPO480 and GNLPO481 are proposed for the development of between ten and 99 dwellings. Site HET2 is proposed for non-residential end use and comprises 4ha. Therefore, the proposed development at these four sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO177-A and GNLPO394 are proposed for the development of 100 or more dwellings. The proposed development at these two sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.24.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.24.2.1 **Carbon Emissions:** Site GNLPO394 is proposed for the development of approximately 300 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk's carbon emissions would be expected. Site GNLPO177-A is proposed for the development of up to 3,000 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 1%. Therefore, a major negative impact would be expected.

B.24.2.2 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these six sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.24.2.3 **Surface Water Flooding:** A significant proportion of Sites GNLPO177-A, GNLPO394, GNLPO480 and GNLPO481 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these four sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A small proportion of Site HET2 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.24.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.24.3.1 SSSI IRZ: Site GNLP0177A is located approximately 5km south west from ‘Sweetbriar Road Meadows, Norwich’ SSSI and 4km west from ‘Eaton Chalk Pit’ SSSI. The east of this site is located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features*” should be consulted on. As this site significantly extends the settlement of Hethersett and comprises open farmland, a minor negative impact would be expected on the features for which these SSSIs have been designated.

B.24.3.2 CWS: Site GNLP0177-A coincides with ‘Beckhithe Meadow’ CWS, and is adjacent to ‘Braymeadow’ CWS. The proposed development at this site could potentially result in the loss of ‘Beckhithe Meadow’ CWS, result in an increase in development related threats and pressures at both CWSs. A major negative impact would therefore be expected.

B.24.3.3 Priority Habitat: The majority of Site GNLP0135 coincides with deciduous woodland priority habitat. The north of Site GNLP0177-A coincides with deciduous woodland and good quality semi-improved grassland priority habitats. The proposed development at these two sites would be likely to result in the partial loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.24.4 SA Objective 4 – Landscape

B.24.4.1 Landscape Character: All sites in this cluster are located within the LCA ‘Wymondham Settled Plateau Farmland’. Some key characteristics of this LCA include the large scale, open arable fields, large towns and villages, and long views. A small proportion of Site GNLP0177-A is also located within the LCA ‘Yare Tributary Farmland with Parkland’. Some key characteristics of this LCA include meandering rivers, blocks of woodland, avenues of poplars and small villages with strong vernacular qualities. Sites GNLP0135 and HET2 do not coincide with these features, and therefore, the proposed development at these two sites would be unlikely to be discordant with these key characteristics. Sites GNLP0177-A, GNLP0394, GNLP0480 and GNLP0481 comprise arable farmland. Site GNLP0177-A in particular comprises a very large area encompassing numerous arable fields. Therefore, the proposed development at these

four sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.24.4.2 Views from the PRoW Network: Site GNLP0177-A coincides with a PRoW. The proposed development at this site could potentially alter the views experienced by users of this PRoW; therefore, a minor negative impact on the local landscape would be expected.

B.24.4.3 Views for Local Residents: As all sites in this cluster are located adjacent to the existing settlement of Hethersett, the proposed development at all six sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.24.4.4 Urbanisation of the Countryside: Sites GNLP0177-A, GNLP0394, GNLP0480, GNLP0481 and HET2 comprise, either partially or wholly, previously undeveloped land and are located outside the existing settlement of Hethersett. Therefore, the proposed development at these five sites could potentially contribute towards the urbanisation of the countryside. Site GNLP0177-A in particular comprises 196ha, and as such development of approximately 3,000 dwellings at this site would be expected to result in urban sprawl to a significant extent. A minor negative impact on the local landscape would be expected.

B.24.4.5 Coalescence: Site GNLP0177-A comprises 196ha, the majority of which is previously undeveloped, surrounding the settlements of Lynch Green and Hethersett, extending towards Beckhithe and Little Melton. The proposed development at this site would be likely to result in coalescence between these settlements; therefore, a minor negative impact on the local landscape would be expected.

B.24.5 SA Objective 5 - Housing

B.24.5.1 Net Gain: Sites GNLP0135, GNLP0480 and GNLP0481 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these three sites. Sites GNLP0177-A and GNLP0394 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these two sites would be expected to result in a major positive impact on housing provision. Site HET2 is proposed for non-residential end use, and

therefore, the proposed development at this site would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.24.6 SA Objective 6 – Population and Communities

B.24.6.1 Local Services: The nearest convenience stores, Park Drive Stores and Tesco Express, are located in the centre of Hethersett. Site GNLP0135 is located within the target distance to Park Drive Stores. The proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0177-A, GNLP0394, GNLP0480, GNLP0481 and HET2 are located partially or wholly outside the target distance to these shops. The proposed development at these five sites could potentially have a minor negative impact on the access of site end users to local services.

B.24.6.2 Local Landscape Designations: Site GNLP0135 is located within 600m from Hethersett Village Green, and Site HET2 is located within 600m of Village Hall Playing Fields. The proposed development at these two sites would be likely to provide site end users with good access to this local feature, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.24.6.3 As Site GNLP0135 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.24.7 SA Objective 7 – Deprivation

B.24.7.1 See **Box 2.7**.

B.24.8 SA Objective 8 – Health

B.24.8.1 Green Network: Sites GNLP0135, GNLP0480 and HET2 are located within 600m of public greenspaces, including playing fields and play space. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites GNLP0177-A, GNLP0394 and GNLP0481 are located partially over 600m from a PRow or greenspace, and therefore, the proposed development at

these three sites could potentially have a minor negative impact on the access of some site end users to the local green network.

B.24.8.2 Main Road: All sites in this cluster are located over 200m from a main road. The proposed development at these six sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.24.8.3 AQMA: All six sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.24.8.4 NHS Hospital: The closest hospital with an A&E department to Hethersett is Norfolk and Norwich University Hospital, located within 5km north east of the cluster. The proposed development at all six sites in this cluster would be expected to provide good access for site end users to this essential health facility. Therefore, a minor positive impact would be expected.

B.24.8.5 GP Surgery: Hethersett Surgery is located in the centre of Hethersett. All sites in this cluster are located outside the target distance to this GP surgery. Therefore, the proposed development at these six sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.24.8.6 Leisure Centre: The closest leisure facility to Hethersett is Wymondham Leisure Centre, located approximately 7km south west of the cluster. All six sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.24.9 SA Objective 9 – Crime

B.24.9.1 See **Box 2.9**.

B.24.10 SA Objective 10 – Education

B.24.10.1 Primary School: Hethersett Woodside Infant and Nursery School and Hethersett Voluntary Controlled Junior School are located in the south of Hethersett village. Sites GNLP0135, GNLP0177-A, GNLP0394, GNLP0480 and GNLP0481 are situated partially or wholly outside the target distance

to one or both of these schools. The proposed development at these five sites could potentially result in a minor negative impact on some site end users' access to education for all primary ages.

B.24.10.2 Secondary School: Hethersett Academy is located in the centre of Hethersett. Sites GNLP0135 and GNLP0480 are located wholly within the target distance to this school, and therefore, the proposed development at these four sites would be likely to result in a minor positive impact on site end users' access to secondary education. Sites GNLP0177-A, GNLP0394 and GNLP0481 are situated partially outside the target distance to this school, and therefore, the proposed development at these three sites could potentially have a minor negative impact on some site end users' access to secondary education.

B.24.10.3 The proposed development at Sites GNLP0177-A, GNLP0394 and GNLP0481 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.24.11 SA Objective 11 - Economy

B.24.11.1 Primary Employment Location: The closest primary employment locations to the Hethersett cluster are Wymondham Town Centre to the south west, and Norfolk and Norwich University Hospital to the north east. These locations would be expected to provide a range of employment opportunities for site end users. Sites GNLP0135, GNLP0177-A, GNLP0394, GNLP0480 and GNLP0481 are located within the target distance to Norfolk and Norwich University Hospital. Sites GNLP0135, GNLP0394, GNLP0480 and GNLP0481 are located within the target distance to Wymondham Town Centre. Therefore, the proposed development at these five sites would be expected to have a minor positive impact on the local economy.

B.24.11.2 Employment Floorspace: Site GNLP0177-A is proposed for mixed use development including commercial and employment end uses. Sites GNLP0480, GNLP0481 and HET2 are proposed for the development of a care home or a residential home with care. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these four sites.

B.24.12 SA Objective 12 – Transport and Access to Services

- B.24.12.1 **Bus Stop:** Sites GNLP0135, GNLP0480 and GNLP0481 are located within the target distance to a bus stop on New Road, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0177-A, GNLP0394 and HET2 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.
- B.24.12.2 **Railway Station:** The closest railway station to Hethersett is Wymondham Railway Station, located approximately 6km to the south west of the cluster. Therefore, the proposed development at all sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.
- B.24.12.3 **Pedestrian Access:** Sites GNLP0135, GNLP0177-A, GNLP0480 and GNLP0481 are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0394 and HET2 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.
- B.24.12.4 **Road Network:** Site GNLP0394 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites GNLP0135, GNLP0177-A, GNLP0480, GNLP0481 and HET2 are well connected to the existing road network. The proposed development at these five sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.24.12.5 Site GNLP0394 is not located in close proximity to a bus stop or railway station and is not accessible from the current road or footpath networks. Therefore, a major negative impact on travel and accessibility would be expected at this site.

B.24.13 SA Objective 13 – Historic Environment

B.24.13.1 Grade II* Listed Buildings: Site GNLP0177-A is located approximately 600m from the Grade II* Listed Buildings ‘Church of All Saints’ and ‘Remains of Church of St Mary’. Site GNLP0177-A comprises a large area of previously undeveloped land, and therefore, the proposed development at this site could potentially have a minor negative impact on the setting of these Listed Buildings.

B.24.13.2 Grade II Listed Buildings: Site GNLP0177-A is located adjacent to the Grade II Listed Buildings ‘Hill Farmhouse’, ‘The Hollies’ and ‘Cedar Grange’, and is located within close proximity to numerous Listed Buildings in Little Melton and surrounding settlements. Due to its large size, the proposed development at Site GNLP0177-A would be likely to impact the setting of many of these Listed Buildings. Site GNLP0135 is located within 100m from ‘Wood Hall and attached garden wall’, ‘Milestone No 6 at TG 1526 0425’, ‘Hethersett Old Hall’ and ‘Barn immediately north-east of Hethersett Old Hall’. Site GNLP0394 is located approximately 440m from ‘Wong Farmhouse’. The proposed development at these three sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP0480 and GNLP0481 are located within 450m from Listed Buildings including ‘Hethersett Old Hall’ and ‘Park Farm Hotel’, and Site HET2 is located approximately 150m from ‘Myrtle Cottage’ and ‘The Thatched Cottage’. However, these sites are separated from these Listed Buildings by existing development and/or trees. Therefore, the proposed development at these three sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.24.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.24.14.1 Waste: Site GNLP0394 is proposed for the development of approximately 300 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at this site could potentially result in a minor negative impact on waste generation. Site GNLP0177-A is proposed for the development of up to 3,000 dwellings, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in South Norfolk. The proposed development at this site could potentially result in a major negative impact on waste generation.

B.24.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLPO135, GNLPO394, GNLPO480, GNLPO481 and HET2 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLPO177-A comprises 23ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.24.14.3 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these six sites, due to the loss of this important natural resource.

B.24.15 **SA Objective 15 - Water**

B.24.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these six sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.24.15.2 **Watercourse:** Site GNLPO394 coincides with a minor watercourse, with the majority of the site located within 200m of this watercourse. A proportion of Site GNLPO481 is located within 200m of this watercourse. A small proportion of Site GNLPO177-A coincides with a minor watercourse. The proposed development at these three sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.25 Hingham

Hingham cluster				
This cluster comprises ten sites surrounding the town of Hingham, located to the west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO298	Land opposite Hingham Sports Centre, Watton Road	Residential	1.91	Approx. 50-100
GNLPO310	Land south of Norwich Road, north of Seamere Road	Residential	5.77	Approx. 172
GNLPO335	Land off Watton Road	Residential	5.81	Approx. 100-200
GNLPO395	Attleborough Road	Residential	4.07	Approx. 200
GNLPO501	Land west of Springfield Way	Residential & open space	1.57	Approx. 41
GNLPO502	Land west of Springfield Way. Hingham	Residential & open space	3.87	Approx. 91
GNLPO503	Land west of Springfield Way and west of Dereham Road	Residential & open space	13.06	Approx. 300
GNLPO520	Land to the south of Norwich Road	Residential	13.14	Approx. 250-300
GNLPO544R	Swan Field, Hardingham Road	Residential	3.81	Up to 96
HIN2	Land north of Norwich Road, Hingham	Employment	2.24	-

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO298	--	-	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO310	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLPO335	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLPO395	--	-	-	-	++	++	0	--	0	-	+	-	-	-	-
GNLPO501	-	+	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO502	-	-	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO503	--	-	0	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO520	--	-	-	-	++	+	0	-	0	--	+	-	-	-	-
GNLPO544R	-	-	-	-	+	-	0	-	0	-	+	-	0	-	-
HIN2	-	--	-	-	0	-	0	-	0	0	++	-	0	-	-

B.25.1 SA Objective 1 – Air Quality and Noise

B.25.1.1 Air Pollution: Sites GNLPO501, GNLPO502 and GNLPO544R are proposed for the development of between ten and 99 dwellings. Site HIN2 is proposed for non-residential end use and comprises 2.24ha. Therefore, the proposed development at these four sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO298, GNLPO310, GNLPO335, GNLPO395, GNLPO503 and GNLPO520 are proposed for the development of 100 or more dwellings. The proposed development at these six sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.25.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.25.2.1 Carbon Emissions: Sites GNLPO298, GNLPO310, GNLPO335, GNLPO395, GNLPO502, GNLPO503, GNLPO520 and GNLPO544R are proposed for the development of between 66 and 662 dwellings. The proposed development at these eight sites could potentially increase local carbon emissions, as a proportion of South Norfolk’s total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk’s carbon emissions would be expected.

B.25.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these ten sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.25.2.3 Surface Water Flooding: A small proportion in the north east of Site HIN2 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The south and west of Site GNLPO520 coincides with areas determined to be at low and medium risk of surface water flooding. Small proportions of Sites GNLPO395, GNLPO502 and GNLPO503 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these four sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.25.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.25.3.1 Natura 2000: Sites GNLPO544R and HIN2 are located within 5km south west of a section of the ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development related threats and pressures on this European designated site.

B.25.3.2 SSSI IRZ: This section of the ‘Norfolk Valley Fens’ SAC is also designated as ‘Coston Fen, Runhall’ SSSI. ‘Sea Mere, Hingham’, ‘Scoulton Mere’ and ‘Potter’s Carr, Cranworth’ SSSIs are also located in close proximity to this cluster. Sites GNLPO335, GNLPO395 and GNLPO544R are located within an IRZ which states that “*residential development of 100 or more houses outside existing settlements*” should be consulted on. Site GNLPO544R is proposed for up to 96 dwellings; therefore, a negligible impact on this SSSI would be expected. Site HIN2 is located within an IRZ which states that “*large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha*” should be consulted on. Sites GNLPO310 and GNLPO520 are located within an IRZ which states that “*residential*

development of 50 or more houses outside existing settlements” should be consulted on. Site GNLP0335 is proposed for approximately 100-200 dwellings, and Site GNLP0395 is proposed for approximately 200 dwellings. Site GNLP0310 is proposed for approximately 172 dwellings and Site GNLP0520 is proposed for the development of approximately 250-300 dwellings. Site HIN2 is proposed for non-residential end use comprising 2.24ha. Therefore, development at these five sites would be expected to have a minor negative impact on the features for which these SSSIs have been designated.

B.25.4 SA Objective 4 – Landscape

B.25.4.1 Landscape Character: All sites in this cluster are located within the LCA ‘Hingham-Mattishall Plateau Farmland’. Some key characteristics of this LCA include the flat, arable farmland, hedgerows, sparse settlements and features such as churches. A small proportion of Site GNLP0520 is also located within the LCA ‘Tiffey Tributary Farmland’. Some key characteristics of this LCA include large scale arable farmland, water bodies, sparse settlements and long views. Site HIN2 comprises an enclosed area of grassland, and therefore, the proposed development at this site would be unlikely to be discordant with these key characteristics. Sites GNLP0298, GNLP0310, GNLP0335, GNLP0395, GNLP0501, GNLP0502 and GNLP0520 comprise arable farmland, and Sites GNLP0503 and GNLP0544R coincide with hedgerows. Therefore, the proposed development at these nine sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.25.4.2 Views from the PRow Network: Site GNLP0520 coincides with a PRow. Site GNLP0544R is located adjacent to a PRow. Sites GNLP0298, GNLP0310, GNLP0335, GNLP0395 and GNLP0503 are located 550m or less from a PRow. The proposed development at these seven sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.25.4.3 Views for Local Residents: As Sites GNLP0298, GNLP0310, GNLP0335, GNLP0395, GNLP0501, GNLP0502, GNLP0503, GNLP0520 and GNLP0544R are located adjacent to, or in close proximity to, the existing settlement of Hingham, the proposed development at these nine sites would be likely to alter views experienced by local residents of

surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.25.4.4 **Urbanisation of the Countryside:** All sites in this cluster comprise previously undeveloped land and are located outside the existing settlement of Hingham. Therefore, the proposed development at these ten sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.25.5 **SA Objective 5 – Housing**

B.25.5.1 **Net Gain:** Sites GNLP0501, GNLP0502 and GNLP0544R are proposed for residential development of 99 dwellings or less, and Site GNLP0298 is proposed for residential development of between 50 and 100 dwellings. As such, Sites GNLP0501, GNLP0502, GNLP0544R and GNLP0298 would be likely to result in a gain of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these four sites. Sites GNLP0310, GNLP0335, GNLP0395, GNLP0503 and GNLP0520 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these five sites would be expected to result in a major positive impact on housing provision. Site HIN2 is proposed for non-residential end use, and therefore, the proposed development at this site would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.25.6 **SA Objective 6 – Population and Communities**

B.25.6.1 **Local Services:** The nearest convenience stores, Dionne News and Coop, are located in the centre of Hingham. Sites GNLP0395 and GNLP0520 are located within the target distance to one or more of these shops. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0298, GNLP0310, GNLP0335, GNLP0501, GNLP0502, GNLP0503, GNLP0544R and HIN2 are located either partially or wholly outside the target distance to these shops. The proposed development at these eight sites could potentially have a minor negative impact on the access of site end users to local services.

B.25.6.2 **Local Landscape Designations:** Sites GNLP0298, GNLP0335, GNLP0395, GNLP0501, GNLP0502 and GNLP0503 are located within 600m from Hingham Village Green and Hingham Playing Field. Site GNLP0544R is

located within 600m from Hardingham Street Play Space. The proposed development at these seven sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.25.6.3 As Site GNLPO395 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.25.7 SA Objective 7 - Deprivation

B.25.7.1 See **Box 2.7**.

B.25.8 SA Objective 8 - Health

B.25.8.1 **Green Network:** All sites in this cluster are located within 600m of public greenspaces, including a playing field, allotments and religious grounds. Sites GNLPO310, GNLPO335, GNLPO395, GNLPO501, GNLPO503, GNLPO520, GNLPO544R and HIN2 are also located within 600m of the PRow network. Therefore, a minor positive impact would be expected at these ten sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.25.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at all ten sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.25.8.3 **AQMA:** All ten sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.25.8.4 **NHS Hospital:** The closest hospital with an A&E department to Hingham is Norfolk and Norwich University Hospital, located approximately 16km north east of the cluster. The proposed development at the ten sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.25.8.5 **GP Surgery:** Hingham Surgery is located in the north of Hingham. Sites GNLPO520, GNLPO544R and HIN2 are located within the target distance to this GP surgery. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLPO298, GNLPO310, GNLPO335, GNLPO395, GNLPO501, GNLPO502 and GNLPO503 are located outside the target distance to Hingham Surgery, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.25.8.6 **Leisure Centre:** The closest leisure facility to Hingham is Wymondham Leisure Centre, located approximately 10km south of the cluster. All ten sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.25.8.7 As Sites GNLPO298, GNLPO310, GNLPO335, GNLPO395, GNLPO501, GNLPO502 and GNLPO503 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these seven sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.25.9 **SA Objective 9 – Crime**

B.25.9.1 See **Box 2.9**.

B.25.10 **SA Objective 10 – Education**

B.25.10.1 **Primary School:** Hingham Primary School is located in the north of Hingham. Sites GNLPO395 and GNLPO544R are located within the target distance to this school. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLPO298, GNLPO310, GNLPO335, GNLPO501, GNLPO502, GNLPO503 and GNLPO520 are situated partially or wholly outside the target distance to this school. The proposed development at these seven sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.25.10.2 **Secondary School:** The closest secondary school Hingham is Wymondham College, located approximately 6.5km south east of the cluster. Sites GNLPO298, GNLPO310, GNLPO335, GNLPO395, GNLPO501, GNLPO502, GNLPO503, GNLPO520 and GNLPO544R are situated outside

the target distance to this school, and therefore, the proposed development at these nine sites would be expected to have a minor negative impact on site end users' access to secondary education.

- B.25.10.3 The proposed development at Sites GNLP0298, GNLP0310, GNLP0335, GNLP0501, GNLP0502, GNLP0503 and GNLP0520 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.25.11 SA Objective 11 – Economy

- B.25.11.1 **Primary Employment Location:** Hingham Town Centre is located in close proximity to the Hingham cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP0298, GNLP0310, GNLP0335, GNLP0395, GNLP0501, GNLP0502, GNLP0503, GNLP0520 and GNLP0544R would be expected to have a minor positive impact on the local economy.

- B.25.11.2 **Employment Floorspace:** Site HIN2 is proposed for employment end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at this site.

B.25.12 SA Objective 12 – Transport and Access to Services

- B.25.12.1 **Bus Stop:** Sites GNLP0298, GNLP0335 and GNLP0501 are located within the target distance to a bus stop on Watton Road, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0310, GNLP0395, GNLP0502, GNLP0503, GNLP0520, GNLP0544R and HIN2 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these seven sites could potentially have a minor negative impact on site end users' access to bus services.

- B.25.12.2 **Railway Station:** The closest railway station to Hingham is Spooner Row Railway Station, located approximately 9.2km to the south east of the cluster. Therefore, the proposed development at all sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.25.12.3 Pedestrian Access: Sites GNLPO395, GNLPO520, GNLPO544R and HIN2 are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLPO298, GNLPO310, GNLPO335, GNLPO501, GNLPO502 and GNLPO503 currently have poor access to the surrounding footpath network. The proposed development at these six sites could potentially have a minor negative impact on local accessibility.

B.25.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.25.13 SA Objective 13 – Historic Environment

B.25.13.1 Grade I Listed Buildings: Site GNLPO395 is located approximately 160m from the Grade I Listed Building 'Church of St Andrew'. Site GNLPO335 is located approximately 320m from this Listed Building. These sites and Listed Building are separated by existing development in Hingham, and therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of this Listed Building.

B.25.13.2 Grade II* Listed Buildings: Site GNLPO395 is located approximately 250m from the Grade II* Listed Building 'The Mansion House', and Site GNLPO335 is located approximately 360m from this Listed Building. Sites GNLPO395 and GNLPO520 are also located within 400m from several Listed Buildings along The Market Place, including 'Southernwood House' and 'Quorn House'. These sites and Listed Buildings are separated by existing development and therefore the proposed development at these three sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.25.13.3 Grade II Listed Buildings: Site GNLPO310 is located adjacent to the Grade II Listed Building 'Lilac Farmhouse', and Site GNLPO520 is located approximately 50m from this Listed Building. Sites GNLPO310 and GNLPO520 are located within 200m from 'Blenheim Cottage'. Site GNLPO520 is located approximately 110m from 'Former Windmill'. Site GNLPO395 is located approximately 80m from 'Manor House' and 'Garden wall and gates to former Rectory'. The proposed development at these three sites could potentially alter the setting of these Listed Buildings, and

therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP0298, GNLP0335, GNLP0544R and HIN2 are separated from nearby Grade II Listed Buildings by existing development and/or trees, and therefore, the proposed development at these four sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.25.13.4 **Conservation Area:** Sites GNLP0395 and GNLP0335 are located adjacent to Hingham Conservation Area. Site GNLP0520 is located approximately 90m from this Conservation Area. Therefore, the proposed development at these three sites would be likely to alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.25.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.25.14.1 **Waste:** Sites GNLP0298, GNLP0310, GNLP0335, GNLP0395, GNLP0502, GNLP0503, GNLP0520 and GNLP0544R are proposed for the development of between 62 and 620 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at these eight sites could potentially result in a minor negative impact on waste generation.

B.25.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these ten sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.25.14.3 **ALC:** Sites GNLP0298, GNLP0310, GNLP0335, GNLP0395, GNLP0501, GNLP0502, GNLP0503, GNLP0520 and GNLP0544R are situated on ALC Grade 3 land, and Site HIN2 is situated on ALC Grade 2 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these ten sites, due to the loss of this important natural resource.

B.25.15 SA Objective 15 – Water

- B.25.15.1 SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these ten sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.26 Horsford, Felthorpe and Haveringland

Horsford, Felthorpe and Haveringland cluster				
This cluster comprises eight sites surrounding the villages of Horsford and Hellesdon, located to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO153	Pronto Joinery, Dog Lane (land east of Howe Way)	Mixed use	0.83	20*
GNLPO251	Land at 33 St Helena Way	Residential	1.44	15-20
GNLPO264	Land at Dog Lane	Residential	1.78	35-46
GNLPO332R	East of Reepham Road	Residential	63.84	600-700
GNLPO334R	West of Reepham Road	Residential	11.75	250-300
GNLPO422	Land at Lodge Farm	Residential	1.65	40
GNLPO423	Land off Mill Lane	Residential	0.95	10
GNLPO2160	Green Lane	Residential	29.71	600

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO153	-	+	-	-	+	++	0	--	0	--	+/-	-	0	+	-
GNLPO251	-	-	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO264	-	--	-	-	+	++	0	--	0	--	--	-	0	+	-
GNLPO332R	--	--	-	-	++	-	0	--	0	--	+	-	0	--	-
GNLPO334R	--	-	-	-	++	-	0	-	0	--	+	-	0	-	-
GNLPO422	-	+	-	-	+	++	0	--	0	--	+	-	0	-	-
GNLPO423	-	+	-	-	+	-	0	-	0	-	+	-	0	-	0
GNLPO2160	--	-	-	-	++	-	0	--	0	--	+	-	-	--	0

B.26.1 SA Objective 1 – Air Quality and Noise

B.26.1.1 **Main Road:** The A1270 passes through the centre of the cluster, and the A140 passes to the east of the cluster. The east of Site GNLPO332R is located adjacent to these roads. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A1270 and A140 would be expected to have a minor negative impact on air quality and noise at this site.

B.26.1.2 **Air Pollution:** Sites GNLPO153, GNLPO251, GNLPO264, GNLPO422 and GNLPO423 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these five sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO332R, GNLPO334R and GNLPO2160 are proposed for the development of 100 or more dwellings. The proposed development at these three sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.26.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.26.2.1 **Carbon Emissions:** Sites GNLPO334R and GNLPO2160 are proposed for the development of between 60 and 600 dwellings. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected. Site GNLPO332R is proposed for the development of up to 700 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 1%. Therefore, a major negative impact would be expected.

B.26.2.2 **Fluvial Flooding:** A small proportion of Site GNLPO264 is located within Flood Zone 2. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a minor negative impact would be expected. Sites GNLPO153, GNLPO251, GNLPO332R, GNLPO334R GNLPO422, GNLPO423 and GNLPO2160 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.26.2.3 **Surface Water Flooding:** A small proportion of Site GNLP0264 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in an area at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A small proportion in the east of Site GNLP0251 and areas of Site GNLP0332R coincide with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.26.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.26.3.1 **Natura 2000:** All sites in this cluster are located within 4km of the ‘River Wensum’ SAC. Sites GNLP0251, GNLP0423 and GNLP2160 are also located within 5km of a section of the ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at these eight sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.26.3.2 **SSSI IRZ:** The ‘River Wensum’ SAC is also designated as a SSSI. Site GNLP0334R is located within an IRZ which states that “*any residential development of 50 or more houses outside existing settlements/urban areas*” should be consulted on. Site GNLP0332R is located within an IRZ which states that “*any residential development of 100 or more houses outside existing settlements/urban areas*” should be consulted on. Sites GNLP0334R and GNLP0332R are proposed for 250-300 and 600-700 dwellings respectively; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.26.3.3 **CWS:** Site GNLP0251 is located adjacent to ‘Pyehurn Lane Woodland’ CWS, Site GNLP2160 is located adjacent to ‘Horsford Woods’ CWS, and Site GNLP0334R is located approximately 20m from ‘Drayton Wood’ CWS. The proposed development at these three sites could potentially have a minor negative impact on these CWSs, due to increased development related threats and pressures.

B.26.3.4 **Priority Habitat:** The south west edge of Site GNLPO332R coincides with two stands of deciduous woodland priority habitat. The proposed development at this site would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.26.4 SA Objective 4 – Landscape

B.26.4.1 **Landscape Character:** Sites GNLPO153, GNLPO251, GNLPO264, GNLPO422, GNLPO423 and GNLPO2160 are located within the LCA ‘Horsford Woodland Heath Mosaic’. Some key characteristics of this LCA include extensive blocks of woodland, remnant patches of heathland and fen, and small-scale settlement. Site GNLPO153 and the majority of Site GNLPO264 comprise previously developed land, and Sites GNLPO153, GNLPO422 and GNLPO423 are well related to the existing settlement of Horsford and do not coincide with any of these features. Therefore, the proposed development at these four sites would be unlikely to be discordant with these key characteristics. Sites GNLPO332R and GNLPO334R are located within the LCA ‘Spixworth Wooded Estatelands’. Some key characteristics of this LCA include blocks of woodland and hedgerows, and the landscape setting of villages, historic houses and halls. Sites GNLPO251 and GNLPO332R coincide with blocks of woodland, and the proposed development at sites GNLPO332R and GNLPO334R could impact the setting of the existing settlements of Hellesdon and Drayton. Site GNLPO2160 comprises a large area of previously undeveloped land, and therefore, the proposed development at this site could alter the setting of Horsford. Therefore, the proposed development at Sites GNLPO251, GNLPO332R, GNLPO334R and GNLPO2160 could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.26.4.2 **Views from the PRoW Network:** Sites GNLPO332R and GNLPO334R are located adjacent to a PRoW. Sites GNLPO251 and GNLPO422 are located 180m or less from a PRoW. The undeveloped area in the west of Site GNLPO264 is located approximately 40m from a PRoW. The proposed development at these five sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.26.4.3 **Views for Local Residents:** As all sites in this cluster are located adjacent to the existing settlements of Horsford and Hellesdon, the proposed

development at all eight sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.26.4.4 Urbanisation of the Countryside: Sites GNLPO251, GNLPO332R, GNLPO334R, GNLPO422 and GNLPO2160 comprise previously undeveloped land and are located outside the existing settlement of Horsford. Therefore, the proposed development at these five sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.26.5 SA Objective 5 – Housing

B.26.5.1 Net Gain: Sites GNLPO153, GNLPO251, GNLPO264, GNLPO422 and GNLPO423 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these four sites. Sites GNLPO332R, GNLPO334R and GNLPO2160 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these three sites would be expected to result in a major positive impact on housing provision.

B.26.6 SA Objective 6 – Population and Communities

B.26.6.1 Local Services: The nearest local services to this cluster are Coop and Post Office in Horsford, and Tesco Express and Spar in Hellesdon. Sites GNLPO153, GNLPO264 and GNLPO422 are located within the target distance to Horsford Coop and Post Office. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLPO251, GNLPO332R, GNLPO334R, GNLPO423 and GNLPO2160 are located either partially or wholly outside the target distance to these services. The proposed development at these five sites could potentially have a minor negative impact on the access of site end users to local services.

B.26.6.2 Local Landscape Designations: Horsford contains several local landscape designations, including Horsford Recreation Ground, Horsford Bowls Club, King George Playing Fields and open space associated with Horsford All Saints Middle School. All sites in this cluster are located within 600m from one or more of these features. The proposed development at these eight sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.26.6.3 As Sites GNLPO153, GNLPO264 and GNLPO422 are located within the target distance of local services and local landscape designations, the proposed development at these three sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.26.7 SA Objective 7 - Deprivation

B.26.7.1 See **Box 2.7**.

B.26.8 SA Objective 8 - Health

B.26.8.1 **Green Network:** Sites GNLPO153, GNLPO251, GNLPO264, GNLPO332R, GNLPO422, GNLPO423 and GNLPO2160 are located within 600m of public greenspaces, including play space, allotments and a bowling green. Sites GNLPO153, GNLPO251, GNLPO264, GNLPO334R, GNLPO422 and GNLPO423 are located within 600m of the PRow network. Therefore, a minor positive impact would be expected at these eight sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.26.8.2 **Main Road:** Site GNLPO332R is located adjacent to the A140. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLPO153, GNLPO251, GNLPO264, GNLPO334R, GNLPO422, GNLPO423 and GNLPO2160 are located over 200m from a main road. The proposed development at these seven sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.26.8.3 **AQMA:** All eight sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.26.8.4 **NHS Hospital:** The closest hospital with an A&E department to Horsford, Felthorpe and Haveringland is Norfolk and Norwich University Hospital, located approximately 8km south of the cluster. The proposed development at the eight sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.26.8.5 **GP Surgery:** The closest GP surgeries to this cluster are Horsford Medical Centre, located in the north of Horsford, and Hellesdon Medical Practice, located in the north west of Hellesdon. Sites GNLPO251 and GNLPO423 are located within the target distance to Horsford Medical Centre, and Site GNLPO334R is located within the target distance to Hellesdon Medical Practice. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLPO153, GNLPO264, GNLPO332R, GNLPO422 and GNLPO2160 are located outside the target distance to these GP surgeries, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.26.8.6 **Leisure Centre:** The closest leisure facility to Horsford, Felthorpe and Haveringland is Riverside Leisure Centre, located approximately 10km south of the cluster. All eight sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.26.8.7 As Sites GNLPO153, GNLPO264, GNLPO332R, GNLPO422 and GNLPO2160 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these five sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.26.9 **SA Objective 9 – Crime**

B.26.9.1 See **Box 2.9**.

B.26.10 **SA Objective 10 – Education**

B.26.10.1 **Primary School:** Horsford C of E Voluntary Aided Junior School and Horsford C of E Voluntary Aided Infant School are located within Horsford village. Arden Grove Infant and Nursery School and Firside Junior School are located in Hellesdon. Sites GNLPO251 and GNLPO423 are located within the target distance to Horsford C of E Voluntary Aided Infant and Junior Schools. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLPO153, GNLPO264, GNLPO332R, GNLPO334R, GNLPO422 and GNLPO2160 are situated partially or wholly outside the target distance to schools providing education for all primary ages. The proposed development at these six sites could potentially result

in a minor negative impact on some site end users' access to primary education.

B.26.10.2 **Secondary School:** The closest secondary schools to Horsford, Felthorpe and Haveringland are Taverham High School to the west, and Hellesdon High School to the south. All sites in this cluster are situated wholly or partially outside the target distance to these schools, and therefore, the proposed development at these eight sites would be expected to have a minor negative impact on some site end users' access to secondary education.

B.26.10.3 The proposed development at Sites GNLP0153, GNLP0264, GNLP0332R, GNLP0334R, GNLP0422 and GNLP2160 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.26.11 **SA Objective 11 – Economy**

B.26.11.1 **Primary Employment Location:** There are several primary employment locations situated within 5km of the Horsford, Felthorpe and Haveringland cluster including Norwich International Airport, and industrial estates and retail parks in the outskirts of Norwich City. These locations would be expected to provide a range of employment opportunities for site end users. All sites in this cluster are located within the target distance and therefore the proposed development at these eight sites would be expected to have a minor positive impact on the local economy.

B.26.11.2 **Employment Floorspace:** Site GNLP0153 currently coincides with 'Pronto Joinery'. The proposed development at Site GNLP0153 is for unspecified mixed use, which could potentially include residential or employment land. Therefore, it is uncertain at this stage whether the proposed development at this site would result in a net change in employment floorspace. Site GNLP0264 currently coincides with 'Hyper Centre Soft Play'. The proposed residential development at Site GNLP0264 could potentially result in the loss of this centre, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following development at this site.

B.26.12 **SA Objective 12 – Transport and Access to Services**

B.26.12.1 **Bus Stop:** Sites GNLP0153, GNLP0251, GNLP0264 and GNLP0422 are located within the target distance to bus stops on Dog Lane, Horsebeck

Way and Holt Road, providing regular services. The proposed development at these four sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0332R, GNLP0334R, GNLP0423 and GNLP2160 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these four sites could potentially have a minor negative impact on site end users' access to bus services.

B.26.12.2 **Railway Station:** The closest railway station to Horsford, Felthorpe and Haveringland is Norwich Railway Station, located approximately 8km to the south of the cluster. Therefore, the proposed development at all sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.26.12.3 **Pedestrian Access:** Sites GNLP0251, GNLP0264, GNLP0422 and GNLP2160 are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to the PRoW network and opportunities to travel by foot. Sites GNLP0153, GNLP0332R, GNLP0334R and GNLP0423 currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.

B.26.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.26.13 **SA Objective 13 – Historic Environment**

B.26.13.1 **Grade II* Listed Buildings:** Site GNLP0153 is located approximately 480m from the Grade II* Listed Building 'Parish Church of All Saints', and Site GNLP0422 is located approximately 500m from this Listed Building. Site GNLP0153 comprises previously developed land. Site GNLP0422 is separated from this Listed Building by existing development and trees. Therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of this Listed Building.

B.26.13.2 **Grade II Listed Buildings:** Sites GNLP0251, GNLP0423 and GNLP2160 are located within 400m from the Grade II Listed Building 'Corn Mill, 32m north of Mill House'. Sites GNLP0264, GNLP0422 and GNLP0153 are located

within 260m from 'The Dog Public House', and Site GNLPO153 is located approximately 260m from 'The Lindens'. These sites and Listed Buildings are separated by existing development, and Sites GNLPO153 and GNLPO264 comprise previously developed land, and therefore, the proposed development at these six sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.26.13.3 **Scheduled Monument:** Site GNLPO2160 is located approximately 40m from 'Two Round Barrows on Horsford Heath'. The proposed development at this site could potentially have a minor negative impact on the setting of this SM.

B.26.14 **SA Objective 14 - Natural Resources, Waste & Contaminated Land**

B.26.14.1 **Waste:** Site GNLPO334R is proposed for the development of between 250 and 300 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a minor negative impact on waste generation. Sites GNLPO332R and GNLPO2160 are proposed for the development of 556 dwellings or more, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these two sites could potentially result in a major negative impact on waste generation.

B.26.14.2 **Previously Developed Land:** Sites GNLPO153 and GNLPO264 comprise previously developed land. The proposed development at these two sites would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLPO251, GNLPO332R, GNLPO334R, GNLPO422, GNLPO423 and GNLPO2160 comprise previously undeveloped land. The proposed development at Sites GNLPO251, GNLPO334R, GNLPO422 and GNLPO423 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Sites GNLPO332R and GNLPO2160 comprise 63.8ha and 29.7ha respectively, of previously undeveloped land. The proposed development at these two sites would be likely to result in a major negative impact on natural resources due to the loss of more than 20ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.26.14.3 **ALC:** Sites GNLPO251, GNLPO332R, GNLPO334R, GNLPO422, GNLPO423 and GNLPO2160 are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these six sites, due to the loss of this important natural resource.

B.26.15 SA Objective 15 - Water

B.26.15.1 **SPZ:** Sites GNLPO153, GNLPO251, GNLPO264, GNLPO332R, GNLPO334R and GNLPO422 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these six sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.26.15.2 **Watercourse:** Site GNLPO264 coincides with a minor watercourse. The majority of Site GNLPO422, and a small proportion of Site GNLPO153, are located within 200m of a minor watercourse. The proposed development at these three sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.27 Horsham and Newton St. Faith

Horsham and Newton St. Faith cluster				
This cluster comprises nine sites surrounding the villages of Horsham St Faith and Newton St Faith, located to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO085	Poor Piece 80, Newton Street	Residential	0.75	Approx. 4
GNLPO125	Land East of A140, Horsham St. Faith	Residential & highway improvements & public open space	14.84	Approx. 400
GNLPO246	Land at Manor Road, Newton St Faith	Residential	0.78	19*
GNLPI054	Land off Manor Road	Residential	5.53	138*
GNLPI2141	Manor Road & Cromer Road	Residential	2.64	20-40
GNLPSL2007	Adjacent to Abbey Farm Commercial Park	Employment	2.81	-
HNF1	Land east of Manor Road, Horsham and Newton St Faith	Residential	2.53	60
HNF2	North of Norwich Airport, Horsham and Newton St Faith	Employment	35.03	-
HNF3	Abbey Farm, Horsham and Newton St Faith	Employment	2.86	-

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO085	0	+	-	-	+	-	0	--	0	--	+	-	-	-	0
GNLPO125	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLPO246	-	+	-	-	+	-	0	--	0	-	+	-	0	-	0
GNLPI054	--	--	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLPI2141	-	+	-	-	+	-	0	--	0	--	+	-	0	-	0
GNLPSL2007	-	+	-	-	0	++	0	-	0	0	++	-	-	-	-
HNF1	-	-	-	-	+	-	0	--	0	--	+	-	-	-	0
HNF2	--	--	-	-	0	-	0	--	0	0	++	-	-	--	-
HNF3	-	+	-	-	0	++	0	-	0	0	++	-	0	-	-

B.27.1 SA Objective 1 – Air Quality and Noise

B.27.1.1 Main Road: The A140 passes to the west of Horsham St Faith and Newton St Faith, and the A1270 passes to the south. Sites GNLPO125 and GNLPI2141 are located adjacent to the A140. The west of Sites GNLPI054, GNLPSL2007, HNF1 and HNF3 are located within 200m of the A140. The majority of Site HNF2 is located within 200m of the A140 and A1270. Therefore, the proposed development at these seven sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A140 and A1270 would be expected to have a minor negative impact on air quality and noise at these sites.

B.27.1.2 Air Pollution: Sites GNLPO246, GNLPI2141 and HNF1 are proposed for the development of between ten and 99 dwellings. Sites GNLPSL2007 and HNF3 are proposed for non-residential end use and comprise more than 1ha. Therefore, the proposed development at these five sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO125 and GNLPI054 are proposed for the development of 100 or more dwellings. Site HNF2 is proposed for non-residential end use and comprises 35.03ha. The proposed development at these three sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected. The proposed development at

Site GNLP0085 is for approximately four dwellings; therefore, development at this site would be expected to have a negligible impact on local air pollution.

B.27.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.27.2.1 Carbon Emissions: Sites GNLP0125, GNLP1054 and HNF1 are proposed for the development of between 60 and 600 dwellings. The proposed development at these three sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.27.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these nine sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.27.2.3 Surface Water Flooding: A small proportion of Sites GNLP1054 and HNF2 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these two sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A small proportion of Site HNF1 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.27.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.27.3.1 Natura 2000: All sites in this cluster are located within 5km of a section of 'The Broads' SAC and 'Broadland' SPA and Ramsar. Sites GNLP0125, GNLP0246, GNLP2141, HNF2 and HNF3 are also located within 5km of the 'River Wensum' SAC. A minor negative impact would be expected as a result of the proposed development at these eight sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.27.3.2 **CWS:** Sites GNLPSL2007 and HNF3 are located adjacent to 'Horsham Meadows' CWS. The proposed development at these two sites could potentially have a minor negative impact on this CWS, due to increased development related threats and pressures.

B.27.4 SA Objective 4 – Landscape

B.27.4.1 **Landscape Character:** Sites GNLPO085, GNLPO246, GNLPI054, GNLPI2141 and HNF1 are located within the LCA 'Marsham and Hainford Wooded Estatelands'. Some key characteristics of this LCA include pockets of pasture and grassland, rural character and landscape setting of villages and historic buildings. Sites GNLPO125, GNLPSL2007, HNF2 and HNF3 are located within the LCA 'Spixworth Wooded Estatelands'. Some key characteristics of this LCA include the landscape setting of villages, historic houses and halls, and the open skyline. Site GNLPSL2007 is separated from the existing settlement of Horsham St Faith by an industrial estate, and as such the proposed development at this site would not be expected to alter the views experienced by residents of the village. A negligible impact on the local landscape character would be expected. Sites GNLPO085 and GNLPI054 comprises pockets of grassland, and the proposed development at Sites GNLPO085, GNLPO246, GNLPI054, GNLPI2141, HNF1, HNF2 and HNF3 would be likely to impact the rural character of the landscape due to the loss of grassland and arable land. Site GNLPO125 comprises a large area of previously undeveloped land, outside the existing settlement of Horsham St Faith, and therefore, the proposed development at this site would be likely to significantly alter the setting of the village, which includes historic assets associated with Horsham St Faith Conservation Area. Therefore, the proposed development at these eight sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.27.4.2 **Views from the PRoW Network:** Site GNLPO085 is located adjacent to a PRoW. Sites GNLPO125, GNLPO246, GNLPI054, GNLPI2141, GNLPSL2007, HNF1 and HNF2 are located 550m or less from a PRoW. The proposed development at these eight sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.27.4.3 **Views for Local Residents:** Sites GNLPO085, GNLPO125, GNLPO246, GNLPI054, GNLPI2141, HNF1 and HNF2 are located adjacent to the existing

settlements of Horsham St Faith and Newton St Faith. The proposed development at these seven sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

- B.27.4.4 **Urbanisation of the Countryside:** All sites in this cluster comprise previously undeveloped land and are located outside the existing settlements of Horsham St Faith and Newton St Faith. Therefore, the proposed development at these nine sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.27.5 SA Objective 5 – Housing

- B.27.5.1 **Net Gain:** Sites GNLPO085, GNLPO246, GNLP2141 and HNF1 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these four sites. Sites GNLPO125 and GNLP1054 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these two sites would be expected to result in a major positive impact on housing provision. Site GNLP2007 is proposed for employment end use, and therefore, the proposed development would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected at this site. Sites HNF2 and HNF3 are proposed for non-residential end uses, and therefore, the proposed development at these two sites would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.27.6 SA Objective 6 – Population and Communities

- B.27.6.1 **Local Services:** The nearest local services, St Faiths Stores and Post Office, is located in the centre of Horsham St Faith. Sites GNLP2007 and HNF3 are located within the target distance to these services. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLPO085, GNLPO125, GNLPO246, GNLP1054, GNLP2141, HNF1 and HNF2 are located either partially or wholly outside the target distance to these services. The proposed development at these seven sites could potentially have a minor negative impact on the access of site end users to local services.

B.27.6.2 **Local Landscape Designations:** Horsham St Faith and Newton St Faith contain several local landscape designations, including Newton Street Playground, St Faiths Centre, and Horsham St Faith Village Green. Sites GNLPO085, GNLPO246, GNLPI054, GNLPI2141, GNLPSL2007, HNF1 and HNF3 are located within 600m from one or more of these features. The proposed development at these seven sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.27.6.3 As Sites GNLPSL2007 and HNF3 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.27.7 **SA Objective 7 – Deprivation**

B.27.7.1 See **Box 2.7**.

B.27.8 **SA Objective 8 – Health**

B.27.8.1 **Green Network:** Sites GNLPO085, GNLPI0125, GNLPO246, GNLPI054, GNLPI2141, GNLPSL2007, HNF1 and HNF3 are located within 600m of the PRow network. Sites GNLPO085, GNLPI0125, GNLPI054, GNLPI2141, GNLPSL2007, HNF1 and HNF3 are also located within 600m of public greenspaces, including allotments, play space, and a bowling green. Therefore, a minor positive impact would be expected at these eight sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. A proportion of Site HNF2 is located over 600m from a PRow or public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of some site end users to the local green network.

B.27.8.2 **Main Road:** Sites GNLPI0125, GNLPI054, GNLPI2141, GNLPSL2007, HNF1, HNF2 and HNF3 are located within 200m of the A140 and/or A1270. The proposed development at these seven sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLPO085 and GNLPO246 are located over 200m from a main road. The

proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.27.8.3 AQMA: All nine sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.27.8.4 NHS Hospital: The closest hospital with an A&E department to Horsham and Newton St Faith is Norfolk and Norwich University Hospital, located approximately 9.5km south east of the cluster. The proposed development at the nine sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.27.8.5 GP Surgery: St Faiths Surgery is located in the north of Horsham St Faith. Sites GNLPSL2007 and HNF3 are located within the target distance to this GP surgery. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLP0085, GNLP0125, GNLP0246, GNLP1054, GNLP2141, HNF1 and HNF2 are located outside the target distance to St Faiths Surgery, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.27.8.6 Leisure Centre: The closest leisure facility to Horsham and Newton St Faith is Riverside Leisure Centre, located approximately 9.5km south of the cluster. All nine sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.27.8.7 As Sites GNLP0085, GNLP0125, GNLP0246, GNLP1054, GNLP2141, HNF1 and HNF2 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these seven sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.27.9 SA Objective 9 – Crime

B.27.9.1 See **Box 2.9**.

B.27.10 SA Objective 10 – Education

B.27.10.1 Primary School: St Faiths C of E Voluntary Controlled Primary School is located between the villages of Horsham St Faith and Newton St Faith. Site GNLP0246 is located within the target distance to this school. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0085, GNLP0125, GNLP1054, GNLP2141 and HNF1 are situated partially or wholly outside the target distance to this school. The proposed development at these five sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.27.10.2 Secondary School: The closest secondary school to Horsham and Newton St Faith is Hellesdon High School, located approximately 5km south of the cluster. Sites GNLP0085, GNLP0125, GNLP0246, GNLP1054, GNLP2141 and HNF1 are situated outside the target distance to this school, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.27.10.3 The proposed development at Sites GNLP0085, GNLP0125, GNLP1054, GNLP2141 and HNF1 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.27.11 SA Objective 11 – Economy

B.27.11.1 Primary Employment Location: There are several primary employment locations situated within 5km of the Hellesdon and Newton St Faith cluster including Norwich International Airport, and industrial estates and retail parks in the outskirts of Norwich City. These locations would be expected to provide a range of employment opportunities for site end users. Sites GNLP0085, GNLP0125, GNLP0246, GNLP1054, GNLP2141 and HNF1 are located within the target distance and therefore the proposed development at these six sites would be expected to have a minor positive impact on the local economy.

B.27.11.2 Employment Floorspace: Sites GNLP2007, HNF2 and HNF3 are proposed for employment use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these three sites.

B.27.12 SA Objective 12 – Transport and Access to Services

B.27.12.1 **Bus Stop:** Sites GNLP0085, GNLP0246, GNLP1054, GNLP2141 and HNF1 are located within the target distance to bus stops on Manor Road, providing regular services. The proposed development at these five sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0125, GNLP2007, HNF2 and HNF3 are located wholly or partially outside the target distance to bus stops providing regular services. Therefore, the proposed development at these four sites could potentially have a minor negative impact on site end users' access to bus services.

B.27.12.2 **Railway Station:** The closest railway stations to Horsham and Newton St Faith are Salhouse Railway Station, located approximately 8km to the east of the cluster, and Norwich Railway Station, located approximately 7.2km to the south. Therefore, the proposed development at all sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.27.12.3 **Pedestrian Access:** Sites GNLP0085, GNLP1054 and HNF1 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to the PRoW network and opportunities to travel by foot. Sites GNLP0125, GNLP0246, GNLP2141, GNLP2007, HNF2 and HNF3 currently have poor access to the surrounding footpath network. The proposed development at these six sites could potentially have a minor negative impact on local accessibility.

B.27.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.27.13 SA Objective 13 – Historic Environment

B.27.13.1 **Grade I Listed Buildings:** Site GNLP0125 is located approximately 150m from the Grade I Listed Buildings 'The Priory' and 'Church of the Blessed Virgin and St Andrew'. The proposed development at this site could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP2007, HNF2 and HNF3 are located within 400m from these Listed Buildings, but are separated from the Listed Buildings

by Abbey Farm Commercial Park and/or existing development within Horsham St Faith. Therefore, the proposed development at these three sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.27.13.2 **Grade II Listed Buildings:** Site GNLP0125 is located approximately 50m from the Grade II Listed Buildings 'The Kennels' and '2-5, Church Street'. Site HNF2 is located approximately 80m from 'The Kennels'. Site GNLP0085 is located approximately 270m from 'Middle Farm House' and 'Granary 30 yards east of Middle Farm House', and Sites GNLP1054 and HNF1 are located within 350m from these Listed Buildings. Site GNLP2007 is located approximately 260m from 'Lower Farm House and attached Barn'. The proposed development at these six sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.27.13.3 **Conservation Area:** Site GNLP0125 is located adjacent to Horsham St Faiths Conservation Area. Therefore, the proposed development at this site would be likely to alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.27.13.4 **Scheduled Monument:** Sites GNLP2007 and GNLP0125 are located 650m or less from 'Horsford Castle' SM, separated by open fields. Therefore, the proposed development at these two sites could potentially have a minor negative impact on the setting of this SM. Site GNLP0125 is located approximately 160m from 'St Faith Priory' SM. This site and SM are separated by existing development and trees, and therefore, the proposed development at this site would be expected to have a negligible impact on this SM.

B.27.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.27.14.1 **Waste:** Sites GNLP0125, GNLP1054 and HNF1 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these three sites could potentially result in a minor negative impact on waste generation.

B.27.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP0085, GNLP0125, GNLP0246, GNLP1054, GNLP2141, GNLPSL2007, HNF1 and HNF3 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site HNF2 comprises 35.03ha. The proposed development at Site HNF2 would be likely to result in a major negative impact on natural resources, due to the loss of more than 20ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.27.14.3 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these nine sites, due to the loss of this important natural resource.

B.27.15 **SA Objective 15 - Water**

B.27.15.1 **SPZ:** Sites GNLP0125, GNLPSL2007, HNF2 and the majority of Site HNF3 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these four sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.27.15.2 **Watercourse:** A small proportion of Sites GNLPSL2007 and HNF3 are located within 200m of a minor watercourse. The proposed development at these two sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.28 Lenwade (Great Witchingham)

Lenwade (Great Witchingham) cluster				
This cluster comprises four sites surrounding the villages of Great Witchingham and Lenwade, located to the west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO548	Council Field, Heath Lane, Lenwade	Residential	1.81	45*
GNLPO586	Land north of Council Field, Heath Lane (west of Hall Walk)	Residential & open space	2.94	73*
GNLPO608	Bridge Farm Field, St Faiths Close	Residential & open space	1.75	40-60
GNLPO2184	South of Hall Road	Residential	5.05	150

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO548	-	-	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO586	-	-	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO608	-	-	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLPO2184	--	-	-	0	++	-	0	--	0	--	--	-	0	-	-

B.28.1 SA Objective 1 – Air Quality and Noise

B.28.1.1 Main Road: The A1067 passes through the centre of Great Witchingham. The south of Sites GNLPO548 and GNLPO608 are situated within 200m of this road. Therefore, the proposed development at these two sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A1067 would be expected to have a minor negative impact on air quality and noise at these sites.

B.28.1.2 **Air Pollution:** Site GNLP2184 is proposed for the development of 150 dwellings. Therefore, the proposed development at this site would be expected to have a major negative impact on air pollution in the local area. Sites GNLP0548, GNLP0586 and GNLP0608 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area.

B.28.2 **SA Objective 2 – Climate Change Mitigation and Adaptation**

B.28.2.1 **Carbon Emissions:** Sites GNLP0586 and GNLP2184 are proposed for the development of of between 60 and 600 dwellings. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of Broadland’s total, by more than 0.1%. Therefore, a minor negative impact on Broadland’s carbon emissions would be expected.

B.28.2.2 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these four sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.28.2.3 **Surface Water Flooding:** A proportion of Site GNLP0548 coincides with areas determined to be at low and medium risk of surface water flooding. A proportion of Site GNLP0608 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.28.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.28.3.1 **Natura 2000:** The ‘River Wensum’ SAC is located approximately 550m south east of Sites GNLP0548 and GNLP2184, approximately 420m from Site GNLP0586, and approximately 150m from Site GNLP0608. All sites are also located approximately 4.5km south of ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at these four sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.28.3.2 **SSSI IRZ:** The ‘River Wensum’ SAC is also designated as a SSSI. All sites in this cluster are located within an IRZ which states that “*all planning applications (except householder) outside or extending outside settlements/urban areas*” should be consulted on. All sites are located outside the existing settlement of Great Witchingham. Therefore, the proposed development at these four sites would be expected to have a minor negative impact on the features for which this SSSI has been designated.

B.28.3.3 **CWS:** Site GNLP0586 and the north eastern edge of Site GNLP0608 are located adjacent to Lenwade Pits (West) CWS. The proposed development at these two sites could potentially have a minor negative impact on this designated site due to increased development related threats and pressures.

B.28.3.4 **Priority Habitat:** The north of Site GNLP0608 and a small proportion of Sites GNLP0586 and GNLP2184 coincide with deciduous woodland priority habitat. The proposed development at these three sites would be likely to result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.28.4 **SA Objective 4 – Landscape**

B.28.4.1 **Landscape Character:** All sites in this cluster are located within the LCA ‘River Wensum River Valley’. Some key characteristics of this LCA include the floodplain habitats associated with the River Wensum, substantial blocks of woodland, and open grazing meadows. Site GNLP2184 comprises previously developed land, and Site GNLP0608 is not located within these habitat types, and therefore, the proposed development at these two sites would not be expected to be discordant with these key characteristics. Sites GNLP0548 and GNLP0586 comprise open meadows. Therefore, the proposed development at these two sites could potentially be discordant with some of these key characteristics, and have a minor negative impact on the local landscape character.

B.28.4.2 **Views from the PRoW Network:** Sites GNLP0548 and GNLP0586 are located adjacent to a PRoW. The proposed development at these two sites could potentially alter the views experienced by users of this PRoW; therefore, a minor negative impact on the local landscape would be expected. Site GNLP0608 is located approximately 75m from a PRoW,

but due to existing development and trees separating the site from the PRoW, a negligible impact on the local landscape would be expected.

B.28.4.3 Views for Local Residents: As Sites GNLP0548, GNLP0586 and GNLP0608 are located adjacent to the existing settlement of Great Witchingham, the proposed development at these three sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.28.4.4 Urbanisation of the Countryside: Sites GNLP0548, GNLP0586 and GNLP0608 are located outside the existing settlement of Great Witchingham. Therefore, the proposed development at these three sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would therefore be expected.

B.28.5 SA Objective 5 – Housing

B.28.5.1 Net Gain: Sites GNLP0548, GNLP0586 and GNLP0608 are proposed for residential development of 99 dwellings or less. Therefore, a minor positive impact on housing provision would be expected for these three sites. Site GNLP2184 is proposed for the development of 150 dwellings. Therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

B.28.6 SA Objective 6 – Population and Communities

B.28.6.1 Local Services: The nearest convenience store, Lenwade News, is located in the east of Great Witchingham village. Site GNLP0608 is located within the target distance to this shop. Therefore, the proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0548, GNLP0586 and GNLP2184 are situated outside the target distance to this shop, and therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to local services.

B.28.6.2 Local Landscape Designations: Sites GNLP0548 and GNLP0608 are located within 600m from Land Off Common Lane. Sites GNLP0548 and GNLP0586 are located within 600m of the Cricket Ground near Lenwade House and Lenwade Bowling Green. The proposed development at these three sites would be likely to provide site end users with good access to

these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.28.6.3 As Site GNLP0608 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.28.7 SA Objective 7 - Deprivation

B.28.7.1 See **Box 2.7**.

B.28.8 SA Objective 8 - Health

B.28.8.1 **Green Network:** Sites GNLP0548, GNLP0586 and GNLP0608 are located within 600m of the PRow network and public greenspaces, including playing fields and a bowling green. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site GNLP2184 is located over 600m from a PRow or greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of site end users to the local green network.

B.28.8.2 **Main Road:** Sites GNLP0548 and GNLP0608 are located within 200m of the A1067. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0586 and GNLP2184 are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.28.8.3 **AQMA:** All sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.28.8.4 **NHS Hospital:** The closest hospital with an A&E department to Lenwade and Great Witchingham is Norfolk and Norwich University Hospital, located approximately 13km south east of the cluster. The proposed

development at all sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected at these four sites.

B.28.8.5 GP Surgery: Lenwade Surgery is located in the south of Great Witchingham village. Sites GNLP0548, GNLP0586 and GNLP0608 are located within the target distance to Lenwade Surgery. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Site GNLP2184 is located outside the target distance to this GP surgery. Therefore, the proposed development at this site would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.28.8.6 Leisure Centre: The closest leisure centre to Lenwade is Dereham Leisure Centre, located approximately 11km south east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.28.8.7 As Site GNLP2184 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site would be expected to have a major negative impact on the health and wellbeing of site end users

B.28.9 SA Objective 9 - Crime

B.28.9.1 See **Box 2.9**.

B.28.10 SA Objective 10 - Education

B.28.10.1 Primary School: Great Witchingham C of E Primary Academy is located in the south of Great Witchingham village. Sites GNLP0548, GNLP0586 and GNLP0608 are located within the target distance to this school. The proposed development at these three sites would be likely to result in a minor positive impact on site end users' access to primary education. Site GNLP2184 is located outside the target distance to this school. Therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to primary education.

B.28.10.2 **Secondary School:** The closest secondary school to Lenwade is Reepham High School and College, located approximately 4km north of the cluster. All sites in this cluster are situated outside the target distance to this school, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.28.10.3 The proposed development at Site GNLP2184 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.28.11 SA Objective 11 – Economy

B.28.11.1 **Primary Employment Location:** Emmerson Industrial Estate is located approximately 1.3km south east of the Lenwade cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all four sites in this cluster would be expected to have a minor positive impact on the local economy.

B.28.11.2 **Employment Floorspace:** Site GNLP2184 currently coincides with 'Bernard Matthews South Site'. The proposed residential development at Site GNLP2184 could potentially result in the loss of this employment space, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following development at this site.

B.28.12 SA Objective 12 – Transport and Access to Services

B.28.12.1 **Bus Stop:** Sites GNLP0548, GNLP0586 and GNLP0608 are located within the target distance to a bus stop on Fakenham Road, providing regular services. Therefore, the proposed development at these three sites would be likely to have a minor positive impact on site end users' access to bus services. Site GNLP2184 is located outside the target distance of bus stop which provides a regular service. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services

B.28.12.2 **Railway Station:** The closest railway station to Lenwade is Dereham Railway Station, located approximately 12km to the south west. Therefore, the proposed development at all four sites in this cluster could potentially have a minor negative impact on site end users' access to rail services.

B.28.12.3 Pedestrian Access: All sites in this cluster are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot.

B.28.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.28.13 SA Objective 13 – Historic Environment

B.28.13.1 Grade II* Listed Buildings: Site GNLP2184 is located approximately 280m from the Grade II* Listed Building 'Great Witchingham Hall'. However, as this site comprises previously developed land, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.28.13.2 Grade II Listed Buildings: Site GNLP0608 is located approximately 40m from the Grade II Listed Building 'The Bridge Public House' and approximately 80m from 'The Gothic House'. The proposed development at this site could potentially alter the setting of these Listed Buildings; therefore, a minor negative impact on the local historic environment would be expected. Site GNLP2184 is located approximately 40m from 'Lodge approximately 150m north east of Great Witchingham Hall' and approximately 100m from 'Kitchen Garden Wall with gazebos 150m north east of Great Witchingham Hall'. However, this site comprises previously developed land, and as such, the proposed development at this site would be expected to have a negligible impact on the setting of these Listed Buildings.

B.28.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.28.14.1 Waste: Sites GNLP0586 and GNLP2184 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these two sites could potentially result in a minor negative impact on waste generation.

B.28.14.2 Previously Developed Land: Site GNLP2184 comprises previously developed land. The proposed development at this site would be

expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLPO548, GNLPO586 and GNLPO608 comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.28.14.3 **ALC:** Sites GNLPO548, GNLPO586 and GNLPO608 are situated on land which is classed as 'non-agricultural'. A minor positive impact would therefore be expected as development at these three sites would be likely to help prevent the loss of BMV land across the Plan area.

B.28.15 SA Objective 15 - Water

B.28.15.1 **SPZ:** Site GNLPO2184 coincides with the inner zone (Zone I) of a groundwater SPZ. Sites GNLPO548, GNLPO586 and GNLPO608 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these four sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.28.15.2 **Watercourse:** Site GNLPO586 is located adjacent to a minor watercourse, with the majority of this site located within 200m of the watercourse. A proportion of Site GNLPO608 is located within 200m of the River Wensum. The proposed development at these two sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.29 Lingwood and Burlingham, Beighton and Strumpshaw

Lingwood and Burlingham, Beighton and Strumpshaw cluster				
This cluster comprises six sites surrounding the villages of Lingwood and Strumpshaw located to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO277	The Huntsman Public House, 41 Norwich Road	Residential	0.32	8*
GNLPO296	Land East of Buckenham Lane and west of Buckenham Road	Residential	3.65	Approx. 110
GNLPO379	North of Post Office Road. Lingwood	Residential	1.17	Approx. 27
GNLPO380	West of Blofield Road. Lingwood	Residential	0.90	Approx. 30
GNLPO2071	Rear of 33 Norwich Road	Residential	0.28	6
GNLPSL0006	Rear of 33 Norwich Road	Residential	0.20	5*

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO277	-	-	-	-	+	++	0	--	0	-	-	++	-	+	0
GNLPO296	--	-	-	-	++	++	0	--	0	-	+	-	0	-	0
GNLPO379	-	-	-	-	+	-	0	--	0	-	+	-	-	-	0
GNLPO380	-	-	-	-	+	-	0	--	0	--	+	-	0	-	0
GNLPO2071	-	+	-	-	+	++	0	--	0	--	-	-	-	-	0
GNLPSL0006	-	+	-	-	+	++	0	--	0	--	-	-	-	-	0

B.29.1 SA Objective 1 – Air Quality and Noise

B.29.1.1 Railway Line: Sites GNLPSL0006 and GNL2071, and approximately half of Site GNL2077, are located within 200m of a railway line. The proposed development at these three sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.29.1.2 Air Pollution: Sites GNL20379 and GNL20380 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Site GNL20296 is proposed for the development of approximately 110 dwellings. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected. Sites GNLPSL0006, GNL2071 and GNL2077 are proposed for the development of nine dwellings or less; therefore, development at these three sites would be expected to have a negligible impact on local air pollution.

B.29.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.29.2.1 Carbon Emissions: Site GNL20296 is proposed for the development of approximately 110 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.29.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these six sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.29.2.3 Surface Water Flooding: Small proportions of Sites GNL20296, GNL20379, GNL20380 and GNL2077 coincide with areas determined to be at low and medium risk of surface water flooding. The proposed development at these four sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.29.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.29.3.1 Natura 2000: All sites in this cluster are located within 3km north of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these six sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.29.3.2 SSSI IRZ: This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Yare Broads and Marshes’ SSSI. Sites GNLPO296, GNLPSL0006, GNLP2071 and GNLP0277 are located within an IRZ which states that “*any residential developments outside of existing settlements/urban areas with a total net gain in residential units*” should be consulted on. Sites GNLPSL0006, GNLP2071 and GNLP0277 are situated within the existing settlement of Strumpshaw; therefore, a negligible impact on this SSSI would be expected. Site GNLPO296 is situated outside the existing settlement of Lingwood; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.29.4 SA Objective 4 – Landscape

B.29.4.1 National Park: Site GNLPO296 is located approximately 800m from The Broads National Park, and as such the proposed development at this site could potentially be visible from, and alter the setting of, the National Park. A minor negative impact would be expected.

B.29.4.2 Landscape Character: Sites GNLPO296, GNLPSL0006, GNLP2071 and GNLPO277 are located within the LCA ‘Freethorpe Plateau Farmland’. Some key characteristics of this LCA include wide views across arable fields, setting of manors, halls and churches, and landscape features including ponds, pits and hedgerows. Sites GNLPSL0006, GNLP2071 and GNLPO277 comprise previously developed land and are situated within the existing settlement of Strumpshaw. Therefore, the proposed development at these three sites would be unlikely to be discordant with these key characteristics. Sites GNLPO379 and GNLPO380 are located within the LCA ‘Blofield Tributary Farmland’. Some key characteristics of this LCA include the landscape setting of historic halls and churches, villages, and mosaic of arable fields with views to features. Sites GNLPO296, GNLPO379 and GNLPO380 comprise large areas of arable land. Therefore, the proposed development at these three sites could potentially be discordant

with some of these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.29.4.3 Views from the PRoW Network: Site GNLPO277 is located adjacent to a PRoW. Sites GNLPO296, GNLPO379, GNLPO380, GNLPSL0006 and GNLPO2071 are located within 350m from a PRoW. The proposed development at these six sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.29.4.4 Views for Local Residents: As all sites in this cluster are located adjacent to the existing settlements of Strumpshaw and Lingwood, the proposed development at all six sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.29.4.5 Urbanisation of the Countryside: Sites GNLPO296, GNLPO379 and GNLPO380 comprise previously undeveloped land and are located outside the existing settlement of Lingwood. Therefore, the proposed development at these three sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.29.5 SA Objective 5 - Housing

B.29.5.1 Net Gain: Sites GNLPO379, GNLPO380, GNLPSL0006, GNLPO2071, and GNLPO277 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these five sites. Site GNLPO296 is proposed for the development of approximately 110 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

B.29.6 SA Objective 6 - Population and Communities

B.29.6.1 Local Services: The nearest convenience store, Lingwood Spar, is located in the south west of Lingwood. Sites GNLPO296, GNLPSL0006, GNLPO2071 and GNLPO277 are located within the target distance to this shop. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLPO379 and GNLPO380 are located wholly or partially outside the target distance to this shop. The proposed development at these two sites

could potentially have a minor negative impact on the access of site end users to local services.

B.29.6.2 **Local Landscape Designations:** All sites in this cluster are located within 600m from open space associated with Lingwood County First School. Sites GNLPO296 and GNLPO379 are also located within 600m from Lingwood Recreation Ground. The proposed development at these six sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.29.6.3 As Sites GNLPO296, GNLPSL0006, GNLP2071 and GNLPO277 are located within the target distance of local services and local landscape designations, the proposed development at these four sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.29.7 **SA Objective 7 - Deprivation**

B.29.7.1 See **Box 2.7**.

B.29.8 **SA Objective 8 - Health**

B.29.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRoW network. Sites GNLPO296, GNLPO379, GNLPO380, GNLPSL0006 and GNLP2071 are also located within 600m of public greenspaces, including play space, religious grounds and allotments. Therefore, a minor positive impact would be expected at these six sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.29.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at all six sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.29.8.3 **AQMA:** All six sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.29.8.4 NHS Hospital/GP Surgery: The closest hospitals with an A&E department to Lingwood, Burlingham, Beighton and Strumpshaw are James Paget University Hospital and Norfolk and Norwich University Hospital, both located approximately 17.5km from the cluster. The closest GP surgery is Blofield Surgery, located approximately 3.5km north west of the cluster. The proposed development at all six sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.29.8.5 Leisure Centre: The closest leisure facility to Lingwood, Burlingham, Beighton and Strumpshaw is Riverside Leisure Centre, located approximately 11km west of the cluster. All six sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.29.8.6 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at all six sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.29.9 SA Objective 9 – Crime

B.29.9.1 See **Box 2.9**.

B.29.10 SA Objective 10 – Education

B.29.10.1 Primary School: Lingwood Primary Academy is located in the east of Lingwood village. Sites GNLPO296 and GNLPO379 are located within the target distance to this school. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLPO380, GNLPSL0006, GNLPO2071 and GNLPO277 are situated partially or wholly outside the target distance to this school. The proposed development at these four sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.29.10.2 Secondary School: The closest secondary school to Lingwood, Burlingham, Beighton and Strumpshaw is Acle Academy, located approximately 5km north east of the cluster. All sites in this cluster are situated outside the target distance to this school, and therefore, the

proposed development at these six sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.29.10.3 The proposed development at Sites GNLPO380, GNLPSL0006, GNLP2071 and GNLPO277 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.29.11 SA Objective 11 – Economy

B.29.11.1 **Primary Employment Location:** The closest primary employment location to the Lingwood, Burlingham, Beighton and Strumpshaw cluster is Acle Town Centre, located approximately 5km to the north east. This location would be expected to provide a range of employment opportunities for site end users. Sites GNLPO296, GNLPO379 and GNLPO380 are located within the target distance and therefore the proposed development at these three sites would be expected to have a minor positive impact on the local economy. Sites GNLPSL0006, GNLP2071 and GNLPO277 are situated outside the target distance, and therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to employment opportunities.

B.29.12 SA Objective 12 – Transport and Access to Services

B.29.12.1 **Bus Stop:** All sites in this cluster are located within the target distance to bus stops on Norwich Road and Post Office Road, providing regular services. The proposed development at these six sites would be likely to have a minor positive impact on site end users' access to bus services.

B.29.12.2 **Railway Station:** All sites in this cluster are located within the target distance to Lingwood Railway Station. The proposed development at these six sites would be expected to have a minor positive impact on site end users' access to rail services.

B.29.12.3 **Pedestrian Access:** Site GNLPO277 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLPO296, GNLPO379, GNLPO380, GNLPSL0006 and GNLP2071 currently have poor access to the surrounding footpath network. The proposed development at these five sites could potentially have a minor negative impact on local accessibility.

B.29.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.29.12.5 Site GNLP0277 is located in close proximity to a bus stop and railway station and is well connected to the current road and footpath networks. Therefore, a major positive impact on travel and accessibility would be expected at this site.

B.29.13 SA Objective 13 – Historic Environment

B.29.13.1 **Grade I Listed Buildings:** Site GNLP0379 is located approximately 290m from the Grade I Listed Building ‘Church of St Peter’. This site is separated from this Listed Building by open fields and as such, the proposed development at this site could potentially alter the setting of this Listed Building. Therefore, a minor negative impact on the local historic environment would be expected.

B.29.13.2 **Grade II Listed Buildings:** Site GNLP0379 is located approximately 30m from the Grade II Listed Building ‘Thatched Cottage’, approximately 130m from ‘Manor Farm east barn and attached buildings to south east and south west’ and ‘Manor Farm west barn and attached buildings to south east and south west’. Sites GNLP0006, GNLP2071 and GNLP0277 are located within 160m from ‘Oaklands Farmhouse’. The proposed development at these four sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP0296 and GNLP0380 are separated from nearby Listed Buildings including ‘Oaklands Farmhouse’ and ‘Thatched Cottage’ by existing development, and therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.29.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

B.29.14.1 **Waste:** Site GNLP0296 is proposed for the development of approximately 110 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a minor negative impact on waste generation.

B.29.14.2 **Previously Developed Land:** Site GNLP0277 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLP0296, GNLP0379, GNLP0380, GNLPSL0006 and GNLP2071 comprise previously undeveloped land. The proposed development at these five sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.29.14.3 **ALC:** Sites GNLP0296, GNLP0379, GNLP0380, GNLPSL0006 and GNLP2071 are situated either wholly or partially on ALC Grade 2 land. Site GNLP0379 is also situated partially on ALC Grade 1 land. All sites are situated on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these five sites, due to the loss of this important natural resource.

B.29.15 **SA Objective 15 – Water**

B.29.15.1 **Water Quality:** All sites in this cluster are located over 200m from a watercourse and do not coincide with a groundwater SPZ. Therefore, the proposed development at these six sites would be expected to have a negligible impact on local water quality.

B.30 Loddon and Chedgrave

Loddon and Chedgrave cluster				
This cluster comprises seven sites surrounding the villages of Loddon and Chedgrave, located to the north east of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP0312	Land off Beccles Road	Residential	7.70	Up to 228
GNLP0313	Land to east of the High Street	Residential	1.62	Approx. 68
GNLP0372	Land off High Bungay Road	Residential & open space/ Scout Hut	3.14	Approx. 130
GNLP0463	Land off Langley Road	Residential & open space	3.07	70
GNLP0541	Hardley Road	Residential	0.55	5-8
GNLP2032	South of Beccles Road	Residential	0.54	13*
LOD3	Loddon Industrial Estate	Employment	1.83	-

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP0312	--	--	-	-	++	-	0	--	0	-	+	-	-	-	0
GNLP0313	-	-	-	-	+	++	0	-	0	++	+	-	-	-	-
GNLP0372	--	--	-	-	++	-	0	--	0	-	+	-	0	-	-
GNLP0463	-	-	-	-	+	++	0	--	0	--	+	-	-	-	0
GNLP0541	0	-	-	-	+	++	0	--	0	-	+	-	-	-	0
GNLP2032	-	--	-	-	+	++	0	--	0	-	+	-	-	-	-
LOD3	-	-	-	-	0	-	0	--	0	0	++	-	0	-	-

B.30.1 SA Objective 1 – Air Quality and Noise

B.30.1.1 Main Road: The A146 passes through the south and west of Loddon. Site GNLP0372 and the majority of Site LOD3 are located adjacent to this road. Therefore, the proposed development at these two sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A146 would be expected to have a minor negative impact on air quality and noise at these sites.

B.30.1.2 Air Pollution: Sites GNLP0313, GNLP2032 and GNLP0463 are proposed for the development of between ten and 99 dwellings. Site LOD3 is proposed for non-residential end use and comprises 1.83ha. Therefore, the proposed development at these four sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLP0312 and GNLP0372 are proposed for the development of 100 or more dwellings. The proposed development at these two sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected. The proposed development at Site GNLP0541 is for between five and eight dwellings; therefore, development at this site would be expected to have a negligible impact on local air pollution.

B.30.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.30.2.1 Carbon Emissions: Sites GNLP0312, GNLP0313, GNLP0372 and GNLP0463 are proposed for the development of between 66 and 662 dwellings. The proposed development at these four sites could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk's carbon emissions would be expected.

B.30.2.2 Fluvial Flooding: The east of Site GNLP2032 is located within Flood Zones 2 and 3a. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Sites GNLP0312, GNLP0313, GNLP0372, GNLP0463, GNLP0541 and LOD3 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these six sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.30.2.3 Surface Water Flooding: Small proportions in the west of Sites GNLP0312 and GNLP0372 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these

two sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The centre of Site GNLP0541 and the west of Site GNLP0463 coincide with areas determined to be at low and medium risk of surface water flooding. The majority of Site GNLP2032 and a small proportion of Site LOD3 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these four sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.30.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.30.3.1 Natura 2000: All sites in this cluster are located within 2km south west of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. Sites GNLP0312 and GNLP0541 are located approximately 900m from this designated site. A minor negative impact would be expected as a result of the proposed development at these seven sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.30.3.2 SSSI IRZ: This section of ‘The Broads’ SAC and ‘Broadlands’ SPA and Ramsar is also designated as ‘Hardley Flood’ SSSI. Site GNLP0541 is located within an IRZ which states that “*residential development of 10 or more houses outside existing settlements*” should be consulted on. Site GNLP0541 is proposed for between five and eight dwellings; therefore, a negligible impact on this SSSI would be expected. Sites GNLP0312, GNLP0313, GNLP0372, GNLP2032 and GNLP0463 are located within an IRZ which states that “*residential development of 50 or more houses outside existing settlements*” should be consulted on. Site GNLP2032 is proposed for fewer than 50 dwellings; therefore, a negligible impact on this SSSI would be expected. Site LOD3 is located within an IRZ which states that “*large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha*” should be consulted on. Sites GNLP0312, GNLP0313, GNLP0372 and GNLP0463 are located outside of existing settlements and proposed for the development of 50 dwellings or more. Site LOD3 is proposed for employment end use and comprises

1.83ha. Therefore, a minor negative impact on the features for which this SSSI has been designated would be expected at these five sites.

B.30.4 SA Objective 4 – Landscape

B.30.4.1 National Park: Sites GNLPO312, GNLPO313, GNLP2032, GNLPO463 and GNLPO541 are located 550m or less from The Broads National Park, and as such the proposed development at these five sites could potentially be visible from, and alter the setting of, this National Park. A minor negative impact would be expected.

B.30.4.2 Landscape Character: All sites in this cluster are located within the LCA ‘Chet Tributary Farmland’. Some key characteristics of this LCA include arable farmland, hedges, grazing lands and woodland associated with the River Chet. Sites GNLPO313 and GNLPO541 are situated within the existing settlements of Loddon and Chedgrave respectively. Sites GNLP2032 and LOD3 are located adjacent to the settlement of Loddon and do not coincide with these features. The proposed development at these four sites would be unlikely to be discordant with these key characteristics. Sites GNLPO312, GNLPO372 and GNLPO463 comprise arable farmland. Therefore, the proposed development at these three sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.30.4.3 Views from the PRow Network: Site GNLPO313 coincides with a PRow, and Sites GNLP2032, GNLPO541 and LOD3 are located adjacent to a PRow. Sites GNLPO312 and GNLPO372 are located within 300m of a PRow. The proposed development at these six sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.30.4.4 Views for Local Residents: As Sites GNLPO312, GNLPO313, GNLPO372, GNLP2032, GNLPO463 and GNLPO541 are located adjacent to the existing settlements of Loddon and Chedgrave, the proposed development at these six sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.30.4.5 Urbanisation of the Countryside: Sites GNLPO312, GNLPO313, GNLPO372, GNLPO463 and LOD3 comprise previously undeveloped land and are

located outside the existing settlements of Loddon and Chedgrave. Therefore, the proposed development at these five sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.30.5 SA Objective 5 - Housing

B.30.5.1 Net Gain: Sites GNLP0313, GNLP2032, GNLP0463 and GNLP0541 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these four sites. Sites GNLP0312 and GNLP0372 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these two sites would be expected to result in a major positive impact on housing provision. Site LOD3 is proposed for non-residential end use, and therefore, the proposed development at this site would not be anticipated to result in a net change in housing. Therefore, a negligible impact on housing provision would be expected at this site.

B.30.6 SA Objective 6 - Population and Communities

B.30.6.1 Local Services: The nearest local services to Loddon and Chedgrave are Loddon Post Office, Chet Stores and Coop. Sites GNLP0313, GNLP2032, GNLP0463 and GNLP0541 are located within the target distance to one or more of these services. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0312, GNLP0372 and LOD3 are located wholly or partially outside the target distance to one of these services. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

B.30.6.2 Local Landscape Designations: Loddon and Chedgrave contain several local landscape designations including The Swan Bowling Green, Leman Grove Allotments, Gunton Road Open Space, and Mallard Close play area. Sites GNLP0313, GNLP0372, GNLP2032, GNLP0463, GNLP0541 and LOD3 are located within 600m from one or more of these features. The proposed development at these six sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.30.6.3 As Sites GNLPO313, GNLPO2032, GNLPO463 and GNLPO541 are located within the target distance of local services and local landscape designations, the proposed development at these four sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.30.7 SA Objective 7 - Deprivation

B.30.7.1 See **Box 2.7**.

B.30.8 SA Objective 8 - Health

B.30.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRow network and public greenspaces, including playing fields, religious grounds and allotments. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.30.8.2 **Main Road:** Sites GNLPO372 and LOD3 are located within 200m of the A146. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLPO312, GNLPO313, GNLPO2032, GNLPO463 and GNLPO541 are located over 200m from a main road. The proposed development at these five sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.30.8.3 **AQMA:** All seven sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.30.8.4 **NHS Hospital:** The closest hospital with an A&E department to Loddon and Chedgrave is James Paget University Hospital, located approximately 15km north east of the cluster. The proposed development at the seven sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.30.8.5 **GP Surgery:** Chet Valley Medical Practice is located in the north west of Loddon. Site GNLPO313 is located within the target distance to this GP surgery. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLPO312, GNLPO372, GNLPO2032, GNLPO463, GNLPO541 and LOD3 are located outside the target distance to Chet Valley Medical Practice, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.30.8.6 **Leisure Centre:** The closest leisure facility to Loddon and Chedgrave is Riverside Leisure Centre, located approximately 15km north west of the cluster. All seven sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.30.8.7 As Sites GNLPO312, GNLPO372, GNLPO2032, GNLPO463, GNLPO541 and LOD3 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these six sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.30.9 **SA Objective 9 – Crime**

B.30.9.1 See **Box 2.9**.

B.30.10 **SA Objective 10 – Education**

B.30.10.1 **Primary School:** Loddon Junior School and Loddon Infant and Nursery School are located in the east of Loddon. Site GNLPO313 is located within the target distance to both schools. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLPO312, GNLPO372, GNLPO2032, GNLPO463 and GNLPO541 are situated partially or wholly outside the target distance to one or both of these schools. The proposed development at these five sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.30.10.2 **Secondary School:** Hobart High School is located in the centre of Loddon. Sites GNLPO312, GNLPO313, GNLPO372, GNLPO2032 and GNLPO541 are located within the target distance to this school, and therefore, the proposed development at these four sites would be likely to result in a

minor positive impact on site end users' access to secondary education. Site GNLP0463 is situated outside the target distance to this school, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to secondary education.

B.30.10.3 The proposed development at Site GNLP0463 would be expected to have a major negative impact on site end users' access to both primary and secondary education. The proposed development at Site GNLP0313 would be expected to have a major positive impact on site end users' access to both primary and secondary education.

B.30.11 SA Objective 11 – Economy

B.30.11.1 **Primary Employment Location:** Loddon Town Centre is located in close proximity to the Loddon and Chedgrave cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all six sites in this cluster would be expected to have a minor positive impact on the local economy.

B.30.11.2 **Employment Floorspace:** Site LOD3 is proposed for employment end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at this site.

B.30.12 SA Objective 12 – Transport and Access to Services

B.30.12.1 **Bus Stop:** Sites GNLP0313, GNLP0372, GNLP2032 and GNLP0541 are located within the target distance to bus stops on Beech Close, Gunton Road and Norwich Road, providing regular services. The proposed development at these four sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0312, GNLP0463 and LOD3 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.

B.30.12.2 **Railway Station:** The closest railway station to Loddon and Chedgrave is Haddiscoe Railway Station, located approximately 9.4km to the east of the cluster. Therefore, the proposed development at all seven sites in this

cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.30.12.3 Pedestrian Access: Sites GNLP0312, GNLP0313, GNLP2032, GNLP0541 and LOD3 are well connected to the existing footpath network. The proposed development at these five sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0372 and GNLP0463 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.30.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.30.13 SA Objective 13 – Historic Environment

B.30.13.1 Grade I Listed Buildings: Site GNLP0541 is located approximately 60m from the Grade I Listed Building 'Church of All Saints'. Site GNLP0313 is located approximately 120m from 'Church of Holy Trinity'. The proposed development at these two sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.30.13.2 Grade II* Listed Buildings: Site GNLP0313 is located approximately 80m from the Grade II* Listed Building 'Loddon House'. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP2032, GNLP0312 and GNLP0372 are located within 500m of this Listed Building, but are separated from the Listed Building by existing development. Therefore, the proposed development at these three sites would be expected to have a negligible impact on the setting of this Listed Building.

B.30.13.3 Grade II Listed Buildings: Site GNLP0313 is located adjacent to several Grade II Listed Buildings along the High Street and Beccles Road including '9-13, High Street', 'Stables east of Number 15 (The Angel Public House)' and 'Farthing Green House (Council Offices)'. Site GNLP0312 is located approximately 70m from '5, Norton Road' and approximately 350m from

‘Hall Green Farmhouse’ and ‘Barn immediately west of Hall Green Farmhouse’. Site GNLP2032 is located approximately 50m from ‘Davy Terrace’ and several Listed Buildings along Beccles Road. The proposed development at these three sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP0372, GNLP0463, GNLP0541 and LOD3 are separated from nearby Grade II Listed Buildings by existing development and/or trees, and therefore, the proposed development at these four sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.30.13.4 **Conservation Area:** Site GNLP0313 is located wholly within Loddon Conservation Area. A small proportion of Site GNLP2032 coincides with this Conservation Area, and Site GNLP0312 is located approximately 50m from this Conservation Area. A proportion of Site GNLP0541 coincides with Chedgrave Conservation Area. Therefore, the proposed development at these four sites would be likely to alter the setting of these Conservation Areas, and as such have a minor negative impact on the local historic environment.

B.30.13.5 **Registered Park and Garden:** Site GNLP0463 is located adjacent to ‘Langley Park’ RPG. The proposed development at this site could potentially alter the character and setting of this RPG and therefore, a minor negative impact on the local historic environment would be expected.

B.30.14 **SA Objective 14 - Natural Resources, Waste & Contaminated Land**

B.30.14.1 **Waste:** Sites GNLP0312, GNLP0313, GNLP0372 and GNLP0463 are proposed for the development of between 62 and 620 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at these four sites could potentially result in a minor negative impact on waste generation.

B.30.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these seven sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative

impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.30.14.3 **ALC:** Sites GNLP0312, GNLP0313, GNLP0372, GNLP2032, GNLP0463 and LOD3 are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these six sites, due to the loss of this important natural resource. Site GNLP0541 is situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected as development at this site would be likely to help prevent the loss of BMV land across the Plan area.

B.30.15 **SA Objective 15 – Water**

B.30.15.1 **Watercourse:** Site GNLP2032 is located adjacent to a minor watercourse. Site LOD3, the majority of Site GNLP0313 and a proportion of Sites GNLP0312 and GNLP0372 are located within 200m of this watercourse. The proposed development at these five sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.31 Long Stratton (including part of Tharston)

Long Stratton (including part of Tharston) cluster				
This cluster comprises three sites surrounding the town of Long Stratton, located to the centre of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO201	Land next to Tharston Industrial Estate, Chequers Lane	Residential & industrial	3.90	97*
GNLPO509	Land at St Mar's Road	Residential & open space	3.60	60-100
GNLPO3033	South of Swan Lane	Residential & care home (40 beds)	5.28	80

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO201	-	-	-	-	+	-	0	-	0	++	++	-	-	-	0
GNLPO509	--	-	0	-	+	-	0	-	0	-	+	-	0	-	0
GNLPO3033	-	--	-	-	+	-	0	-	0	++	++	-	-	-	-

B.31.1 SA Objective 1 – Air Quality and Noise

B.31.1.1 Air Pollution: Sites GNLPO3033 and GNLPO201 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Site GNLPO509 is proposed for the development of between 60 and 100 dwellings. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.31.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.31.2.1 Carbon Emissions: Sites GNLPO3033, GNLPO201 and GNLPO509 are proposed for the development of between 66 and 662 dwellings. The

proposed development at these three sites could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk's carbon emissions would be expected.

B.31.2.2 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.31.2.3 **Surface Water Flooding:** The centre of Site GNLP3033 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.31.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.31.3.1 **Natura 2000:** Sites GNLP3033 and GNLP0201 are located within 5km south of a section of 'Norfolk Valley Fens' SAC. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development related threats and pressures on this European designated site.

B.31.4 **SA Objective 4 – Landscape**

B.31.4.1 **Landscape Character:** Site GNLP3033 and the majority of Site GNLP0201 is located within the LCA 'Tas Tributary Farmland'. Some key characteristics of this LCA include large, open arable fields, blocks of woodland and open views. Site GNLP0509, and A proportion of Site GNLP0201, are located within the LCA 'Great Moulton Plateau Farmland'. Some key characteristics of this LCA include extensive arable farmland, blocks of woodland, with sparse settlements. All sites in this cluster comprise arable farmland. Therefore, the proposed development at these three sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.31.4.2 **Views from the PRoW Network:** Site GNLP3033 coincides with a PRoW. Site GNLP0201 is located adjacent to a PRoW. Site GNLP0509 is located

approximately 150m from a PRow. The proposed development at these three sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.31.4.3 Views for Local Residents: All sites in this cluster are located adjacent to the existing settlement of Long Stratton. Therefore, the proposed development at these three sites would be likely to alter views experienced by local residents of nearby dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.31.4.4 Urbanisation of the Countryside: All sites in this cluster comprise large areas of previously undeveloped land and are located outside the existing settlement of Long Stratton. Therefore, the proposed development at these three sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.31.5 SA Objective 5 – Housing

B.31.5.1 Net Gain: Sites GNLP3033 and GNLP0201 are proposed for residential development of 99 dwellings or less, and Site GNLP0509 is proposed for residential development of between 60 and 100 dwellings. As such, Sites GNLP3033, GNLP0201 and GNLP0509 would be likely to result in a gain of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these three sites.

B.31.6 SA Objective 6 – Population and Communities

B.31.6.1 Local Services: Long Stratton contain a Post Office, Coop and One Stop Stores. All sites in this cluster are located outside the target distance to these services. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

B.31.6.2 Local Landscape Designations: Sites GNLP3033 and GNLP0201 are located within 600m from open space on Jermyn Way. Site GNLP0509 is located within 600m from Land at Rectory Close Open Space and natural and semi-natural greenspace in Long Stratton. The proposed development at these three sites would be likely to provide site end users with good

access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.31.7 SA Objective 7 – Deprivation

B.31.7.1 See **Box 2.7**.

B.31.8 SA Objective 8 – Health

B.31.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRow network and public greenspaces, including a playing field and sports facilities. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.31.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at all three sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.31.8.3 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.31.8.4 **NHS Hospital:** The closest hospital with an A&E department to Long Stratton and Tharston is Norfolk and Norwich University Hospital, located approximately 15km north of the cluster. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.31.8.5 **GP Surgery:** Swan Lane Surgery is located in the north of Long Stratton. Sites GNLP3033 and GNLP0201 are located within the target distance to this GP surgery. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Site GNLP0509 is located outside the target distance to Swan Lane Surgery, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.31.8.6 **Leisure Centre:** Long Stratton Leisure Centre is located in the north of Long Stratton. All three sites in this cluster are located within the target distance to this leisure facility, and therefore, a minor positive impact on the health and wellbeing of site end users would be expected.

B.31.9 **SA Objective 9 – Crime**

B.31.9.1 See **Box 2.9**.

B.31.10 **SA Objective 10 – Education**

B.31.10.1 **Primary School:** St Mary’s C of E Junior School and Manor Field Infant and Nursery School are located within Long Stratton. Sites GNLP3033 and GNLP0201 are located within the target distance to both schools. The proposed development at these two sites would be likely to result in a minor positive impact on site end users’ access to primary education. Site GNLP0509 is situated wholly outside the target distance to St Mary’s C of E Junior School. The proposed development at this site could potentially result in a minor negative impact on site end users’ access to education for all primary ages.

B.31.10.2 **Secondary School:** Long Stratton High School is located in the north of Long Stratton. All sites in this cluster are located within the target distance to this school, and therefore, the proposed development at these three sites would be likely to result in a minor positive impact on site end users’ access to secondary education.

B.31.10.3 The proposed development at Sites GNLP3033 and GNLP0201 would be expected to have a major positive impact on site end users’ access to both primary and secondary education.

B.31.11 **SA Objective 11 – Economy**

B.31.11.1 **Primary Employment Location:** Tharston Industrial Estate is located 800m or less from the Long Stratton and Tharston cluster. Long Stratton Town Centre is also located in close proximity. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP3033, GNLP0201 and GNLP0509 would be expected to have a minor positive impact on the local economy.

B.31.11.2 **Employment Floorspace:** Sites GNLP3033 and GNLP0201 are proposed for mixed uses including a care home and industrial development. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these two sites.

B.31.12 SA Objective 12 – Transport and Access to Services

B.31.12.1 **Bus Stop:** All sites in this cluster are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.

B.31.12.2 **Railway Station:** The closest railway station to Long Stratton and Tharston is Spooner Row Railway Station, located approximately 11.4km to the north west of the cluster. Therefore, the proposed development at all three sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.31.12.3 **Pedestrian Access:** All sites in this cluster are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot.

B.31.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.31.13 SA Objective 13 – Historic Environment

B.31.13.1 **Grade II Listed Buildings:** Site GNLP3033 is located approximately 100m from the Grade II Listed Building 'Spreadingoak Farmhouse' and approximately 200m from 'Hill Farmhouse'. Site GNLP0201 is located approximately 150m from 'Chequer's Farmhouse and approximately 130m from 'Poplar Farmhouse' and 'Barn immediately south of Poplar Farmhouse'. The proposed development at these two sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLP0509 is located approximately 180m from 'The Deals' and within 300m from several Listed Buildings along Ipswich Road, but is separated from these Listed Buildings by existing development.

Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of these Listed Buildings.

B.31.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.31.14.1 Waste: Sites GNLP3033, GNLP0201 and GNLP0509 are proposed for the development of between 62 and 620 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at these three sites could potentially result in a minor negative impact on waste generation.

B.31.14.2 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.31.14.3 ALC: All sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these three sites, due to the loss of this important natural resource.

B.31.15 SA Objective 15 – Water

B.31.15.1 Watercourse: Site GNLP3033 is located adjacent to a minor watercourse, and approximately half of the site is located within 200m of this watercourse. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.32 Marsham

Marsham cluster				
This cluster comprises three sites surrounding the village of Marsham, located to the north of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP0229	Land north, east, west and south of Marsham	Residential & open space/retail/commercial/school expansion	63.86	Approx. 1,000
GNLP2143	South of Le Neve Road	Residential & cemetery	1.98	30
GNLP3035	Fengate Farm	Residential	3.07	35

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP0229	--	--	-	-	++	-	0	--	0	-	+/-	-	--	--	-
GNLP2143	-	+	-	-	+	-	0	--	0	-	+	-	--	-	0
GNLP3035	-	-	-	-	+	-	0	--	0	-	+	-	-	+	-

B.32.1 SA Objective 1 – Air Quality and Noise

B.32.1.1 Main Road: The majority of Site GNLP3035 and A proportion of Sites GNLP0229 and GNLP2143 are located within 200m of the A140. Therefore, the proposed development at these three sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A140 would be expected to have a minor negative impact on air quality and noise at these sites.

B.32.1.2 Air Pollution: Sites GNLP2143 and GNLP3035 are proposed for the development of between ten and 99 dwellings per site. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Site GNLP0229 is proposed for the development of approximately 1,000 dwellings. The

proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected at this site.

B.32.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.32.2.1 Carbon Emissions: Site GNLP0229 is proposed for the development of approximately 1,000 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland’s total, by more than 1%. Therefore, a major negative impact would be expected.

B.32.2.2 Fluvial Flooding: A small proportion of Site GNLP0229 is located within Flood Zones 2 and 3a. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected at this site. Sites GNLP2143 and GNLP3035 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these two sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.32.2.3 Surface Water Flooding: Parts of Site GNLP0229 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. Site GNLP3035 coincides with small areas determined to be at low and medium risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.32.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.32.3.1 Natura 2000: ‘Norfolk Valley Fens’ SAC is located approximately 2.3km north east of the Marsham cluster. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on this European designated site.

B.32.3.2 SSSI IRZ: This section of 'Norfolk Valley Fens' SAC is also designated as 'Buxton Heath' SSSI. 'Cawston and Marsham Heaths' SSSI is also located approximately 1.7km west of the Marsham cluster. All three sites are located within an IRZ which states that "*residential development of 50 or more houses outside existing settlements*" should be consulted on. Sites GNLP2143 and GNLP3035 are proposed for 30 and 35 dwellings respectively; therefore, a negligible impact on these SSSIs would be expected. Site GNLP0229 is proposed for approximately 1,000 dwellings; therefore, a minor negative impact on the features for which these SSSIs have been designated would be expected.

B.32.3.3 Priority Habitat: The eastern section of Site GNLP0229 coincides with deciduous woodland priority habitat. The proposed development at this site would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.32.4 SA Objective 4 – Landscape

B.32.4.1 Landscape Character: All three sites in this cluster are located within the LCA 'Marsham and Hainford Wooded Estate Land'. Some key characteristics of this LCA include pockets of pasture and grassland, and the landscape setting of historic buildings and villages. Site GNLP0229 comprises a large area of previously undeveloped land, and as such the proposed development at this site would be expected to result in a significant loss of the arable landscape and pockets of pasture, and alter the setting of historic buildings within Marsham. Therefore, a minor negative impact would be expected at this site. Site GNLP2143 comprises previously developed land, and the proposed development at Site GNLP2143 would not be expected to result in the significant loss of pastureland. As such, development at these two sites would not be expected to be discordant with these key features. Therefore, a negligible impact on the local landscape character would be expected.

B.32.4.2 Views from the PRow Network: Sites GNLP0229 and GNLP2143 coincide with, and are adjacent to, several PRow. The proposed development at these two sites could potentially alter the views experienced by users of this PRow; therefore, a minor negative impact on the local landscape would be expected.

B.32.4.3 Views for Local Residents: Sites GNLP0229, GNLP2143 and GNLP3035 are located adjacent to the existing settlement of Marsham, and therefore, the proposed development at these three sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.32.4.4 Urbanisation of the Countryside: Sites GNLP0229 and GNLP2143 are located outside the existing settlement of Marsham. Therefore, the proposed development at these two sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected for these sites.

B.32.4.5 Coalescence: Site GNLP0229 surrounds the villages of Marsham and Fengate. The proposed development at this site could potentially increase the risk of coalescence between these two settlements; therefore, a minor negative impact on the local landscape would be expected.

B.32.5 SA Objective 5 – Housing

B.32.5.1 Net Gain: Sites GNLP2143 and GNLP3035 are proposed for the development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these two sites. Site GNLP0229 is proposed for the development of approximately 1,000 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

B.32.6 SA Objective 6 – Population and Communities

B.32.6.1 Local Services: The nearest convenience store to Marsham is Tesco in Aylsham, located approximately 2.4km north of the cluster. All sites are located outside the target distance to this shop. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

B.32.6.2 Local Landscape Designations: Sites GNLP2143 and GNLP3035 are located within 600m of Marsham Play Area and Marsham Allotments. The proposed development at these two sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.32.7 SA Objective 7 – Deprivation

B.32.7.1 See **Box 2.7**.

B.32.8 SA Objective 8 – Health

B.32.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRow network and public greenspaces, including play space and religious grounds. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.32.8.2 **Main Road:** All three sites are located within 200m of the A140. The proposed development at these three sites could potentially expose some site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.

B.32.8.3 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.32.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Marsham is Norfolk and Norwich University Hospital, located approximately 17km south of the cluster. The closest GP surgery is The Market Surgery, located approximately 2.4km north of the cluster. The proposed development at all three sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.32.8.5 **Leisure Centre:** The closest leisure centre to Marsham is Victory Swim and Fitness Centre, located approximately 10km north east of the cluster. All three sites are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.32.8.6 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these three sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.32.9 SA Objective 9 – Crime

B.32.9.1 See **Box 2.9**.

B.32.10 SA Objective 10 – Education

B.32.10.1 **Primary School:** Marsham Primary School is located in the centre of Marsham village. All sites are located within the target distance to this school. The proposed development at these three sites would be likely to result in a minor positive impact on site end users' access to primary education.

B.32.10.2 **Secondary School:** The closest secondary school to Marsham is Aylsham High School, located approximately 3km north of the cluster. All sites in this cluster are situated outside the target distance to this school, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.32.11 SA Objective 11 – Economy

B.32.11.1 **Employment Floorspace:** Site GNLPO229 currently coincides with 'Jack Sayers Products Ltd' and 'Floaters Boats' small businesses. The proposed development at Site GNLPO229 could potentially result in the loss of these businesses, and consequently the employment opportunities they may provide. This site is proposed for mixed use development including retail and commercial; however, it is uncertain at this stage whether development proposed at Site GNLPO229 would result in a net change in employment floorspace.

B.32.11.2 **Primary Employment Location:** Aylsham Town Centre is located approximately 3km north of the cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at these three sites would be expected to have a minor positive impact on the local economy.

B.32.12 SA Objective 12 – Transport and Access to Services

B.32.12.1 **Bus Stop:** Sites GNLPO3035 is located approximately 290m from a bus stop on Norwich Road, providing regular services. The proposed development at this site could potentially have a minor positive impact on the access of site end users to bus services. Sites GNLPO229 and GNLPO2143 are not located wholly within the target distance to this bus stop. Therefore, the

proposed development at these two sites could potentially have a minor negative impact on the access of site end users to bus services.

B.32.12.2 **Railway Station:** The closest station to Marsham is Worstead Railway Station, located approximately 10km to the east of the cluster. Therefore, the proposed development at all three sites in this cluster could potentially have a minor negative impact on site end users' access to rail services.

B.32.12.3 **Pedestrian Access:** Sites GNLP0229, GNLP2143 and GNLP3035 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot.

B.32.12.4 **Road Network:** Site GNLP2143 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites GNLP0229 and GNLP3035 are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.32.13 **SA Objective 13 - Historic Environment**

B.32.13.1 **Grade I Listed Buildings:** Sites GNLP2143 and Site GNLP0229 are located adjacent to the Grade I Listed Building 'Church of All Saints'. The proposed development at these two sites could potentially have a major negative impact on the setting of this Listed Building.

B.32.13.2 **Grade II Listed Buildings:** Site GNLP0229 coincides with the Grade II Listed Building 'Grove Farm House'. The proposed development at this site could potentially have a direct adverse impact on this Listed Building and therefore, a major negative impact on the local historic environment. Site GNLP0229 is also located adjacent to 'Colenso Cottage' and within close proximity to 'Village Hall', 'K6 Telephone Kiosk next to the Village Hall', 'The Willows', 'Marsham Hall', 'The Old Rectory' and 'Bolwick Hall'. Site GNLP2143 is located approximately 50m from 'The Old Rectory' and 130m from 'Colenso Cottage'. Site GNLP3035 is located within 50m from 'Village Hall', 'K6 Telephone Kiosk next to the Village Hall' and 'The Willows', 130m from 'Grove Farm House', and 290m from 'Bolwick Hall' and its associated Listed Buildings. The proposed development at all three

sites would be expected to have a minor negative impact on the setting of these Listed Buildings.

B.32.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.32.14.1 Waste: Site GNLP0229 is proposed for the development of approximately 1,000 dwellings, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a major negative impact on waste generation.

B.32.14.2 Previously Developed Land: Site GNLP3035 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLP2143 and GNLP0229 comprise previously undeveloped land. The proposed development at Site GNLP2143 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP2143 comprises 64ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of more than 20ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.32.14.3 ALC: Sites GNLP0229 and GNLP2143 are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource.

B.32.15 SA Objective 15 – Water

B.32.15.1 Watercourse: A proportion of Sites GNLP0229 and GNLP3035 are located within 200m of The Mermaid river. The proposed development at these two sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.33 Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton

Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton cluster

This cluster comprises two sites in the villages of Bracon Ash and Swardeston, located to the north of South Norfolk District.

HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
BRA1	Land east of Norwich Road, Bracon Ash	Residential	1.02	20
SWA1	Land east of Main Road, Swardeston	Residential	2.69	30

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
BRA1	-	-	-	-	+	-	0	--	0	--	+	-	-	-	-
SWA1	-	--	-	-	+	-	0	--	0	--	+	-	-	-	-

B.33.1 SA Objective 1 – Air Quality and Noise

B.33.1.1 Air Pollution: Sites BRA1 and SWA1 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area.

B.33.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.33.2.1 Fluvial Flooding: Both sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.33.2.2 **Surface Water Flooding:** A small proportion in the north of Site SWA1 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The north east of Site BRA1 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.33.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.33.3.1 **Natura 2000:** Site BRA1 is located approximately 2.4km north of a section of ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development related threats and pressures on this European designated site.

B.33.3.2 **SSSI IRZ:** Site SWA1 is located approximately 3.8km south west of ‘Caistor St Edmund Chalk Pit’ SSSI and north west of ‘Shotesham Common’ SSSI. This site is located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures*” should be consulted on. Site SWA1 is situated outside the existing settlement of Swardeston and currently comprises green space/farmland. Therefore, the proposed development at this site would be expected to have a minor negative impact on the features for which these SSSIs have been designated.

B.33.4 **SA Objective 4 – Landscape**

B.33.4.1 **Landscape Character:** Site BRA1 is located within the LCA ‘Wymondham Settled Plateau Farmland’. Some key characteristics of this LCA include large scale open arable fields, large towns and villages, and long views. Site SWA1 is located within the LCA ‘Tas Tributary Farmland’. Some key characteristics of this LCA include large, open arable fields, blocks of woodland and open views. Site BRA1 comprises a small area situated

between existing development, and therefore, the proposed development at this site would not be expected to significantly alter countryside views. Site SWA1 comprises arable land. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.33.4.2 Views from the PRow Network: Sites BRA1 and SWA1 are located within 400m of a PRow. The proposed development at these two sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.33.4.3 Views for Local Residents: As both sites in this cluster are located adjacent to the existing settlements of Bracon Ash or Swardeston, the proposed development at these two sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.33.4.4 Urbanisation of the Countryside: Site SWA1 comprises previously undeveloped land and is located outside the existing settlement of Swardeston. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.33.5 SA Objective 5 – Housing

B.33.5.1 Net Gain: Sites BRA1 and SWA1 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these two sites.

B.33.6 SA Objective 6 – Population and Communities

B.33.6.1 Local Services: The nearest local services, Mulbarton Post Office and Coop, are both located in the centre of Mulbarton. Sites BRA1 and SWA1 are located outside the target distance to these services. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to local services.

B.33.6.2 Local Landscape Designations: There are several local landscape designations located in close proximity to this cluster, including Bracon Ash Recreation Ground in Bracon Ash, and Lakenham Hewitt Rugby and Football Club in Swardeston. Both sites in this cluster are located within 600m from one of these features. The proposed development at these two sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.33.7 SA Objective 7 – Deprivation

B.33.7.1 See **Box 2.7**.

B.33.8 SA Objective 8 – Health

B.33.8.1 Green Network: Both sites in this cluster are located within 600m of the PRoW network and public greenspaces, including play space, playing fields and allotments. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.33.8.2 Main Road: Both sites in this cluster are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.33.8.3 AQMA: Both sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.33.8.4 NHS Hospital/GP Surgery: The closest hospital with an A&E department to Sites BRA1 and SWA1 is Norfolk and Norwich University Hospital, located approximately 7km north of the cluster. The closest GP surgery is Mulbarton Surgery, located over 1.5km from Sites BRA1 and SWA1. The proposed development at the two sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, a minor negative impact would be expected.

B.33.8.5 **Leisure Centre:** The closest leisure facility to Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton is Long Stratton Leisure Centre, located approximately 7.2km south of the cluster. Both sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.33.8.6 As Sites BRA1 and SWA1 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these two sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.33.9 SA Objective 9 – Crime

B.33.9.1 See **Box 2.9**.

B.33.10 SA Objective 10 – Education

B.33.10.1 **Primary School:** Mulbarton Primary School is located in the centre of Mulbarton village. Sites BRA1 and SWA1 are situated outside the target distance to this school. The proposed development at these two sites could potentially result in a minor negative impact on site end users' access to primary education.

B.33.10.2 **Secondary School:** The closest secondary school to Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton is Hethersett Academy, located approximately 6.7km north west of the cluster. Both sites in this cluster are situated outside the target distance to this school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on site end users' access to secondary education

B.33.10.3 The proposed development at Sites BRA1 and SWA1 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.33.11 SA Objective 11 – Economy

B.33.11.1 **Primary Employment Location:** Lotus Cars is located approximately 4.5km east of the Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton cluster. White Lodge Business Estate is located in the south of Norwich city. These locations would be expected to provide a range of

employment opportunities for site end users. Both sites in this cluster are located within the target distance to one of these primary employment areas. Therefore, the proposed development at these two sites would be expected to have a minor positive impact on the local economy.

B.33.12 SA Objective 12 – Transport and Access to Services

B.33.12.1 Bus Stop: Site SWA1 is located within the target distance to bus stops on Main Road, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users' access to bus services. Site BRA1 is located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.33.12.2 Railway Station: The closest railway stations to Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton are Wymondham Railway Station, located approximately 8.7km to the west of the cluster, or Norwich Railway Station, located approximately 8.7km to the north east of the cluster. Therefore, the proposed development at both sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.33.12.3 Pedestrian Access: Sites BRA1 and SWA1 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.33.12.4 Road Network: Both sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.33.13 SA Objective 13 – Historic Environment

B.33.13.1 Grade I Listed Buildings: Site BRA1 is located approximately 380m from the Grade I Listed Building 'Church of St Nicholas'. This Listed Building is also identified as Heritage at Risk and is in 'poor' condition⁴. However, this

⁴Historic England (2017) Heritage At Risk. Church of St Nicholas, School Road, Bracon Ash – South Norfolk. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/15550> [Date Accessed: 18/09/19]

site and Listed Building are separated by existing development within Bracon Ash. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.33.13.2 **Grade II* Listed Buildings:** Site SWA1 is located approximately 420m from the Grade II* Listed Building 'Barn C.40m west of Gowthorpe Manor House'. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected. Site BRA1 is located approximately 360m from 'Mergate Hall', however, this site and Listed Building are separated by existing development in Bracon Ash. The proposed development at Site BRA1 would be expected to have a negligible impact on the setting of this Listed Building.

B.33.13.3 **Grade II Listed Buildings:** Site BRA1 is located approximately 20m from the Grade II Listed Building 'Thatch Cottage' and approximately 50m from 'Bracon Ash and Hethel War Memorial'. The proposed development at this site could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Site SWA1 is located approximately 180m from 'The Garden House'. However, this site is separated from this Listed Building by existing development in Swardeston. The proposed development at Site SWA1 would be expected to have a negligible impact on the setting of this Listed Building.

B.33.14 **SA Objective 14 - Natural Resources, Waste & Contaminated Land**

B.33.14.1 **Previously Developed Land:** Both sites in this cluster comprise previously undeveloped land. The proposed development at these two sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.33.14.2 **ALC:** Both sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource.

B.33.15 SA Objective 15 – Water

- B.33.15.1 **SPZ:** Both sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these two sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.34 Newton Flotman and Swainsthorpe

Newton Flotman and Swainsthorpe cluster				
This cluster comprises one site in the village of Newton Flotman, located to the centre of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
NEW1	Land off Alan Avenue, Newton Flotman	Residential	1.42	30

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
NEW1	-	+	-	-	+	-	0	-	0	-	-	-	0	-	-

B.34.1 SA Objective 1 – Air Quality and Noise

B.34.1.1 **Air Pollution:** Site NEW1 is proposed for the development of 30 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

B.34.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.34.2.1 **Fluvial Flooding:** Site NEW1 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at this site, as development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.34.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.34.3.1 **Natura 2000:** Site NEW1 is located approximately 2.5km north east of a section of ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development related threats and pressures on this European designated site.

B.34.4 SA Objective 4 – Landscape

B.34.4.1 Landscape Character: Site NEW1 is located within the LCA ‘Tas Tributary Farmland’. Some key characteristics of this LCA include large, open arable fields, blocks of woodland and open views. Site NEW1 comprises part of a large open arable field and as such would be likely to alter the open views to some extent. The proposed development at this site could potentially be discordant with these key characteristics, and therefore, have a minor negative impact on the local landscape character.

B.34.4.2 Views for Local Residents: As Site NEW1 is located adjacent to the existing settlement of Newton Flotman, the proposed development at this site would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.34.4.3 Urbanisation of the Countryside: Site NEW1 comprises previously undeveloped land and is located outside the existing settlement of Newton Flotman. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.34.5 SA Objective 5 – Housing

B.34.5.1 Net Gain: Site NEW1 is proposed for residential development of 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

B.34.6 SA Objective 6 – Population and Communities

B.34.6.1 Local Services: The nearest convenience store to Newton Flotman is Coop Mulbarton, located approximately 3km north of the cluster. Site NEW1 is located outside the target distance to this shop. The proposed development at this site would be likely to have a minor negative impact on the access of site end users to local services.

B.34.6.2 Local Landscape Designations: Site NEW1 is located within 600m from Grove Lane Allotments. The proposed development at this site would be likely to provide site end users with good access to this local feature, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.34.7 SA Objective 7 – Deprivation

B.34.7.1 See **Box 2.7**.

B.34.8 SA Objective 8 – Health

B.34.8.1 **Green Network:** Site NEW1 is located within 600m of the PRoW network and public greenspaces, including play space and religious grounds. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.34.8.2 **Main Road:** Site NEW1 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.34.8.3 **AQMA:** Site NEW1 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.34.8.4 **NHS Hospital:** The closest hospital with an A&E department to Newton Flotman and Swainsthorpe is Norfolk and Norwich University Hospital, located approximately 9.5km north of the cluster. The proposed development at Site NEW1 could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.34.8.5 **GP Surgery:** Newton Flotman Surgery is located in the centre of Newton Flotman. Site NEW1 is located within the target distance to this GP surgery. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to GP surgeries.

B.34.8.6 **Leisure Centre:** The closest leisure facility to Newton Flotman and Swainsthorpe is Long Stratton Leisure Centre, located approximately 5.5km south of the cluster. Site NEW1 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.34.9 SA Objective 9 – Crime

B.34.9.1 See **Box 2.9**.

B.34.10 SA Objective 10 – Education

B.34.10.1 **Primary School:** Newton Flotman C of E Voluntary Controlled Primary School is located in the north of Newton Flotman village. Site NEW1 is located within the target distance to this school. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education.

B.34.10.2 **Secondary School:** The closest secondary school to Newton Flotman and Swainsthorpe is Long Stratton High School, located approximately 5.8km north of the cluster. Site NEW1 is situated outside the target distance to this school, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to secondary education.

B.34.11 SA Objective 11 – Economy

B.34.11.1 **Primary Employment Location:** The closest primary employment location to the Newton Flotman and Swainsthorpe cluster is Long Stratton Town Centre, located approximately 6km to the south. This location would be expected to provide a range of employment opportunities for site end users. Site NEW1 is situated outside the target distance to this employment location, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to employment opportunities.

B.34.12 SA Objective 12 – Transport and Access to Services

B.34.12.1 **Bus Stop:** Site NEW1 is located within the target distance to a bus stop on Flordon Road, however, this bus stop provides a limited service. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.34.12.2 **Railway Station:** The closest railway stations to Newton Flotman and Swainsthorpe are Norwich Railway Station, located approximately 10km to the north of the cluster, and Wymondham Railway Station, located approximately 10km to the west. Therefore, the proposed development at Site NEW1 would be likely to have a minor negative impact on site end users' access to rail services.

B.34.12.3 Pedestrian Access: Site NEW1 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot.

B.34.12.4 Road Network: Site NEW1 is well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.34.13 SA Objective 13 – Historic Environment

B.34.13.1 Grade II Listed Buildings: Site NEW1 is located approximately 415m from the Grade II Listed Building 'Maids Head Public House'. This site and Listed Building are separated by existing development, and therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.34.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.34.14.1 Previously Developed Land: Site NEW1 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.34.14.2 ALC: Site NEW1 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.34.15 SA Objective 15 – Water

B.34.15.1 SPZ: Site NEW1 coincides with the catchment (Zone III) of a groundwater SPZ. The proposed development at this site could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.35 Norwich

Norwich cluster				
This cluster comprises 23 sites within and surrounding Norwich City Centre, located within Norwich District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO068	Land adjacent River Wensum, east of Duke Street	Residential-led mixed use	0.12	5*
GNLPO133-B	UEA, University Drive West (Earlham Hall)	Existing undeveloped part of Earlham Hall allocation to be carried forward	1.38	-
GNLPO133-C	UEA, Cow Drive North (Blackdale Building)	Existing undeveloped part of Blackdale to be carried forward	0.89	-
GNLPO133-D	UEA, Land south of Suffolk Walk	Existing undeveloped allocation to be carried forward	2.74	-
GNLPO133-E	UEA, Land at Strawberry Field	University related development	1.60	-
GNLPO282	Constitution Motors Ltd, 141-143 Constitution Hill	Residential	0.27	11*
GNLPO360	May Gurney and Deal Ground Site	Residential & mixed (employment/ retail/ education/ greenspace)	21.90	876*
GNLPO377	Land east of King Street (King Street Stores and Sports Hall Site)	Residential & sports facility	0.33	40-50
GNLPO381	Norwich Airport Park and Ride	Small scale retail/ hotel/ business/ offices	3.40	-
GNLPO401	Land adjacent River Wensum (former EEB site) Duke Street	Residential & mixed (potentially student accommodation/retail/city centre use)	0.83	Approx. 400
GNLPO409R	Whitefriars/Barrack Street	Residential & retail	1.54	69*
GNLPO451	Sentinel House, 37-45 Surrey Street	Town centre use or residential mixed	1.01	40*
GNLPO506	Anglia Square	Mixed (residential/ retail/ car park/ community/ leisure)	4.63	1,500
GNLPO570	Former Church, Heatsease Lane	Residential	2.44	97*
GNLPO2062	Prospect House, Rouen Road	Residential & mixed (retail/ commercial/ office)	1.02	40*
GNLPO2114	Muspole Street	Residential/mixed	0.44	17*
GNLPO2137	Land at Riverside	Mixed (residential/ office/ leisure/ recreational/ hotel/ retail)	11.68	464*

HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP2159	Ber Street/Mariners Lane	Residential	0.70	150
GNLP2163	Colegate Car Park	Residential	0.13	44
GNLP2164	West of Eastgate House	Residential	0.19	20-25
GNLP3050	Sainsbury Homebase Site, Hall Road Retail Park	Residential	2.28	91*
GNLP3053	Land at Carrow Works	Mixed use	19.91	1,200
GNLP3054	St Mary's Works and St Mary's House	Housing & employment	1.05	150

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO068	-	-	-	-	+	++	0	-	0	-	+	++	-	+	-
GNLPO133-B	-	+	-	0	0	++	0	-	0	0	++	-	--	-	-
GNLPO133-C	0	-	-	0	0	++	0	-	0	0	+	-	0	+	-
GNLPO133-D	-	-	-	-	0	++	0	-	0	0	+/-	-	-	-	-
GNLPO133-E	-	--	-	-	0	++	0	-	0	0	++	-	-	-	-
GNLPO282	-	+	-	0	+	++	0	-	0	++	--	-	0	+	-
GNLPO360	--	--	--	-	++	-	0	-	0	--	++	-	--	--	-
GNLPO377	-	-	-	-	+	++	0	-	0	++	+	++	-	+	-
GNLPO381	-	-	-	0	0	++	0	--	0	0	+/-	-	0	+	-
GNLPO401	--	--	-	-	++	++	0	-	0	++	++	++	-	-	-
GNLPO409R	-	--	-	-	+	++	0	-	0	++	++	++	--	-	-
GNLPO451	-	-	-	0	+	++	0	-	0	++	+/-	++	-	+	-
GNLPO506	--	--	-	0	++	++	0	-	0	++	+/-	++	-	--	-
GNLPO570	-	-	-	0	+	++	0	--	0	++	+	-	0	-	-
GNLPO2062	-	+	-	0	+	++	0	-	0	++	+/-	++	--	+	-
GNLPO2114	-	+	-	0	+	++	0	-	0	++	--	++	-	+	-
GNLPO2137	--	--	-	-	++	++	0	-	0	++	+	++	-	-	-
GNLPO2159	--	-	-	0	++	++	0	-	0	++	--	++	-	-	-
GNLPO2163	-	-	-	-	+	++	0	-	0	++	+	++	-	+	-
GNLPO2164	-	+	-	0	+	++	0	-	0	++	+	++	-	+	-
GNLPO3050	-	--	0	0	+	++	0	-	0	++	--	-	0	-	-
GNLPO3053	--	--	-	-	++	-	0	-	0	-	--	++	--	--	-
GNLPO3054	--	-	-	-	++	-	0	-	0	++	+/-	++	--	-	-

B.35.1 SA Objective 1 – Air Quality and Noise

B.35.1.1 **AQMA:** Sites GNLPO068, GNLPO377, GNLPO401, GNLPO409R, GNLPO451, GNLPO506, GNLPO2062, GNLPO2114, GNLPO2137, GNLPO2159, GNLPO2163 and GNLPO3054 wholly coincide with ‘Central Norwich’ AQMA. Sites GNLPO2164 and GNLPO3053 are located adjacent to this AQMA. The proposed development at these 14 sites would locate site end users in areas of existing poor air quality and therefore a minor negative impact on health and local air quality would be expected.

B.35.1.2 **Main Road:** Norwich contains a network of main roads. Sites GNLP0451, GNLP0409R, GNLP2137, GNLP3053 and GNLP3054 are located adjacent to the A147, and Site GNLP0506 is located adjacent to the A147 and A1402. Site GNLP0381 is located adjacent to the A140, Site GNLP0570 is located adjacent to the A1042, and Site GNLP2164 is located adjacent to the A1242. Sites GNLP2114 and GNLP2159, and the majority of Site GNLP2159, are located within 200m of the A147. Approximately half of Site GNLP3050 is located within 200m of the A146. Therefore, the proposed development at these twelve sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using these roads would be expected to have a minor negative impact on air quality and noise at these sites.

B.35.1.3 **Railway Line:** Sites GNLP0360 and GNLP3053 are located adjacent to a railway line, and a proportion of Sites GNLP2164 and GNLP2137 are located within 200m of this railway line. The proposed development at these four sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.35.1.4 **Air Pollution:** Sites GNLP0282, GNLP0377, GNLP0409R, GNLP0451, GNLP0570, GNLP2062, GNLP2114, GNLP2163, GNLP2164 and GNLP3050 are proposed for the development of between ten and 99 dwellings. Sites GNLP0381, GNLP0133-B, GNLP0133-D and GNLP0133-E are proposed for non-residential end use and comprise between one and 9ha. Therefore, the proposed development at these 14 sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLP0360, GNLP0401, GNLP0506, GNLP2137, GNLP2159, GNLP3053 and GNLP3054 are proposed for the development of 100 or more dwellings. The proposed development at these seven sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.35.2 **SA Objective 2 – Climate Change Mitigation and Adaptation**

B.35.2.1 **Carbon Emissions:** Sites GNLP0401, GNLP0409R, GNLP0570, GNLP2137, GNLP2159, GNLP3050 and GNLP3054 are proposed for the development of between 68 and 686 dwellings. The proposed development at these seven sites could potentially increase local carbon emissions, as a proportion of Norwich's total, by more than 0.1%. Therefore, a minor negative impact on Norwich's carbon emissions would be expected. Sites

GNLP0360, GNLP0506 and GNLP3053 are proposed for the development of 687 dwellings or more. The proposed development at these three sites could potentially increase local carbon emissions, as a proportion of Norwich's total, by more than 1%. Therefore, a major negative impact would be expected.

B.35.2.2 Fluvial Flooding: A large proportion of Site GNLP0360, and a small proportion of Site GNLP0133-E, are located within Flood Zones 2, 3a and 3b. The proposed development at these two sites could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Site GNLP0068, approximately half of Sites GNLP0401 and GNLP0409R, and a small proportion of Sites GNLP2163 and GNLP3054 are located within Flood Zone 2. The proposed development at these five sites could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a minor negative impact would be expected. Sites GNLP0282, GNLP0377, GNLP0381, GNLP0451, GNLP0506, GNLP0570, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2164, GNLP3050, GNLP0133-B, GNLP0133-C, GNLP0133-D and GNLP3053 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these 14 sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.35.2.3 Surface Water Flooding: Proportions of Sites GNLP0401, GNLP0409R, GNLP0506, GNLP2137, GNLP3050 and GNLP3053 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these six sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. Proportions of Sites GNLP0068, GNLP0381 and GNLP0133-C coincide with areas determined to be at low and medium risk of surface water flooding. Proportions of Sites GNLP0360, GNLP0377, GNLP0451, GNLP0133-D and GNLP3054 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these eight sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.35.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- B.35.3.1 **Natura 2000:** Sites GNLP0068, GNLP0282, GNLP0377, GNLP0381, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP0133-B, GNLP0133-C, GNLP0133-D, GNLP0133-E and GNLP3054 are located within 5km of the ‘River Wensum’ SAC. A minor negative impact would be expected as a result of the proposed development at these 19 sites, due to the increased risk of development related threats and pressures on this European designated site.
- B.35.3.2 **SSSI IRZ:** The ‘River Wensum’ SAC is also designated as an SSSI. ‘Sweetbriar Road Meadows, Norwich’, ‘Eaton Chalk Pit’, ‘Catton Grove Chalk Pit’ and ‘St James’ Pit’ SSSIs are also located in close proximity to this cluster. Sites GNLP0068, GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3053 and GNLP3054 are located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on. Sites GNLP0360, GNLP3050, GNLP0133-B, GNLP0133-C, GNLP0133-D and GNLP0133-E are located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features*” should be consulted on. Sites GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3053 and GNLP3054 are proposed for more than ten dwellings per site, and Sites GNLP0360, GNLP0133-B, GNLP0133-C, GNLP0133-D and GNLP0133-E are located outside or extend outside the existing urban area of Norwich. Therefore, the proposed development at these 18 sites would be expected to have a minor negative impact on the features for which these SSSIs has been designated.
- B.35.3.3 **LNR:** Site GNLP0360 is located adjacent to ‘Whitlingham’ LNR, and Site GNLP3053 is located approximately 280m from this LNR. Site GNLP0570 is located approximately 150m from ‘Mousehold Heath’ LNR. Site GNLP0133-B is located approximately 270m from ‘Earlham Park Woods’ LNR. The proposed development at these four sites could potentially have a minor negative impact on these LNRs due to increased development related threats and pressures.

B.35.3.4 CWS: The west of Site GNLPO360 coincides with ‘Carrow Abbey Marsh’ CWS. The proposed development at this site could potentially result in direct impacts on this CWS, and therefore, a major negative impact would be expected. Site GNLPO570 is located adjacent to ‘Mousehold Heath and Valley Drive’ CWS, and Site GNLPO133-E is located adjacent to ‘UEA Broad’ and ‘UEA Marsh’ CWSs. The proposed development at these two sites could potentially have a minor negative impact on these CWSs, due to increased development related threats and pressures.

B.35.3.5 Priority Habitat: Site GNLPO360 coincides with a large area of lowland fens priority habitat. A proportion of Site GNLPO133-B coincides with good quality semi-improved grassland priority habitat. A small proportion of Sites GNLPO360, GNLPO133-B, GNLPO133-C and GNLPO3053 coincide with deciduous woodland priority habitat. The proposed development at these four sites would be likely to result in the partial loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.35.4 SA Objective 4 – Landscape

B.35.4.1 National Park: Sites GNLPO068, GNLPO360, GNLPO377, GNLPO401, GNLPO409R, GNLPO2137 and GNLPO3053 are located adjacent to The Broads National Park. Site GNLPO2163 is located approximately 50m from the National Park, and Site GNLPO3054 is located approximately 130m from the National Park. The proposed development at these nine sites would be likely to be visible from, and potentially alter the setting of, this National Park. A minor negative impact would be expected. Sites GNLPO506, GNLPO2114, GNLPO2062, GNLPO451, GNLPO2159 and GNLPO2164 are located within 500m of The Broads National Park, however, these sites are situated amongst the existing built-up area of Norwich, and as such would be expected to have a negligible impact on the setting of National Park.

B.35.4.2 Country Park: Site GNLPO360 is located approximately 20m from Whitlingham Country Park. Site GNLPO3053 is located approximately 380m from this Country Park. The proposed development at these two sites could potentially be visible from, and alter the setting of, this Country Park. Therefore, a minor negative impact would be expected.

B.35.4.3 Landscape Character: All sites in this cluster are located within Norwich District, and have not been assessed for their landscape character.

B.35.4.4 Views from the PRow Network: Site GNLPO360 is located approximately 220m from a PRow. The proposed development at this site could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.35.4.5 Views for Local Residents: Site GNLPO360 is located in close proximity to the existing settlement of Trowse Newton. Sites GNLPO133-D and GNLPO133-E are located adjacent to residential dwellings in Norwich. The proposed development at these three sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.35.4.6 Urbanisation of the Countryside: The majority of Site GNLPO360 comprises previously undeveloped land and is located outside the existing settlement of Norwich. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.35.4.7 Coalescence: Site GNLPO360 is situated between Norwich City and the settlement of Trowse Newton. The proposed development at this site could potentially increase the risk of coalescence between these settlements; therefore, a minor negative impact on the local landscape would be expected.

B.35.5 SA Objective 5 – Housing

B.35.5.1 Net Gain: Sites GNLPO068, GNLPO282, GNLPO377, GNLPO409R, GNLPO451, GNLPO570, GNLPO2062, GNLPO2114, GNLPO2163, GNLPO2164 and GNLPO3050 are proposed for the development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these eleven sites. Sites GNLPO360, GNLPO401, GNLPO506, GNLPO2137, GNLPO2159, GNLPO3053 and GNLPO3054 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these seven sites would be expected to result in a major positive impact on housing provision. Sites GNLPO381, GNLPO133-B, GNLPO133-C, GNLPO133-D and GNLPO133-E are proposed for non-residential end uses, and therefore, the proposed development would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected at these five sites.

B.35.6 SA Objective 6 – Population and Communities

B.35.6.1 Local Services: There are numerous convenience stores located within Norwich, including Tesco Metro, Aldi, Sainsbury's and Spar, as well as several post offices. Sites GNLPO068, GNLPO282, GNLPO377, GNLPO381, GNLPO401, GNLPO409R, GNLPO451, GNLPO506, GNLPO570, GNLPO2062, GNLPO2114, GNLPO2137, GNLPO2159, GNLPO2163, GNLPO2164, GNLPO3050, GNLPO133-B, GNLPO133-C, GNLPO133-D and GNLPO133-E are located within the target distance to one or more of these local services. Therefore, the proposed development at these 20 sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLPO360, GNLPO3053 and GNLPO3054 are located partially outside the target distance to the nearest convenience stores. Therefore, the proposed development at these three sites could potentially have a minor negative impact on the access of some site end users to local services.

B.35.6.2 Local Landscape Designations: Norwich contains many local landscape designations including numerous open spaces, parks and green spaces. All sites in this cluster are located within 600m from several of these features. The proposed development at these 23 sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.35.6.3 As Sites GNLPO068, GNLPO282, GNLPO377, GNLPO381, GNLPO401, GNLPO409R, GNLPO451, GNLPO506, GNLPO570, GNLPO2062, GNLPO2114, GNLPO2137, GNLPO2159, GNLPO2163, GNLPO2164, GNLPO3050, GNLPO133-B, GNLPO133-C, GNLPO133-D and GNLPO133-E are located within the target distance of local services and local landscape designations, the proposed development at these 20 sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.35.7 SA Objective 7 – Deprivation

B.35.7.1 See **Box 2.7**.

B.35.8 SA Objective 8 – Health

B.35.8.1 Green Network: All sites in this cluster are located within 600m of public greenspaces, including playing fields, sports facilities, allotments, and religious grounds. Sites GNLPO282, GNLPO360 and GNLPO381 are also

located within 600m of the PRow network. Therefore, a minor positive impact would be expected at these 23 sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.35.8.2 Net Loss of Public Greenspace: Site GNLP0377 coincides with a public greenspace, comprising a sports facility. The proposed development at this site includes the re-provision of this sports facility. A small proportion of Site GNLP0133-B coincides with a public park or garden, however, the proposed development at this site would not be expected to have a significant impact on this greenspace. Therefore, the proposed development at these two sites would be expected to result in a negligible impact on greenspace provision. The majority of Site GNLP0570 coincides with a playing field. The proposed development at this site could potentially result in the total loss of this resource and therefore have a minor negative impact on the health and wellbeing of the local community.

B.35.8.3 Main Road: Sites GNLP0451, GNLP0409R, GNLP2137, GNLP3053 and GNLP3054 are located adjacent to the A147, and Site GNLP0506 is located adjacent to the A147 and A1402. Site GNLP0381 is located adjacent to the A140, Site GNLP0570 is located adjacent to the A1042, and Site GNLP2164 is located adjacent to the A1242. Sites GNLP2114 and GNLP2159, and the majority of Site GNLP2159, are located within 200m of the A147. Approximately half of Site GNLP3050 is located within 200m of the A146. The proposed development at these twelve sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0068, GNLP0282, GNLP0360, GNLP0377, GNLP0401, GNLP2062, GNLP2163, GNLP0133-B, GNLP0133-C, GNLP0133-D and GNLP0133-E are located over 200m from a main road. The proposed development at these eleven sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.35.8.4 AQMA: Sites GNLP0068, GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163 and GNLP3054 wholly coincide with 'Central Norwich' AQMA. Sites GNLP2164 and GNLP3053 are located adjacent to this AQMA. The proposed development at these 14 sites would locate site end users in areas of

existing poor air quality and therefore a minor negative impact on health and wellbeing would be expected. Sites GNLP0282, GNLP0360, GNLP0381, GNLP0570, GNLP3050, GNLP0133-B, GNLP0133-C, GNLP0133-D and GNLP0133-E are located over 200m from the nearest AQMA. Therefore, the proposed development at these nine sites would be expected to have a minor positive impact on the health and wellbeing of site end users.

B.35.8.5 NHS Hospital: The closest hospital with an A&E department to Norwich is Norfolk and Norwich University Hospital, located to the west of the cluster. Sites GNLP3050, GNLP0133-B, GNLP0133-C, GNLP0133-D and GNLP0133-E are located within 5km of this hospital. The proposed development at these five sites would be expected to provide site end users with good access to this essential health facility. Therefore, a minor positive impact would be expected. Sites GNLP0068, GNLP0282, GNLP0360, GNLP0377, GNLP0381, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP0570, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3053 and GNLP3054 are located over 5km away from this hospital. The proposed development at these 18 sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.35.8.6 GP Surgery: There are numerous GP surgeries located within Norwich, including Oak Street Medical Practice, Gurney Surgery, Lawson Road Health Centre, Lakenham Surgery, Lionwood Medical Centre, Norwich Practices Health Centre and UEA Medical Centre. Sites GNLP0068, GNLP0282, GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP3050, GNLP0133-B, GNLP0133-C, GNLP0133-D, GNLP0133-E and GNLP3054 are located within the target distance to one or more of these GP surgeries. The proposed development at these 18 sites would be expected to have a minor positive impact on the access of site end users to these GP surgeries. Sites GNLP0360, GNLP0381, GNLP0570, GNLP2164 and GNLP3053 are located outside the target distance to these GP surgeries, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.35.8.7 Leisure Centre: Riverside Leisure Centre is located in the south west of Norwich. Sites GNLP0068, GNLP0360, GNLP0377, GNLP0401, GNLP0451, GNLP2062, GNLP2137, GNLP2159, GNLP2163, GNLP2164 and GNLP3053 are located within the target distance to this leisure facility, and therefore,

a minor positive impact on the health and wellbeing of site end users would be expected at these eleven sites. Sites GNLP0282, GNLP0381, GNLP0409R, GNLP0506, GNLP0570, GNLP2114, GNLP3050, GNLP0133-B, GNLP0133-C, GNLP0133-D, GNLP0133-E and GNLP3054 are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected at these twelve sites.

B.35.8.8 As Sites GNLP0381 and GNLP0570 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these two sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.35.9 SA Objective 9 – Crime

B.35.9.1 See **Box 2.9**.

B.35.10 SA Objective 10 – Education

B.35.10.1 **Primary School:** There are several primary schools located within Norwich, including Magdalen Gates Primary School, St Clements Hill Primary Academy, Trowse Primary School, Charles Darwin Primary School, The Free School Norwich, Heartsease Primary School and Edith Cavell Academy and Nursery. Sites GNLP0282, GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP0570, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3050 and GNLP3054 are located within the target distance to one of these schools. The proposed development at these 15 sites would be expected to have a minor positive impact on site end users' access to primary education. Site GNLP0068 and a proportion of Sites GNLP0360 and GNLP3053 are located outside the target distance to these schools. Therefore, the proposed development at these three sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.35.10.2 **Secondary School:** There are several secondary schools located within Norwich, including Notre Dame High School, Sewell Park Academy, Jane Austen College, Open Academy and Hewett Academy. Sites GNLP0068, GNLP0282, GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP0570, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3050, GNLP3053 and GNLP3054 are located within the target distance to one of these schools. The proposed development at

these 17 sites would be expected to have a minor positive impact on site end users' access to secondary education. The majority of Site GNLP0360 is located outside the target distance to Notre Dame High School. Therefore, the proposed development at this site could potentially result in a minor negative impact on some site end users' access to secondary education.

- B.35.10.3 The proposed development at Sites GNLP0282, GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP0570, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3050 and GNLP3054 would be expected to have a major positive impact on site end users' access to both primary and secondary education.

B.35.11 SA Objective 11 – Economy

- B.35.11.1 **Primary Employment Location:** Norwich City Centre is located adjacent to the Norwich cluster. This location would be expected to provide a range of employment opportunities for site end users, including those associated with Norwich International Airport, Norfolk and Norwich University Hospital, and the University of East Anglia. Therefore, the proposed development at Sites GNLP0068, GNLP0133-C, GNLP0282, GNLP0360, GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP0570, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3050, GNLP3053 and GNLP3054 would be expected to have a minor positive impact on the local economy.

- B.35.11.2 **Employment Floorspace:** Sites GNLP0360, GNLP0401 and GNLP0409R are proposed for mixed use development including retail and office space. Sites GNLP0133-B and GNLP0133-E are proposed for an enterprise centre and education/research end uses associated with the University of East Anglia. The proposed development at these five sites would be likely to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected. Site GNLP0282 currently coincides with 'Constitution Motors Subaru'. Site GNLP2114 coincides with offices. Site GNLP2159 coincides with 'Norwich Harley-Davidson' and 'BMW Motorcycles'. Site GNLP3050 coincides with 'Homebase – Norwich Hall Road'. Site GNLP3053 coincides with employment space including 'Britvic Soft Drinks', 'Diamond Jubilee Fire Station' and 'Carrow Abbey'. The proposed residential development at these five sites would be likely to result in the loss of these businesses, and consequently the employment opportunities they may provide.

Therefore, a major negative impact would be expected following development at these sites. Site GNLP0381 currently coincides with a park and ride, and Sites GNLP0451, GNLP0506, GNLP2062 currently comprise offices and retail. Site GNLP0133-D is proposed as a reserve site for expansion of the University of East Anglia. Site GNLP3054 currently coincides with businesses including 'The Kokoronokai Centre for Oriental Arts', 'St Mary's Works' and 'Bucks Coins', and is proposed for mixed use development. Therefore, it is uncertain at this stage whether the proposed development at these six sites would result in a net change in employment floorspace.

B.35.12 SA Objective 12 - Transport and Access to Services

- B.35.12.1 Bus Stop:** Sites GNLP0068, GNLP0282, GNLP0377, GNLP0381, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP0570, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3050, GNLP0133-B, GNLP0133-C, GNLP0133-D, GNLP0133-E, GNLP3053 and GNLP3054 are located within the target distance to numerous bus stops within Norwich, providing regular services. The proposed development at these 22 sites would be likely to have a minor positive impact on site end users' access to bus services. The north of Site GNLP0360 is located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.
- B.35.12.2 Railway Station:** Sites GNLP0068, GNLP0360, GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3053 and GNLP3054 are located within the target distance to Norwich Railway Station. The proposed development at these 15 sites would be expected to have a minor positive impact on site end users' access to rail services. Sites GNLP0282, GNLP0381, GNLP0570, GNLP3050, GNLP0133-B, GNLP0133-C, GNLP0133-D and GNLP0133-E are located outside the target distance to Norwich Railway Station, and therefore, the proposed development at these eight sites could potentially have a minor negative impact on site end users' access to rail services.
- B.35.12.3 Pedestrian Access:** All sites in this cluster are well connected to the existing footpath network. The proposed development at these 23 sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot.

B.35.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.35.12.5 Sites GNLP0068, GNLP0377, GNLP0401, GNLP0409R, GNLP0451, GNLP0506, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP2164, GNLP3053 and GNLP3054 are located in close proximity to a bus stop and railway station and are well connected to the current road and footpath networks. Therefore, a major positive impact on travel and accessibility would be expected at these 14 sites.

B.35.13 SA Objective 13 - Historic Environment

B.35.13.1 Grade I Listed Buildings: Site GNLP3053 coincides with the Grade I Listed Building 'Carrow Abbey'. Site GNLP3054 is located adjacent to 'Church of St Martin at Oak' and 'Church of St Mary'. Site GNLP0409R is located adjacent to 'Former Church of St James' and 'St James' Works, Jarrold's Printing Works'. The proposed development at these three sites would be likely to alter the setting of these Listed Buildings, and therefore, a major negative impact on the local historic environment would be expected. Site GNLP0401 is located approximately 40m from 'Strangers Hall Museum' and 'St Gregory's Church', and approximately 60m from 'Church of St Lawrence'. Site GNLP2114 is located approximately 40m from 'Church of St George'. Site GNLP0133-B is located approximately 250m from 'Church of St Mary'. Site GNLP0360 is located approximately 40m from 'Church of St Andrew' and approximately 300m from 'Carrow Abbey'. The proposed development at these four sites could potentially have a minor negative impact on the setting of these Grade I Listed Buildings. Sites GNLP0068, GNLP0377, GNLP0451, GNLP0506, GNLP2062, GNLP2137, GNLP2159 and GNLP2163 are located within 150m from various Grade I Listed Buildings, however, these sites comprise and/or are surrounded by previously developed land, and as such would not be likely to be visible from these Listed Buildings. Therefore, the proposed development at these eight sites would be expected to have a negligible impact on the local historic environment.

B.35.13.2 Grade II* Listed Buildings: Site GNLP0133-B coincides with the Grade II* Listed Building 'Earlham Hall and attached outbuildings'. The proposed development at this site could potentially result in direct impacts on this Listed Building, and therefore, a major negative impact on the local historic

environment would be expected. Site GNLP0506 is located adjacent to '71, Botolph Street', and Site GNLP0133-D is located adjacent to 'Suffolk Terrace and adjoining walkway and stairs to rear, at the University of East Anglia'. Site GNLP0377 is located approximately 50m from '170 and 172, King Street' and '168, King Street'. Site GNLP0401 is located approximately 30m from '2, Charing Cross'. Site GNLP0133-E is located approximately 370m from 'Suffolk Terrace and adjoining walkway and stairs to rear, at the University of East Anglia'. The proposed development at these five sites could potentially have a minor negative impact on the setting of these Grade II* Listed Buildings. Sites GNLP0068, GNLP0409R, GNLP0451, GNLP2062, GNLP2114, GNLP2137, GNLP2159, GNLP2163, GNLP3053 and GNLP3054 are located within 200m from various Grade II* Listed Buildings, however, these sites comprise and/or are surrounded by previously developed land, and as such would not be likely to be visible from these Listed Buildings. Therefore, the proposed development at these ten sites would be expected to have a negligible impact on the local historic environment.

B.35.13.3

Grade II Listed Buildings: Site GNLP0360 coincides with the Grade II Listed Building 'Bottle Kiln at NGR TG24750748'. Site GNLP0409R coincides with '77 and 79, Barrack Street'. Site GNLP2062 coincides with 'Public Sculpture'. Site GNLP3053 coincides with 'Carrow House', 'Carrow Works Block 92' and 'Carrow Works Blocks 7, 7A, 8A and 8 attached metal canopy'. The proposed development at these four sites could potentially result in direct impacts on these Listed Buildings, and therefore, a major negative impact on the local historic environment would be expected. Site GNLP2114 is located adjacent to 'The Woolpack Public House' and approximately 15m from '1-9, Muspole Street'. Site GNLP2159 is located adjacent to 'Remains of the Church of St Bartholemew', approximately 20m from '103, Ber Street', 'Jolly Butchers' and '139, Ber Street', and approximately 30m from '101, Ber Street'. Site GNLP0133-B is located adjacent to 'Garden Walls adjoining the south east corner of Earlham Hall', and approximately 200m from 'Dovecote at Earlham Hall (TG 191 082)'. Site GNLP3054 is located approximately 10m from 'Folly House and Pineapple House'. Site GNLP0377 is located within 50m from three Grade II Listed Buildings along King Street. Site GNLP0401 is located approximately 30m from 'Bollard opposite number 2' and '4, Charing Cross'. Site GNLP0451 is located within 40m from '113, Queens Road', 'Phoenix House', 'Former Primitive Methodist Chapel' and 'Surrey House'. Site GNLP0506 is located approximately 50m from '2-12, Gildencroft' and several Grade II Listed Buildings along Augustine's Street. Site GNLP0133-

D is located approximately 70m from 'Library and attached stairs to grounds at the University of East Anglia'. The proposed development at these nine sites could potentially have a minor negative impact on the setting of these Grade II Listed Buildings. Sites GNLPO068, GNLP2163 and GNLP2164 are located within 100m from various Grade II Listed Buildings, however, these sites comprise and/or are surrounded by previously developed land, and as such would not be likely to be visible from these Listed Buildings. Therefore, the proposed development at these three sites would be expected to have a negligible impact on the local historic environment.

B.35.13.4 **Conservation Area:** Sites GNLPO068, GNLP0377, GNLP0401, GNLP0451, GNLP0506, GNLP2062, GNLP2114, GNLP2159, GNLP2163, GNLP3054 and the majority of Site GNLPO409R coincide with City Centre Conservation Area. Site GNLPO133-B is located wholly within Earlham Conservation Area. A proportion of Site GNLP3053 coincides with Bracondale Conservation Area. A small proportion of Site GNLP0360 coincides with Trowse Conservation Area, and part of this site is also located adjacent to Trowse with Newton Conservation Area. Site GNLP2137 is located adjacent to City Centre Conservation Area and St Matthews Conservation Area. Site GNLP2164 is located adjacent to Thorpe Ridge Conservation Area. Therefore, the proposed development at these 16 sites could potentially alter the setting of these Conservation Areas, and as such have a minor negative impact on the local historic environment.

B.35.13.5 **Scheduled Monument:** Site GNLPO409R coincides with 'City Walls and Towers' SM. Site GNLP3053 coincides with 'Carrow Priory (ruined portions)' SM. The proposed development at these two sites could potentially result in direct impacts on these SMs, and therefore, a major negative impact on the local historic environment would be expected. Site GNLPO401 is located adjacent to 'St Lawrence's Well, Lower Westwick Street'. The proposed development at this site could potentially alter the character and setting of this SM, and therefore, a minor negative impact on the local historic environment would be expected.

B.35.13.6 **Registered Park and Garden:** Site GNLP0360 is located approximately 60m from 'Crown Point' RPG. The proposed development at this site could potentially alter the character and setting of this RPG, and therefore, a minor negative impact on the local historic environment would be expected.

B.35.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

- B.35.14.1 Waste:** Sites GNLPO401, GNLPO409R, GNLPO570, GNLPO2137, GNLPO2159, GNLPO3050 and GNLPO3054 are proposed for the development of between 55 and 547 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Norwich. The proposed development at these seven sites could potentially result in a minor negative impact on waste generation. Sites GNLPO360, GNLPO506 and GNLPO3053 are proposed for the development of 548 dwellings or more, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in Norwich. The proposed development at these three sites could potentially result in a major negative impact on waste generation.
- B.35.14.2 Previously Developed Land:** Sites GNLPO068, GNLPO282, GNLPO377, GNLPO381, GNLPO401, GNLPO409R, GNLPO451, GNLPO506, GNLPO2062, GNLPO2114, GNLPO2137, GNLPO2159, GNLPO2163, GNLPO2164, GNLPO3050, GNLPO133-C, GNLPO3053 and GNLPO3054 comprise previously developed land. The proposed development at these 18 sites would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLPO360, GNLPO570, GNLPO133-B, GNLPO133-D and GNLPO133-E comprise previously undeveloped land. The proposed development at Sites GNLPO570, GNLPO133-B, GNLPO133-D and GNLPO133-E would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLPO360 comprises 21.9ha of previously undeveloped land. The area of the site allocated for residential development is uncertain at this stage, and therefore, the proposed development at this site could potentially have a major negative impact on natural resources due to the loss of more than 20ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.
- B.35.14.3 ALC:** The majority of Site GNLPO360 is situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. Site GNLPO570 and a proportion of Site GNLPO360 are situated on land which is classed as ‘urban’. Sites GNLPO133-B, GNLPO133-D and GNLPO133-E are situated on land which is classed as ‘non-agricultural’. A minor positive impact would therefore be expected as the proposed development at

these five sites would be likely to help prevent the loss of BMV land across the Plan area.

B.35.15 SA Objective 15 – Water

B.35.15.1 SPZ: Sites GNLP0360, GNLP0377, GNLP0451, GNLP2062, GNLP2137, GNLP2159 and GNLP3053 coincide with the inner zone (Zone I) of a groundwater SPZ. Sites GNLP0068, GNLP0401, GNLP0409R, GNLP0506, GNLP2114, GNLP2163, GNLP2164, GNLP3050 and GNLP3054 coincide with the outer zone (Zone II) of a groundwater SPZ. Sites GNLP0282, GNLP0381, GNLP0570, GNLP0133-B, GNLP0133-C, GNLP0133-D and GNLP0133-E coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these 23 sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.35.15.2 Watercourse: Sites GNLP0068, GNLP0377, GNLP0401, GNLP0409R, GNLP2137 and GNLP3053 are located adjacent to the River Wensum, and Site GNLP2163 is located wholly within 200m of this watercourse. Approximately half of Sites GNLP2114 and GNLP3054, and the majority of Site GNLP2137 are located within 200m of the River Wensum. Site GNLP0360 is located adjacent to the River Wensum and the River Yare, with the majority of the site located within 200m of these watercourses. A small proportion of Site GNLP0133-E is located within 200m of the River Yare. The proposed development at these eleven sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.36 Poringland, Framingham Earl and Framingham Pigot

Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross) cluster

This cluster comprises 21 sites surrounding the villages of Poringland, Upper Stoke, Arminghall and Framingham Earl, located to the north of South Norfolk District.

HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO131	Land East of French Church Farm, Caistor Lane	Residential	1.30	32*
GNLPO169	Land off Shotesham Road	Residential including care & open space & employment	18.35	250-320
GNLPO223	Land north of Heath Loke and west of The Street	Residential	9.23	230*
GNLPO280	Cherry Trees, Bungay Road	Residential	2.17	Approx. 40
GNLPO316	Land off Bungay Road	Residential	4.92	123*
GNLPO321	Land immediately adjacent to Octagon Farm and adjacent fields	Mixed use (residential, commercial & light industrial)	4.27	Approx. 60
GNLPO391A	East of Hall Road	Residential	1.25	Approx. 70
GNLPO391B	Burgate Lane	Residential	3.35	Approx. 70
GNLPO485	Land north of Caistor Lane	Residential & county park	36.59	Approx. 180
GNLPO491	Land south of Caistor Lane	Residential	9.75	243*
GNLPO494	Land south of Poringland Road	Residential & GI & open space	3.38	59*
GNLPO589A	Land North and South of Pigot Lane (north site)	Residential	5.43	135*
GNLPO589B	Land North and South of Pigot Lane (south site)	Residential	4.50	112*
GNLPO1032	Land Adjacent to and to the north of Octagon Farm	Mixed use (residential, commercial & business)	4.20	Approx. 100
GNLPO1047	pine Lodge School of Classical Equitation, Pine Loke	Mixed use	2.82	70*
GNLPO2093	South of Caistor Lane	Residential	5.53	150

HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP2094	North of Stoke Road	Residential	4.38	110
GNLP2111	South of Long Lane	Residential	2.89	50-60
GNLP2124R	Model Farm, The Ridings	Residential	5.70	80
GNLP2153	South of Burgate Lane	Residential	9.30	165
POR3	Ex-MOD site, Pine Loke, Poringland	Employment	4.33	-

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP0131	-	--	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP0169	--	--	0	-	++	-	0	--	0	--	++	-	-	-	-
GNLP0223	--	-	0	-	++	-	0	-	0	-	+	-	0	-	-
GNLP0280	-	+	0	-	+	+	0	--	0	--	+	-	-	-	-
GNLP0316	--	--	0	-	++	+	0	--	0	-	+	-	-	-	-
GNLP0321	-	--	0	-	+	-	0	--	0	-	++	-	-	-	-
GNLP0391A	-	-	-	-	+	-	0	--	0	-	+	-	-	-	-
GNLP0391B	-	-	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLP0485	--	--	-	-	++	-	0	--	0	-	+	-	-	--	-
GNLP0491	--	-	0	-	++	-	0	-	0	-	+	-	0	-	-
GNLP0494	-	--	0	-	+	-	0	--	0	-	+	-	0	-	-
GNLP0589A	--	--	-	-	++	++	0	-	0	-	+	-	0	-	-
GNLP0589B	--	-	-	-	++	++	0	-	0	-	+	-	0	-	-
GNLP1032	--	--	0	-	++	-	0	--	0	-	++	-	-	-	-
GNLP1047	-	-	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLP2093	--	-	0	-	++	-	0	-	0	-	+	-	0	-	-
GNLP2094	--	-	0	-	++	++	0	-	0	-	+	-	0	-	-
GNLP2111	-	+	0	-	+	-	0	--	0	--	+	-	-	-	-
GNLP2124R	-	-	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLP2153	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
POR3	-	+	0	-	0	-	0	-	0	0	++	-	0	-	-

B.36.1 SA Objective 1 – Air Quality and Noise

B.36.1.1 Air Pollution: Sites GNLPO280, GNLPO321, GNLPO391-A, GNLPO391-B, GNLPO131, GNLPO1047, GNLPO494, GNLPO2111 and GNLPO2124R are proposed for the development of between ten and 99 dwellings. Site POR3 is proposed for non-residential end use and comprises 4.33ha. Therefore, the proposed development at these ten sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO169, GNLPO223, GNLPO316, GNLPO2153, GNLPO589-A, GNLPO589-B, GNLPO1032, GNLPO485, GNLPO491, GNLPO2093 and GNLPO2094 are proposed for the development of 100 or more dwellings. The proposed development at these eleven sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.36.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.36.2.1 Carbon Emissions: Sites GNLPO169, GNLPO223, GNLPO316, GNLPO2153, GNLPO391-A, GNLPO391-B, GNLPO589-A, GNLPO589-B, GNLPO1032, GNLPO485, GNLPO491, GNLPO1047, GNLPO2093, GNLPO2094 and GNLPO2124R are proposed for the development of between 66 and 662 dwellings. The proposed development at these 15 sites could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk's carbon emissions would be expected.

B.36.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these 21 sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.36.2.3 Surface Water Flooding: A proportion of Sites GNLPO169, GNLPO316, GNLPO321, GNLPO589-A, GNLPO1032, GNLPO131, GNLPO485 and GNLPO494 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these eight sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. Small proportions of Sites GNLPO223 and GNLPO491 coincides with areas determined to be at low and medium risk of surface water flooding, and a small proportion of Site GNLPO391-A coincides with areas determined to be at low risk of surface water flooding.

The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.36.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.36.3.1 Natura 2000: Sites GNLPO391-A, GNLPO391-B, GNLPO589-A and GNLPO589-B are located within 5km south west of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these four sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.36.3.2 SSSI IRZ: ‘Caistor St Edmund’ SSSI is located approximately 800m north west of Site GNLPO485. Part of this site is located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features*” should be consulted on. Site GNLPO485 is situated outside the existing settlements of Arminghall and Poringland and comprises previously undeveloped land. Therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.36.3.3 Ancient Woodland: Site GNLPO485 coincides with ‘Caistor Wood’. The proposed development at this site includes creation of ‘Caistor Country Park’, and it is assumed the developable area of the site will exclude the ancient woodland. However, this site is proposed for residential development which would be likely to be located adjacent or in close proximity to this ancient woodland. Site GNLPO131 is located approximately 150m south of this ancient woodland. The proposed development at both sites could potentially have a minor negative impact on this ancient woodland, which could include an increase in air pollution.

B.36.3.4 CWS: Site GNLPO485 coincides with ‘Caistor Wood’ CWS. The proposed development at this site includes creation of the new ‘Caistor Country Park’, and it is assumed the developable area of the site will exclude the CWS. However, this site is proposed for residential development which would be likely to be located adjacent or in close proximity to this CWS. A minor negative impact would therefore be expected.

B.36.3.5 **Priority Habitat:** The north east of Site GNLP2153 coincides with a small area of deciduous woodland priority habitat. Site GNLP0485 coincides with two stands of deciduous woodland priority habitat. The proposed development at these two sites would be likely to result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.36.4 **SA Objective 4 – Landscape**

B.36.4.1 **Landscape Character:** All sites in this cluster are located within the LCA ‘Poringland Settled Plateau Farmland’. Some key characteristics of this LCA include large scale open arable fields, woodland, and densely settled core area. A small proportion of Site GNLP0485 is located within the LCA ‘Tas Tributary Farmland’. Some key characteristics of this LCA include large open arable fields, blocks of woodland and open views. A small proportion of Site GNLP0316 is located within the LCA ‘Chet Tributary Farmland’. Some key characteristics of this LCA include arable farmland, hedges, grazing lands and woodland associated with the River Chet. Sites GNLP0280 and GNLP0131 contain some previously developed land and pasture. The proposed development at these two sites would not be expected to result in a significant reduction in large scale open land and therefore a negligible impact would be expected. Sites GNLP0169, GNLP0223, GNLP0316, GNLP2153, GNLP0321, GNLP0391-A, GNLP0391-B, GNLP0589-A, GNLP0589-B, GNLP1032, GNLP0485, GNLP0491, GNLP1047, GNLP2093, GNLP2094, GNLP0494, GNLP2111, GNLP2124R and Site POR3 comprise large areas of pasture and arable land. Therefore, the proposed development at these 19 sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.36.4.2 **Views from the PRoW Network:** Sites GNLP0169, GNLP0316, GNLP2153, GNLP0485 and GNLP0494 are located adjacent to a PRoW. Sites GNLP0223, GNLP0280, GNLP0391-A, GNLP0391-B, GNLP0131, GNLP0491 and GNLP2124R are located 600m or less from a PRoW. The proposed development at these twelve sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.36.4.3 **Views for Local Residents:** As all sites in this cluster are located adjacent or in close proximity to the existing settlements of Poringland, Upper Stoke and Arminghall, the proposed development at all 21 sites would be

likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.36.4.4 Urbanisation of the Countryside: All sites in this cluster comprise previously undeveloped land and are located outside the existing settlements of Poringland, Upper Stoke and Arminghall. Therefore, the proposed development at these 21 sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.36.4.5 Coalescence: Sites GNLP0223 and GNLP2124R comprise previously undeveloped land and are situated between the settlements of Upper Stoke and Poringland. Site GNLP0485 is situated between the settlements of Arminghall and Upper Stoke. The proposed development at these three sites could potentially increase the risk of coalescence between these two settlements; therefore, a minor negative impact on the local landscape would be expected.

B.36.5 SA Objective 5 – Housing

B.36.5.1 Net Gain: Sites GNLP0280, GNLP0321, GNLP0391-A, GNLP0391-B, GNLP0131, GNLP1047, GNLP0494, GNLP2111 and GNLP2124R are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these nine sites. Sites GNLP0169, GNLP0223, GNLP0316, GNLP2153, GNLP1032, GNLP0589-A, GNLP0589-B, GNLP0485, GNLP0491, GNLP2093 and GNLP2094 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these eleven sites would be expected to result in a major positive impact on housing provision. Site POR3 is proposed for non-residential use, and therefore, the proposed development at this site would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.36.6 SA Objective 6 – Population and Communities

B.36.6.1 Local Services: The nearest convenience stores to this cluster, including Premier Grocery Store, Budgens, and One Stop Shop, are located within Poringland. Sites GNLP0280, GNLP0316, GNLP0589-A, GNLP0589-B and GNLP2094 are located within the target distance to one or more of these services. The proposed development at these five sites would be expected to have a minor positive impact on site end users' access to local

services. Sites GNLP0169, GNLP0223, GNLP2153, GNLP0321, GNLP0391-A, GNLP0391-B, GNLP1032, GNLP0131, GNLP0485, GNLP0491, GNLP1047, GNLP2093, GNLP0494, GNLP2111, GNLP2124R and POR3 are located either partially or wholly outside the target distance to these shops. The proposed development at these 16 sites could potentially have a minor negative impact on the access of site end users to local services.

B.36.6.2 Local Landscape Designations: Poringland contains several local landscape designations including Poringland Community Woodland, All Saints Road Open Space, Poringland Village Green and Carol Close play area. Sites GNLP0169, GNLP0223, GNLP0321, GNLP0391-A, GNLP0391-B, GNLP0589-A, GNLP0589-B, GNLP1032, GNLP0491, GNLP1047, GNLP2093, GNLP2094, GNLP0494, GNLP2111, GNLP2124R and POR3 are located within 600m from one or more of these features. The proposed development at these 16 sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.36.6.3 As Sites GNLP0589-A, GNLP0589-B and GNLP2094 are located within the target distance of local services and local landscape designations, the proposed development at these three sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.36.7 SA Objective 7 – Deprivation

B.36.7.1 See **Box 2.7**.

B.36.8 SA Objective 8 – Health

B.36.8.1 Green Network: Sites GNLP0169, GNLP0223, GNLP0280, GNLP0316, GNLP2153, GNLP0391-A, GNLP0391-B, GNLP0589-A, GNLP0589-B, GNLP0131, GNLP0485, GNLP1047, GNLP2094, GNLP0494, GNLP2111, GNLP2124R and POR3 are located within 600m of the PRow network. Sites GNLP0169, GNLP0223, GNLP0280, GNLP0316, GNLP2153, GNLP0391-A, GNLP0391-B, GNLP0589-B, GNLP0485 and GNLP2124R are also located within 600m of public greenspaces, including a playing field, play space and religious grounds. Therefore, a minor positive impact would be expected at these 17 sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites GNLP0321, GNLP1032, GNLP0491 and

GNLP2093 are located partially or wholly over 600m from a PRow or public greenspace, and therefore, the proposed development at these four sites could potentially have a minor negative impact on the access of some site end users to the local green network.

B.36.8.2 Main Road: All sites in this cluster are located over 200m from a main road. The proposed development at these 21 sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.36.8.3 AQMA: All 21 sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.36.8.4 NHS Hospital: The closest hospital with an A&E department to Poringland, Framingham Earl and Framingham Pigot is Norfolk and Norwich University Hospital, located approximately 10km north west of the cluster. The proposed development at the 21 sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.36.8.5 GP Surgery: Old Mill Surgery and Heathgate Surgery are both located within Poringland. Sites GNLP0223, GNLP0589-A, GNLP0589-B, GNLP0491, GNLP1047, GNLP2093, GNLP2094, GNLP2124R and POR3 are located within the target distance to one of these GP surgeries. The proposed development at these nine sites would be expected to have a minor positive impact on the access of site end users to these GP surgeries. Sites GNLP0169, GNLP0280, GNLP0316, GNLP2153, GNLP0321, GNLP0391-A, GNLP0391-B, GNLP1032, GNLP0131, GNLP0485, GNLP0494 and GNLP2111 are located outside the target distance to these GP surgeries, and therefore, the proposed development at these twelve sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.36.8.6 Leisure Centre: The closest leisure facility to Poringland, Framingham Earl and Framingham Pigot is Riverside Leisure Centre, located approximately 7.2km north of the cluster. All 21 sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.36.8.7 As Sites GNLPO169, GNLPO280, GNLPO316, GNLPO2153, GNLPO321, GNLPO391-A, GNLPO391-B, GNLPO1032, GNLPO131, GNLPO485, GNLPO494 and GNLPO2111 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these twelve sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.36.9 SA Objective 9 – Crime

B.36.9.1 See **Box 2.9**.

B.36.10 SA Objective 10 – Education

B.36.10.1 **Primary School:** Poringland Primary School and Nursery is located in the centre of Poringland. Sites GNLPO316 and GNLPO391-A are located within the target distance to this school. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLPO169, GNLPO223, GNLPO280, GNLPO2153, GNLPO321, GNLPO391-B, GNLPO589-A, GNLPO589-B, GNLPO1032, GNLPO131, GNLPO485, GNLPO491, GNLPO1047, GNLPO2093, GNLPO2094, GNLPO494, GNLPO2111 and GNLPO2124R are situated partially or wholly outside the target distance to this school. The proposed development at these 18 sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.36.10.2 **Secondary School:** Framingham Earl High School is located in the north of Poringland. Sites GNLPO223, GNLPO321, GNLPO589-A, GNLPO589-B, GNLPO1032, GNLPO131, GNLPO485, GNLPO491, GNLPO1047, GNLPO2093, GNLPO2094, GNLPO494 and GNLPO2124R are located within the target distance to this school, and therefore, the proposed development at these 13 sites would be likely to result in a minor positive impact on site end users' access to secondary education. Sites GNLPO169, GNLPO280, GNLPO316, GNLPO2153, GNLPO391-A, GNLPO391-B and GNLPO2111 are situated wholly or partially outside the target distance to this school, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on some site end users' access to secondary education.

B.36.10.3 The proposed development at Sites GNLPO169, GNLPO280, GNLPO2153, GNLPO391-B and GNLPO2111 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.36.11 SA Objective 11 – Economy

B.36.11.1 **Primary Employment Location:** Poringland Town Centre is located in close proximity to the Poringland, Framingham Earl and Framingham Pigot cluster. Roseberry Business Park is also located within 3km from this cluster. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all 20 sites would be expected to have a minor positive impact on the local economy.

B.36.11.2 **Employment Floorspace:** Sites GNLP0169, GNLP0321 and GNLP1032 are proposed for mixed use development including employment, commercial and business end uses. Site POR3 is proposed for employment end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these four sites.

B.36.12 SA Objective 12 – Transport and Access to Services

B.36.12.1 **Bus Stop:** Sites GNLP0321, GNLP0391-A, GNLP0391-B, GNLP1032, GNLP0494 and GNLP2111 are located within the target distance to bus stops on Long Lane, Norwich Road and Hall Road, providing regular services. The proposed development at these six sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0169, GNLP0223, GNLP0280, GNLP0316, GNLP2153, GNLP0589-A, GNLP0589-B, GNLP0131, GNLP0485, GNLP0491, GNLP1047, GNLP2093, GNLP2094, GNLP2124R and POR3 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these 15 sites could potentially have a minor negative impact on site end users' access to bus services.

B.36.12.2 **Railway Station:** The closest railway station to Poringland, Framingham Earl and Framingham Pigot is Norwich Railway Station, located approximately 7.7km to the south of the cluster. Therefore, the proposed development at all 21 sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.36.12.3 **Pedestrian Access:** Sites GNLP0223, GNLP0280, GNLP0316, GNLP2153, GNLP0321, GNLP0131, GNLP0485, GNLP1047, GNLP2094 and GNLP0494 are well connected to the existing footpath network. The proposed development at these ten sites would be expected to have a minor positive

impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0169, GNLP0391-A, GNLP0391-B, GNLP0589-A, GNLP0589-B, GNLP1032, GNLP0491, GNLP2093, GNLP2111, GNLP2124R and POR3 currently have poor access to the surrounding footpath network. The proposed development at these eleven sites could potentially have a minor negative impact on local accessibility.

B.36.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.36.13 SA Objective 13 - Historic Environment

B.36.13.1 Grade I Listed Buildings: Site GNLP0391-A is located approximately 60m from the Grade I Listed Building 'Church of St Andrew', and Site GNLP0391-B is located approximately 240m from this Listed Building. Site GNLP0316 is located approximately 120m from 'Church of All Saints', and Site GNLP0280 is located approximately 200m from this Listed Building. The proposed development at these four sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.36.13.2 Grade II* Listed Buildings: Site GNLP0316 is located approximately 50m from the Grade II* Listed Building 'Porch House', and 90m from 'Church Farmhouse'. Site GNLP0280 is located approximately 180m from 'Porch House' and 120m from 'Church Farmhouse'. The proposed development at these two sites could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.36.13.3 Grade II Listed Buildings: Site GNLP0169 is located approximately 60m from the Grade II Listed Building 'St Michael's Barn and attached outbuilding range' and approximately 250m from 'West Green Farmhouse'. Site GNLP0280 is located approximately 120m from 'Barn 40m south of Church Farmhouse'. Site GNLP0316 is located approximately 100m from 'Forge Cottage', 'Margin Cottage' and 'K6 Telephone Kiosk about 30m east of All Saints'. Site GNLP0391-A is located approximately 180m from 'The Old Hall'. Site GNLP0485 is located approximately 190m from 'Church of St Mary'. Site GNLP2111 is located approximately 340m from 'Blackford Hall' and 'Blackford Hall Chapel'. The

proposed development at these six sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLPO391-B is located approximately 380m from 'The Old Hall' but is separated from this Listed Building by existing development and trees. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.36.13.4 **Scheduled Monument:** Site GNLPO485 is located approximately 150m from 'Remains of Medieval Settlement 400m east of Church Farm, Arminghall'. Site GNLPI032 is located approximately 300m from 'Remains of Bixley Hall and associated garden water features' SM, and Site GNLPO321 is located approximately 520m from this SM. The proposed development at these three sites could potentially have a minor negative impact on the setting of these SMs.

B.36.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.36.14.1 **Waste:** Sites GNLPO169, GNLPO223, GNLPO316, GNLPO2153, GNLPO391-A, GNLPO391-B, GNLPO589-A, GNLPO589-B, GNLPI032, GNLPO485, GNLPO491, GNLPI047, GNLPO2093, GNLPO2094 and GNLPO2124R are proposed for the development of between 62 and 620 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at these 20 sites could potentially result in a minor negative impact on waste generation.

B.36.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLPO169, GNLPO223, GNLPO280, GNLPO316, GNLPO2153, GNLPO321, GNLPO391-A, GNLPO391-B, GNLPO589-A, GNLPO589-B, GNLPI032, GNLPO131, GNLPO491, GNLPI047, GNLPO2093, GNLPO2094, GNLPO494, GNLPO2111, GNLPO2124R and POR3 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. The proposed development at Site GNLPO485 would be likely to result in a major negative impact on natural resources due to the loss of 36.6ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.36.14.3 **ALC:** All sites in this cluster are wholly or partially situated on ALC Grade 3 land. Sites GNLP1032 and GNLP0485 are also partially situated on ALC Grade 2 land. All sites are situated on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these 21 sites, due to the loss of this important natural resource.

B.36.15 SA Objective 15 - Water

B.36.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these 21 sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.36.15.2 **Watercourse:** Site GNLP1032 is located adjacent to The Beck, with the majority of the site located within 200m of this watercourse. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.37 Rackheath

Rackheath cluster				
This cluster comprises four sites surrounding the villages of Rackheath and New Rackheath, located to the centre of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO172	Land to the west of Green Lane West, Rackheath	Residential	11.44	286*
GNLPO351	Heathwood Gospel Hall, Rackheath	Residential	0.64	16*
GNLPO478	Land east of Green Lane West	Residential & GI (Country Park)	39.42	142
GNLPO2037	North-east of Green West Lane	Residential	1.04	10

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO172	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO351	-	+	-	-	+	-	0	--	0	-	+	-	0	+	-
GNLPO478	--	-	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO2037	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-

B.37.1 SA Objective 1 – Air Quality and Noise

B.37.1.1 Main Road: The A1270 and A1151 pass to the west of Rackheath. Sites GNLPO172 and GNLPO478 are located adjacent to the A1270, and the north west of Site GNLPO478 is also located adjacent to the A1151. Therefore, the proposed development at these two sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A1270 and A1151 would be expected to have a minor negative impact on air quality and noise at these sites.

B.37.1.2 **Air Pollution:** Sites GNLP0351 and GNLP2037 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLP0172 and GNLP0478 are proposed for the development of 100 or more dwellings. The proposed development at these two sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.37.2 **SA Objective 2 – Climate Change Mitigation and Adaptation**

B.37.2.1 **Carbon Emissions:** Sites GNLP0172 and GNLP0478 are proposed for the development of between 60 and 600 dwellings. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of Broadland’s total, by more than 0.1%. Therefore, a minor negative impact on Broadland’s carbon emissions would be expected.

B.37.2.2 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.37.2.3 **Surface Water Flooding:** The centre and western edge of Site GNLP0172 coincides with small areas determined to be at low and medium risk of surface water flooding. A small proportion of Site GNLP0478 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.37.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.37.3.1 **Natura 2000:** All sites in this cluster are located approximately 3km south of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these four sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.37.3.2 Ancient Woodland: Site GNLPO485 coincides with a stand of ancient woodland. The proposed development at this site includes creation of a Country Park, and it is assumed the developable area of the site will exclude the ancient woodland. However, this site is proposed for residential development which would be likely to be located adjacent or in close proximity to this ancient woodland. Therefore, a minor negative impact would be expected.

B.37.3.3 Priority Habitat: Sites GNLPO172 and GNLPO478 coincide with deciduous woodland priority habitat. The proposed development at these two sites would be likely to result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.37.4 SA Objective 4 – Landscape

B.37.4.1 Landscape Character: All sites in this cluster are located within the LCA ‘Rackheath and Salhouse Wooded Estatelands’. Some key characteristics of this LCA include the mosaic of parkland, fields and woodland, and the landscape setting of historic buildings, including those recognised by Conservation Areas. Sites GNLPO351 and GNLPO2037 comprise previously developed land and are situated within the existing settlement of New Rackheath. The proposed development at these two sites would be unlikely to be discordant with these key characteristics. Sites GNLPO172 and GNLPO478 comprise open fields. Site GNLPO478 in particular comprises a very large area adjacent to the existing settlement. Therefore, the proposed development at these two sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.37.4.2 Views from the PRoW Network: Site GNLPO478 is located adjacent to a PRoW. The proposed development at this site could potentially alter the views experienced by users of this PRoW; therefore, a minor negative impact on the local landscape would be expected.

B.37.4.3 Views for Local Residents: As all sites in this cluster are located adjacent to the existing settlements of Rackheath and New Rackheath, the proposed development at all four sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.37.4.4 Urbanisation of the Countryside: Sites GNLPO172 and GNLPO478 comprise large areas of previously undeveloped land and are located outside the existing settlement of Rackheath. Therefore, the proposed development at these two sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.37.4.5 Coalescence: Sites GNLPO172 and GNLPO478 are situated between the settlements of Rackheath and New Rackheath. The proposed development at these two sites could potentially increase the risk of coalescence between these two settlements; therefore, a minor negative impact on the local landscape would be expected.

B.37.5 SA Objective 5 – Housing

B.37.5.1 Net Gain: Sites GNLPO351 and GNLPO2037 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these two sites. Sites GNLPO172 and GNLPO478 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these two sites would be expected to result in a major positive impact on housing provision.

B.37.6 SA Objective 6 – Population and Communities

B.37.6.1 Local Services: The nearest convenience store, Rackheath Stores and Newsagent, is located in the centre of New Rackheath. All four sites in this cluster are located either partially or wholly outside the target distance to this shop. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

B.37.6.2 Local Landscape Designations: Sites GNLPO351 and GNLPO2037 are located within 600m from open space associated with Rackheath Primary School and Willoughby Way. The proposed development at these two sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.37.7 SA Objective 7 – Deprivation

B.37.7.1 See **Box 2.7**.

B.37.8 SA Objective 8 – Health

- B.37.8.1 Green Network:** All sites in this cluster are located within 600m of public greenspaces, including a playing field and bowling green. Site GNLPO478 is also located within 600m of the PRoW network. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.37.8.2 Net Loss of Public Greenspace:** Site GNLPO351 coincides with a public greenspace, comprising religious grounds. The proposed development at this site would be expected to result in the loss of this resource and therefore have a minor negative impact on the health and wellbeing of the local community.
- B.37.8.3 Main Road:** Sites GNLPO172 and GNLPO478 are located adjacent to the A1270. The proposed development at these sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLPO351 and GNLPO2037 are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.
- B.37.8.4 AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.37.8.5 NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Rackheath is Norfolk and Norwich University Hospital, located approximately 11.5km south west of the cluster. The closest GP surgery is Sprowston Health Centre, located approximately 3.2km south west of the cluster. The proposed development at all four sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.37.8.6 **Leisure Centre:** The closest leisure facility to Rackheath is Riverside Leisure Centre, located approximately 5.5km south west of the cluster. All four sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.37.8.7 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at all four sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.37.9 **SA Objective 9 – Crime**

B.37.9.1 See **Box 2.9**.

B.37.10 **SA Objective 10 – Education**

B.37.10.1 **Primary School:** Rackheath Primary School is located in the centre of New Rackheath. Sites GNLP0351 and GNLP2037 are located within the target distance to this school. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0172 and GNLP0478 are situated partially or wholly outside the target distance to this school. The proposed development at these two sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.37.10.2 **Secondary School:** The closest secondary schools to Rackheath are Sprowston Community Academy to the south west, and Thorpe St Andrew School and Sixth Form to the south. All sites in this cluster are situated outside the target distance to these schools, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.37.10.3 The proposed development at Sites GNLP0172 and GNLP0478 would be expected to have a major negative impact on site end users' access to both primary and secondary education

B.37.11 **SA Objective 11 – Economy**

B.37.11.1 **Primary Employment Location:** Rackheath Industrial Estate is located adjacent to the Rackheath cluster. This location would be expected to provide a range of employment opportunities for site end users.

Therefore, the proposed development at all four sites in this cluster would be expected to have a minor positive impact on the local economy.

B.37.12 SA Objective 12 – Transport and Access to Services

B.37.12.1 Bus Stop: All sites in this cluster are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these four sites could potentially have a minor negative impact on site end users' access to bus services.

B.37.12.2 Railway Station: Sites GNLP0172, GNLP0351 and GNLP2037 are located within the target distance to Salhouse Railway Station. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to rail services. Site GNLP0478 is located partially outside the target distance to this station, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

B.37.12.3 Pedestrian Access: Sites GNLP0172, GNLP0351 and GNLP0478 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Site GNLP2037 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.37.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.37.13 SA Objective 13 – Historic Environment

B.37.13.1 Grade II Listed Buildings: Site GNLP0478 is located approximately 360m from the Grade II Listed Building 'Gateway to Rackheath Park'. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLP0172 is located approximately 400m from 'Rackheath Hall' and approximately 300m from 'Bridge approximately 100m north east of Rackheath Hall', but this site and these Listed Buildings are separated by woodland. Therefore, the

proposed development at this site would be expected to have a negligible impact on the setting of these Listed Buildings.

B.37.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.37.14.1 Waste: Sites GNLP0172 and GNLP0478 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these two sites could potentially result in a minor negative impact on waste generation.

B.37.14.2 Previously Developed Land: Site GNLP0351 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLP0172, GNLP0478 and GNLP2037 comprise previously undeveloped land. The proposed development at Sites GNLP0172 and GNLP2037 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP0478 comprises 39.4ha of previously undeveloped land. The proposed development at this site would be likely to have a major negative impact on natural resources due to the loss of more than 20ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.37.14.3 ALC: Sites GNLP0172, GNLP0478 and GNLP2037 are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these three sites, due to the loss of this important natural resource.

B.37.15 SA Objective 15 – Water

B.37.15.1 SPZ: All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these four sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.37.15.2 **Watercourse:** Site GNLP0478 coincides with a minor watercourse, with the majority of the site located within 200m of this watercourse. Site GNLP0172 is located adjacent to this watercourse, with a proportion of the site located within 200m. The proposed development at these two sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.38 Redenhall with Harleston (including part of Needham)

Redenhall with Harleston (including part of Needham) cluster				
This cluster comprises ten sites surrounding the settlement of Harleston, located to the south of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP0209	Land south of Rushall Road	Residential	1.27	Approx. 40
GNLP2088	West of Shotford Road/South of Needham Road	Residential	7.30	150
GNLP2098	North of Green Lane	Residential	2.52	65
GNLP2099	South of Redenhall Road	Residential	4.46	110
GNLP2108	South of Spirketts Lane	Residential	7.18	160-175
GNLP2115	North of Needham Road	Residential	6.02	175
GNLP2136	Briar Farm, Mendham Lane	Residential and mixed (care, employment and retail)	27.04	350
HAR4	Land off Pemberton Road, Willow Walk and Lime Close, Harleston	Residential	3.31	95
HAR5	Land east of Station Hill, Harleston	Retail/commercial	1.23	-
HAR7	South of Spirketts Lane, Harleston	Employment	4.47	-

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP0209	-	-	0	-	+	++	0	-	0	-	+	-	-	-	0
GNLP2088	--	--	0	-	++	-	0	--	0	-	+	-	-	-	-
GNLP2098	-	--	0	-	+	-	0	--	0	++	+	-	0	-	0
GNLP2099	--	--	0	-	++	-	0	-	0	++	+	-	0	-	-
GNLP2108	--	-	0	-	++	-	0	--	0	-	+	-	-	-	-
GNLP2115	--	-	0	-	++	-	0	--	0	-	+	-	-	-	0
GNLP2136	--	--	0	-	++	-	0	--	0	++	++	-	0	--	0
HAR4	-	-	0	-	+	-	0	-	0	-	+	-	0	-	0
HAR5	-	+	0	-	0	++	0	-	0	0	++	-	-	-	-
HAR7	-	--	0	-	0	-	0	--	0	0	++	-	0	-	0

B.38.1 SA Objective 1 – Air Quality and Noise

B.38.1.1 Main Road: The A143 passes to the south east of Harleston. Sites GNLP2088, GNLP2108, GNLP2136 and HAR7 are located adjacent to this road. Site GNLP2098 is located partially within 200m of this road. Therefore, the proposed development at these five sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A143 would be expected to have a minor negative impact on air quality and noise at these sites.

B.38.1.2 Air Pollution: Sites GNLP0209, GNLP2098 and HAR4 are proposed for the development of between ten and 99 dwellings. Sites HAR5 and HAR7 are proposed for non-residential end use and comprise more than 1ha. Therefore, the proposed development at these five sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLP2088, GNLP2099, GNLP2108, GNLP2136 and GNLP2115 are proposed for the development of 100 or more dwellings. The proposed development at these five sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.38.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.38.2.1 Carbon Emissions: Sites GNLP2088, GNLP2099, GNLP2108, GNLP2136, GNLP2115 and HAR4 are proposed for the development of between 66 and 662 dwellings. The proposed development at these six sites could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk's carbon emissions would be expected.

B.38.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these ten sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.38.2.3 Surface Water Flooding: A significant proportion in the north east of Site GNLP2088, and small proportions of Sites GNLP2098, GNLP2099, GNLP2136 and HAR7 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these five sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. Small proportions of Sites GNLP0209, GNLP2115 and HAR4 coincide with areas determined to be at low and medium risk of surface water flooding. The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.38.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.38.3.1 Biodiversity Assets: The proposed development at the ten sites in this cluster would be unlikely to impact any surrounding biodiversity assets, and therefore, a negligible impact on local biodiversity would be expected.

B.38.4 SA Objective 4 – Landscape

B.38.4.1 Landscape Character: Sites GNLP0209, GNLP2088, GNLP2098, GNLP2099, GNLP2108, GNLP2115, GNLP2136, HAR4, HAR5 and HAR7 are located within the LCA 'Waveney Rural River Valley'. Some key characteristics of this LCA include the flat, wide floodplain, arable and

pastoral farmland, blocks of woodland and linear settlements. Site HAR5 comprises an enclosed area of grassland, adjacent to the existing settlement. Therefore, the proposed development at this site would be unlikely to be discordant with the key characteristics of the associated LCA, and a negligible impact on the local landscape character would be expected. Sites GNLP0209, GNLP2088, GNLP2098, GNLP2099, GNLP2108, GNLP2136, GNLP2115, HAR4 and HAR7 comprise arable farmland and are situated outside of the existing settlements. Therefore, the proposed development at these nine sites could potentially be discordant with the key characteristics of 'Waveney Rural River Valley', and would be expected to have a minor negative impact on the local landscape character.

B.38.4.2 Views from the PRoW Network: Sites GNLP2108, GNLP2136 and HAR4 coincide with PRoWs. Sites GNLP2088, GNLP2115 and HAR5 are located adjacent to a PRoW, and Sites GNLP0209, GNLP2098, GNLP2099 and HAR7 are located less than 170m from PRoWs. The proposed development at these ten sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.38.4.3 Views for Local Residents: As all sites in this cluster are located adjacent to the existing settlement of Harleston, the proposed development at all ten sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.38.4.4 Urbanisation of the Countryside: Sites GNLP0209, GNLP2088, GNLP2098, GNLP2099, GNLP2108, GNLP2136, GNLP2115 and HAR7 comprise large areas of previously undeveloped land and are located outside of existing settlements. Therefore, the proposed development at these eight sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.38.5 SA Objective 5 - Housing

B.38.5.1 Net Gain: Sites GNLP0209, GNLP2098 and HAR4 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected at these three sites. Sites GNLP2088, GNLP2099, GNLP2108, GNLP2136 and GNLP2115 are proposed

for the development of 100 or more dwellings; therefore, the proposed development at these five sites would be expected to result in a major positive impact on housing provision. Sites HAR5 and HAR7 are proposed for non-residential end uses, and therefore, the proposed development at these two sites would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.38.6 SA Objective 6 – Population and Communities

B.38.6.1 Local Services: The nearest local services, Budgens, Coop, and Harleston Post Office, are located in the centre of Harleston. Sites GNLP0209 and HAR5 are located within the target distance to one or more of these services. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP2088, GNLP2098, GNLP2099, GNLP2108, GNLP2136, GNLP2115, HAR4 and HAR7 are located either partially or wholly outside the target distance to these services. The proposed development at these eight sites could potentially have a minor negative impact on the access of site end users to local services.

B.38.6.2 Local Landscape Designations: Harleston contains several local landscape designations including open space associated with Canon Pickering School and Archbishop Sancroft High School, Land at Henry Ward Road open space and Shortford Bowls Club. Sites GNLP0209, GNLP2098, GNLP2099, GNLP2108, GNLP2115, HAR4, HAR5 and HAR7 are located within 600m from one or more of these features. The proposed development at these eight sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.38.6.3 As Sites GNLP0209 and HAR5 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.38.7 SA Objective 7 – Deprivation

B.38.7.1 See **Box 2.7**.

B.38.8 SA Objective 8 – Health

- B.38.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRoW network. Sites GNLP0209, GNLP2099, GNLP2108, HAR4, HAR5 and HAR7 are also located within 600m of public greenspaces, including play space, sports facilities and allotments. Therefore, a minor positive impact would be expected at these ten sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.38.8.2 **Main Road:** Sites GNLP2088, GNLP2098, GNLP2108, GNLP2136 and HAR7 are located wholly or partially within 200m of the A143. The proposed development at these five sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0209, GNLP2099, GNLP2115, HAR4 and HAR5 are located over 200m from a main road. The proposed development at these five sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.
- B.38.8.3 **AQMA:** All ten sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.38.8.4 **NHS Hospital:** The closest hospital with an A&E department to Redenhall with Harleston is Norfolk and Norwich University Hospital, located approximately 25km north of the cluster. The proposed development at the ten sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.38.8.5 **GP Surgery:** Bullock Fair Surgery is located in the centre of Harleston. Sites GNLP0209, GNLP2099, HAR4 and HAR5 are located within the target distance to this GP surgery. The proposed development at these four sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLP2088, GNLP2098, GNLP2108, GNLP2136, GNLP2115 and HAR7 are located outside the target distance to Bullock Fair Surgery, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.38.8.6 **Leisure Centre:** The closest leisure facility to Redenhall with Harleston is Long Stratton Leisure Centre, located approximately 11km north of the cluster. All ten sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.38.8.7 As Sites GNLP2088, GNLP2098, GNLP2108, GNLP2136, GNLP2115 and HAR7 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these six sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.38.9 **SA Objective 9 – Crime**

B.38.9.1 See **Box 2.9**.

B.38.10 **SA Objective 10 – Education**

B.38.10.1 **Primary School:** The closest primary schools to Redenhall with Harleston include Harleston C of E Primary Academy, Mendham Primary School and Dickleburgh C of E Primary Academy. Sites GNLP2098, GNLP2099 and GNLP2136 are located within the target distance to Harleston C of E Primary Academy. The proposed development at these three sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0209, GNLP2088, GNLP2108, GNLP2115 and HAR4 are situated wholly outside the target distance to these schools. The proposed development at these five sites could potentially result in a minor negative impact on site end users' access to primary education.

B.38.10.2 **Secondary School:** Archbishop Sancroft High School is located in the centre of Harleston. Sites GNLP0209, GNLP2088, GNLP2098, GNLP2099, GNLP2108, GNLP2136, GNLP2115 and HAR4 are located within the target distance to this school, and therefore, the proposed development at these eight sites would be likely to result in a minor positive impact on site end users' access to secondary education.

B.38.10.3 The proposed development at Sites GNLP2098, GNLP2099 and GNLP2136 would be expected to have a major positive impact on site end users' access to both primary and secondary education.

B.38.11 SA Objective 11 – Economy

B.38.11.1 **Primary Employment Location:** The closest primary employment location is Harleston Industrial Estate, located 1.2km or less from many of the sites within the Redenhall with Harleston cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP0209, GNLP2088, GNLP2098, GNLP2099, GNLP2108, GNLP2136, GNLP2115 and HAR4 would be expected to have a minor positive impact on the local economy.

B.38.11.2 **Employment Floorspace:** Sites HAR5 and HAR7 are proposed for retail/commercial and employment end uses. Site GNLP2136 is proposed for mixed use development including employment/retail end uses. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these three sites.

B.38.12 SA Objective 12 – Transport and Access to Services

B.38.12.1 **Bus Stop:** Sites GNLP2099, HAR4 and HAR5 are located within the target distance to bus stops on Redenhall Road or Needham Road, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0209, GNLP2088, GNLP2098, GNLP2108, GNLP2136, GNLP2115 and HAR7 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these seven sites could potentially have a minor negative impact on site end users' access to bus services.

B.38.12.2 **Railway Station:** The closest railway stations to Redenhall with Harleston are Diss Railway Station and Halesworth Railway Station. All sites in this cluster are located outside the target distance to these railway stations. Therefore, the proposed development at these ten sites would be likely to have a minor negative impact on site end users' access to rail services.

B.38.12.3 **Pedestrian Access:** Sites GNLP2088, GNLP2098, GNLP2108, GNLP2136, GNLP2115, HAR4 and HAR5 are well connected to the existing footpath network. The proposed development at these seven sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0209,

GNLP2099 and HAR7 currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.

- B.38.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development at these ten sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.38.13 SA Objective 13 – Historic Environment

- B.38.13.1 **Grade II* Listed Buildings:** Sites GNLP0209, GNLP2099, GNLP2136, HAR4 and HAR5 are located within 500m from Grade II* Listed Buildings including '16 and 18, Old Market Place', 'Swan Hotel', 'Reydon House' and 'Candler's House'. These sites and Listed Buildings are separated by existing development, and therefore, the proposed development at these three sites would be expected to have a negligible impact on the setting of these Listed Buildings.

- B.38.13.2 **Grade II Listed Buildings:** Site GNLP0209 is located adjacent to the Grade II Listed Building 'Pleasure Farmhouse'. Site GNLP2088 is located adjacent to 'Dovecote north-west of Dove House' and 'Stables north of Dove House', and approximately 150m from 'Dove House' and 'Garden wall east of Dove House', and Site GNLP2108 is located approximately 100m from these Listed Buildings. Site HAR5 is located within 50m from '37, Station Road', 'Factory Close' and '42 and 44, Redenhall Road'. Site GNLP2115 is located approximately 140m from 'Gunshaw Hall'. The proposed development at these five sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Sites GNLP2099 and Site HAR4 separated from nearby Grade II Listed Buildings by existing development, and therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.38.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

- B.38.14.1 **Waste:** Sites GNLP2088, GNLP2098, GNLP2099, GNLP2108, GNLP2136, GNLP2115 and HAR4 are proposed for the development of between 62 and 620 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in

South Norfolk. The proposed development at these seven sites could potentially result in a minor negative impact on waste generation.

B.38.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP0209, GNLP2088, GNLP2098, GNLP2099, GNLP2108, GNLP2115, HAR4, HAR5 and HAR7 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP2136 comprises 27ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.38.14.3 **ALC:** Site GNLP2115 is situated on ALC Grade 2 land. Sites GNLP0209, GNLP2098, GNLP2099, GNLP2136, HAR4, HAR5 and HAR7 are situated on ALC Grade 3 land. Site GNLP2108 is situated on ALC Grades 2 and 3 land. Approximately half of Site GNLP2088 is situated on ALC Grade 4 land, and half on Grade 2 land. All sites in this cluster are situated wholly or partially on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these ten sites, due to the loss of this important natural resource.

B.38.15 **SA Objective 15 - Water**

B.38.15.1 **Watercourse:** The majority of Site HAR5 and approximately half of Site GNLP2099 are located within 200m of a minor watercourse. A small proportion of Sites GNLP2088 and GNLP2108 is located within 200m from the River Waveney. The proposed development at these four sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.39 Reedham

Reedham cluster				
This cluster comprises two sites in the village of Reedham, located to the south east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP1001	Land to the east of Station Road	Residential	1.10	18
GNLP3003	Mill Road	Residential	2.27	50

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP1001	-	+	-	-	+	++	0	-	0	-	-	-	0	-	0
GNLP3003	-	-	-	-	+	++	0	-	0	-	-	-	0	-	-

B.39.1 SA Objective 1 – Air Quality and Noise

B.39.1.1 Railway Line: Site GNLP3003 is located adjacent to a railway line. Approximately half of Site GNLP1001 is located within 200m of this railway line. The proposed development at these two sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.39.1.2 Air Pollution: Sites GNLP1001 and GNLP3003 are both proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these sites could potentially have a minor negative impact on air pollution in the local area.

B.39.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.39.2.1 Fluvial Flooding: Both sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these

two sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

- B.39.2.2 **Surface Water Flooding:** A section to the west of Site GNLP3003 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.39.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- B.39.3.1 **Natura 2000:** ‘Breydon Water’ SPA and Ramsar is located less than 1.5km east of Site GNLP1001 and Site GNLP3003. ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is located less than 1.5km north east from both these sites. A minor negative impact would be expected as a result of the proposed development at Sites GNLP1001 and GNLP3003, due to the increased risk of development related threats and pressures on these European designated sites.

- B.39.3.2 **SSSI IRZ:** This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Halvergate Marshes’ SSSI. Sites GNLP1001 and GNLP3003 are located within an IRZ for this site which states that “*residential development of 10 units or more*” should be consulted on. As both of these sites are proposed for the development of more than ten dwellings, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.39.4 SA Objective 4 – Landscape

- B.39.4.1 **National Park:** Site GNLP1001 is located approximately 100m across fields from The Broads National Park. Site GNLP3003 is located approximately 40m from The Broads National Park. The proposed development at these two sites could potentially alter the setting of the National Park, and therefore, have a minor negative impact on the local landscape.

- B.39.4.2 **Landscape Character:** Sites GNLP1001 and GNLP3003 are both located within the LCA ‘Reedham to Thorpe Marshes Fringe’. Some key characteristics of this LCA include the mosaic of arable fields, blocks of woodland and landscape setting of historic buildings. Sites GNLP1001 and GNLP3003 are located amongst the existing development in Reedham

and are not located in close proximity to Listed Buildings, and therefore, the proposed development at these two sites would be unlikely to be discordant with these key characteristics. The proposed development at these two sites would be expected to have a negligible impact on the local landscape character.

B.39.4.3 Views from the PRow Network: Site GNLP1001 is located adjacent to a PRow. The proposed development at this site could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected. Site GNLP3003 is located approximately 40m from a PRow but is concealed by trees. Therefore, a negligible impact on the local landscape would be expected.

B.39.4.4 Views for Local Residents: As both sites in this cluster are located adjacent to the existing settlement of Reedham, the proposed development at both sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.39.5 SA Objective 5 – Housing

B.39.5.1 Net Gain: Sites GNLP1001 and GNLP3003 are proposed for residential development of 99 dwellings or less. Therefore, a minor positive impact on housing provision would be expected for both sites.

B.39.6 SA Objective 6 – Population and Communities

B.39.6.1 Local Services: The nearest convenience store, Reedham Stores, is located in the centre of Reedham village. Sites GNLP1001 and GNLP3003 are located within the target distance to this shop. Therefore, the proposed development at these sites would be expected to have a minor positive impact on site end users' access to local services.

B.39.6.2 Local Landscape Designations: Sites GNLP1001 and GNLP3003 are located within 600m from New Road Playing Field. Site GNLP1001 is also located approximately 370m from Reedham Village Hall and Recreation Ground. The proposed development at these two sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.39.6.3 As Sites GNLP1001 and GNLP3003 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.39.7 SA Objective 7 - Deprivation

B.39.7.1 See **Box 2.7**.

B.39.8 SA Objective 8 - Health

B.39.8.1 **Green Network:** Sites GNLP1001 and GNLP3003 are located within 600m of the PRow network and public greenspaces, including playing fields and allotments. Therefore, a minor positive impact would be expected at both of these sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.39.8.2 **Main Road:** Sites GNLP1001 and GNLP3003 are located over 200m from a main road. The proposed development at these sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.39.8.3 **AQMA:** Both sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.39.8.4 **NHS Hospital:** The closest hospital with an A&E department to Reedham is James Paget University Hospital, located approximately 10km east of the cluster. The proposed development at both sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.39.8.5 **GP Surgery:** Reedham Surgery is located in the centre of Reedham village. Sites GNLP1001 and GNLP3003 are both located within the target distance to Reedham Surgery. The proposed development at both sites in this cluster would be expected to have a minor positive impact on the access of site end users to this GP surgery.

B.39.8.6 **Leisure Centre:** The closest leisure centre to Reedham is Marina Leisure Centre, located approximately 12km north east of the cluster. Both sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.39.9 **SA Objective 9 – Crime**

B.39.9.1 See **Box 2.9**.

B.39.10 **SA Objective 10 – Education**

B.39.10.1 **Primary School:** Reedham Primary School is located in the east of Reedham village. Sites GNLP1001 and GNLP3003 are located within the target distance to this school. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education.

B.39.10.2 **Secondary School:** The closest secondary school to Reedham is Acle Academy, located approximately 9km north west of the cluster. Sites GNLP1001 and GNLP3003 are situated outside the target distance to this school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.39.11 **SA Objective 11 – Economy**

B.39.11.1 **Primary Employment Location:** The closest primary employment location to the Reedham cluster is Loddon Industrial Estate, situated approximately 6.5km to the south west. Therefore, the proposed development at both sites in this cluster could potentially have a minor negative impact on site end users' access to employment opportunities.

B.39.12 **SA Objective 12 – Transport and Access to Services**

B.39.12.1 **Bus Stop:** Site GNLP1001 is located within the target distance to a bus stop on Station Road. Site GNLP3003 is located within the target distance to a bus stop on Mill Road. However, these bus stops only provide two services per day. Therefore, the proposed development at both sites in the cluster could potentially have a minor negative impact on the access of site end users to bus services.

- B.39.12.2** **Railway Station:** Reedham Railway Station is located approximately 580m north west of Site GNLP1001, and approximately 1.1km north west of Site GNLP3003. Therefore, the proposed development at both sites in this cluster would be expected to have a minor positive impact on site end users' access to rail services.
- B.39.12.3** **Pedestrian Access:** Site GNLP1001 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Site GNLP3003 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.
- B.39.12.4** **Road Network:** Site GNLP1001 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Site GNLP3003 is well connected to the existing road network. The proposed development at this site would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.39.13 **SA Objective 13 – Historic Environment**

- B.39.13.1** **Grade II Listed Buildings:** Site GNLP1001 is located approximately 230m from the Grade II Listed Buildings 'Reedham War Memorial' and 'The Top House Public House, including boundary wall to yard'. The proposed development at Site GNLP1001 would not be expected to alter the setting of these Listed Buildings as it is situated within the existing development in Reedham. Therefore, a negligible impact on the local historic landscape would be expected.
- B.39.13.2** **Conservation Area:** Halvergate Marshes Conservation Area and Haddiscoe Conservation Area is located approximately 600m from Site GNLP3003 and 1.1km from GNLP1001. Halvergate Marshes Conservation Area is identified as Heritage at Risk and is in 'very bad' condition⁵. The proposed development at both sites in the Reedham cluster are situated

⁵ Historic England (2017) Heritage At Risk. Halvergate Marshes, Halvergate, Halvergate / Mautby / Norton Subcourse / Reedham / Stokesby with Herringby / Thurlton / West Caister / Acle / Belton with Browston / Burgh Castle / Fleggburgh / Freethorpe / Fritton and St. Olaves / Haddiscoe, Broadland - Norfolk Broads (NP). Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/3390> [Date Accessed: 18/04/19]

amongst the existing development in the village. A negligible impact on this Conservation Area would be expected.

B.39.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.39.14.1 Previously Developed Land: Both sites in this cluster comprise previously undeveloped land. The proposed development at these sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.39.14.2 ALC: Both sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource.

B.39.15 SA Objective 15 – Water

B.39.15.1 Watercourse: A proportion of Site GNLP3003 is located within 200m of the River Yare. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.40 Reepham

Reepham cluster				
This cluster comprises eight sites surrounding the town of Reepham, located to the north west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP0096	Land off the Wood Dalling Road, Reepham (adjacent to Collers Way)	Residential	0.57	15
GNLP0180	Land north of Whitwell Street	Residential	1.52	35
GNLP0183	Land east of Whitwell Road	Residential	3.66	65-70
GNLP0353	Land north and south of B1145 Dereham Road. Reepham	Residential	11.67	100-200
GNLP0543-A	Wood Dalling Rd, Reepham	Residential	0.89	10-35
GNLP0543-B	Wood Dalling Rd, Reepham	Residential	0.45	10-35
GNLP2075	Between Reepham Road, Cawston Road	Residential	7.34	183*
REP1	Land north and south of Broomhill. Lane, Reepham	Mixed (including residential)	8.15	100-120

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP0096	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP0180	-	+	-	-	+	++	0	-	0	++	+	-	-	-	-
GNLP0183	-	-	-	-	+	-	0	--	0	++	+	-	-	-	-
GNLP0353	--	--	-	-	++	-	0	-	0	++	+	-	-	-	-
GNLP0543-A	-	--	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLP0543-B	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP2075	--	--	-	-	++	-	0	--	0	--	+	-	-	-	-
REP1	--	+	-	-	++	-	0	-	0	++	+	-	-	-	-

B.40.1 SA Objective 1 – Air Quality and Noise

B.40.1.1 Air Pollution: Sites GNLP0096, GNLP0180, GNLP0183, GNLP0543-A and GNLP0543-B are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these five sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLP0353, GNLP2075 and REP1 are proposed for the development of 100 or more dwellings. The proposed development at these three sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.40.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.40.2.1 Carbon Emissions: Sites GNLP0183, GNLP0353, GNLP2075 and REP1 are proposed for the development of between 60 and 600 dwellings. The proposed development at these four sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.40.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these eight sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.40.2.3 Surface Water Flooding: Small proportions of Sites GNLP0353, GNLP0543-A and GNLP2075 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these three sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A small proportion of Site REP1 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.40.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.40.3.1 **Natura 2000:** All sites in this cluster are located within 1.5km of a section of ‘Norfolk Valley Fens’ SAC. Sites GNLPO180, GNLPO543-A and GNLPO543-B are located within 900m of this SAC. A minor negative impact would be expected as a result of the proposed development at these eight sites, due to the increased risk of development related threats and pressures on this European designated site.

B.40.3.2 **SSSI IRZ:** This section of the ‘Norfolk Valley Fens’ SAC is also designated as ‘Booton Common’ SSSI. Sites GNLPO180, GNLPO183 and REP1 are located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures*” should be consulted on. Sites GNLPO096, GNLPO543-A, GNLPO543-B and GNLPO2075 are located within an IRZ which states that “*any residential development of 50 or more houses outside existing settlements/urban areas*” should be consulted on. Sites GNLPO096, GNLPO543-A and GNLPO543-B are proposed for less than 50 dwellings; therefore, a negligible impact on this SSSI would be expected. Site GNLPO2075 is situated outside the existing settlement of Reepham and is proposed for 183 dwellings, and Sites GNLPO180, GNLPO183 and REP1 are located outside the existing settlement of Reepham and currently comprise green space/farmland. Therefore, a minor negative impact on the features for which this SSSI has been designated would be expected at these four sites.

B.40.3.3 **CWS:** Site REP1 is located approximately 10m from ‘Broomhill Meadows’ CWS. The proposed development at this site could potentially have a minor negative impact on this CWS due to increased development related threats and pressures.

B.40.4 SA Objective 4 – Landscape

B.40.4.1 **Landscape Character:** Sites GNLPO096, GNLPO183, GNLPO353 and the majority of Site REP1 are located within the LCA ‘Foulsham and Reepham Plateau Farmland’. Some key characteristics of this LCA include the distinctive field pattern, wide views to churches and the setting of manors, halls and churches. Sites GNLPO096, GNLPO183, GNLPO353 and REP1 comprise fields, and therefore, the proposed development at these four sites may adversely affect the distinctive field pattern within the local

landscape. Sites GNLP0543-A and GNLP2075 are located within the LCA 'Cawston Tributary Farmland'. Some key characteristics of this LCA include the mosaic of arable fields, woodland and parkland, and landscape setting of villages and notable buildings. Sites GNLP0543-A and GNLP2075 comprise arable fields and are situated adjacent to the existing settlement of Reepham. Therefore, the proposed development at these five sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character. Site GNLP0180 is located within the LCA 'River Wensum River Valley'. Some key characteristics of this LCA include the floodplain habitat associated with the River Wensum, substantial blocks of woodland, and open grazing meadows. Site GNLP0180 comprises arable land, and therefore, the proposed development at this site would be unlikely to be discordant with these features. Site GNLP0543-B is located within the LCA 'urban' and has therefore not been assessed for landscape character. A negligible impact would therefore be expected for Sites GNLP0180 and GNLP0543-B.

- B.40.4.2 **Views from the PRoW Network:** Sites GNLP0096, GNLP0180, GNLP0183, GNLP0543-A, GNLP0543-B and GNLP2075 are located adjacent to a PRoW. Sites GNLP0353 and REP1 are located approximately 150m from a PRoW. The proposed development at these eight sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.
- B.40.4.3 **Views for Local Residents:** As all sites in this cluster are located adjacent or in close proximity to the existing settlement of Reepham, the proposed development at all eight sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.
- B.40.4.4 **Urbanisation of the Countryside:** All sites in this cluster comprise previously undeveloped land and are located outside the existing settlement of Reepham. Therefore, the proposed development at these eight sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.40.5 SA Objective 5 – Housing

B.40.5.1 Net Gain: Sites GNLPO096, GNLPO180, GNLPO183, GNLPO543-A and GNLPO543-B are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these five sites. Sites GNLPO353, GNLPO2075 and REP1 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these three sites would be expected to result in a major positive impact on housing provision.

B.40.6 SA Objective 6 – Population and Communities

B.40.6.1 Local Services: The nearest local services, Spar and Reepham Post Office, are located in the centre of Reepham. Site GNLPO180 is located within the target distance to both of these services. The proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Sites GNLPO096, GNLPO183, GNLPO353, GNLPO543-A, GNLPO543-B, GNLPO2075 and REP1 are located outside the target distance to these services. The proposed development at these seven sites could potentially have a minor negative impact on the access of site end users to local services.

B.40.6.2 Local Landscape Designations: Reepham contains several local landscape designations including Stimpsons Piece Recreation Ground, Reepham Bowling Green, and open space on Sunbarn Road. Sites GNLPO096, GNLPO180, GNLPO183, GNLPO353, GNLPO543-A, GNLPO543-B and REP1 are located within 600m from one or more of these features. The proposed development at these seven sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.40.6.3 As Site GNLPO180 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.40.7 SA Objective 7 – Deprivation

B.40.7.1 See **Box 2.7**.

B.40.8 SA Objective 8 – Health

- B.40.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRoW network. Sites GNLP0096, GNLP0180, GNLP0183, GNLP0353, GNLP0543-A, GNLP0543-B and REP1 are also located within 600m of public greenspaces, including a playing field, tennis court and a bowling green. Therefore, a minor positive impact would be expected at these eight sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.40.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at all eight sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.
- B.40.8.3 **AQMA:** All eight sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.40.8.4 **NHS Hospital:** The closest hospital with an A&E department to Reepham is Norfolk and Norwich University Hospital, located approximately 18km south of the cluster. The proposed development at the eight sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.40.8.5 **GP Surgery:** Reepham Surgery is located in the west of Reepham. Sites GNLP0180 and GNLP0353 are located within the target distance to this GP surgery. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLP0096, GNLP0183, GNLP0543-A, GNLP0543-B, GNLP2075 and REP1 are located outside the target distance to Reepham Surgery, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.
- B.40.8.6 **Leisure Centre:** The closest leisure facility to Reepham is Dereham Leisure Centre, located approximately 15km south west of the cluster. All eight sites in this cluster are located outside the target distance to this leisure

facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.40.8.7 As Sites GNLP0096, GNLP0183, GNLP0543-A, GNLP0543-B, GNLP2075 and REP1 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these six sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.40.9 SA Objective 9 – Crime

B.40.9.1 See **Box 2.9**.

B.40.10 SA Objective 10 – Education

B.40.10.1 **Primary School:** Reepham Primary School is located in the south of Reepham village. Sites GNLP0180, GNLP0183, GNLP0353 and REP1 are located within the target distance to this school. The proposed development at these four sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0096, GNLP0543-A, GNLP0543-B and GNLP2075 are situated wholly outside the target distance to this school. The proposed development at these four sites could potentially result in a minor negative impact on site end users' access to primary education.

B.40.10.2 **Secondary School:** Reepham High School and College is located in the south of Reepham. Sites GNLP0096, GNLP0180, GNLP0183, GNLP0353, GNLP0543-B and REP1 are located within the target distance to this school, and therefore, the proposed development at these six sites would be likely to result in a minor positive impact on site end users' access to secondary education. Sites GNLP0543-A and GNLP0543-B are situated outside the target distance to this school, and therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to secondary education.

B.40.10.3 The proposed development at Sites GNLP0543-A and GNLP2075 would be expected to have a major negative impact on site end users' access to both primary and secondary education. The proposed development at Sites GNLP0180, GNLP0183, GNLP0353 and REP1 would be expected to have a major positive impact on site end users' access to both primary and secondary education.

B.40.11 SA Objective 11 – Economy

B.40.11.1 **Primary Employment Location:** Reepham Town Centre is located in close proximity to the Reepham cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all eight sites in this cluster would be expected to have a minor positive impact on the local economy.

B.40.12 SA Objective 12 – Transport and Access to Services

B.40.12.1 **Bus Stop:** Sites GNLPO096, GNLPO543-A and GNLPO543-B are located within the target distance to a bus stop on New Road, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLPO180, GNLPO183, GNLPO353, GNLPO2075 and REP1 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these five sites could potentially have a minor negative impact on site end users' access to bus services.

B.40.12.2 **Railway Station:** The closest railway station to Reepham is Dereham Railway Station, located approximately 15.7km to the south west of the cluster. Therefore, the proposed development at all eight sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.40.12.3 **Pedestrian Access:** Sites GNLPO096, GNLPO180, GNLPO543-A, GNLPO543-B, GNLPO2075 and REP1 are well connected to the existing footpath network. The proposed development at these six sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLPO183 and GNLPO353 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.40.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development at these eight sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.40.13 SA Objective 13 – Historic Environment

- B.40.13.1 Grade I Listed Buildings:** Site GNLP0180 is located approximately 360m from the Grade I Listed Building ‘Church of the Nativity of St Mary with brick retaining wall to the north’. Site GNLP0353 is located approximately 400m from this Listed Building. These sites and this Listed Building are separated by existing development, and therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of this Listed Building.
- B.40.13.2 Grade II* Listed Buildings:** Site GNLP0180 is located approximately 330m from the Grade II* Listed Building ‘Church of St Michael and All Angels’. Site GNLP0353 is located approximately 360m from this Listed Building. These sites and Listed Building are separated by existing development, and therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of this Listed Building.
- B.40.13.3 Grade II Listed Buildings:** Site GNLP0180 is located approximately 30m from the Grade II Listed Building ‘The Old Vicarage’, approximately 200m from ‘Rookery Farm Barn’, and approximately 260m from ‘Dairy Farm Barn’. Site GNLP0183 is located approximately 100m from ‘The Old Vicarage’ and approximately 220m from ‘Dairy Farm Barn’. Site GNLP0353 is located approximately 100m from ‘Vale House’ and approximately 90m from ‘Eynesford House’. Site GNLP2075 is located approximately 380m from ‘North Lodge and walls’ and ‘South Lodge and walls’. Site REP1 is located approximately 160m from ‘Vale House’ and The Old Vicarage’. The proposed development at these five sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.
- B.40.13.4 Conservation Area:** Site GNLP0353 is located approximately 10m from Reepham Conservation Area. Therefore, the proposed development at this site would be likely to alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.
- B.40.13.5 Registered Park and Garden:** Site GNLP2075 is located approximately 600m south of ‘Salle Park’ RPG. The proposed development at this site could potentially alter the character and setting of this RPG and therefore, a minor negative impact on the local historic environment would be expected.

B.40.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.40.14.1 Waste: Sites GNLP0183, GNLP0353, GNLP2075 and REP1 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these four sites could potentially result in a minor negative impact on waste generation.

B.40.14.2 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these eight sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.40.14.3 ALC: All sites in this cluster are situated wholly or partially on ALC Grade 3 land. Sites GNLP0096, GNLP0543-A and GNLP2075 are also partially situated on ALC Grade 2 land. All sites are situated on some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these eight sites, due to the loss of this important natural resource.

B.40.15 SA Objective 15 – Water

B.40.15.1 SPZ: All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these eight sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.40.15.2 Watercourse: A small proportion in the south of Site REP1 is located within 200m of a minor watercourse. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.41 Salhouse

Salhouse cluster				
This cluster comprises five sites surrounding the village of Salhouse, located to the north east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO161	Land to the west of Bell Lane and to the north of Hall Drive	Residential	9.92	248
GNLPO163	Land to the north of Norwich Road (east site)	Residential	9.99	250
GNLPO175	Site off Bell Lane	Residential	3.91	98
GNLPO188	Site adjoining Norwich Road	Residential	0.52	13
GNLPO189	Site off Lower Street	Residential	4.56	114

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO161	--	--	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLPO163	--	-	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLPO175	-	-	-	-	+	-	0	--	0	-	+	-	-	-	0
GNLPO188	-	+	-	-	+	-	0	--	0	-	+	-	0	-	0
GNLPO189	--	-	-	-	++	-	0	--	0	--	+	-	-	-	0

B.41.1 SA Objective 1 – Air Quality and Noise

B.41.1.1 Air Pollution: Sites GNLPO175 and GNLPO188 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO161, GNLPO163 and GNLPO189 are proposed for the development of 100 or more dwellings; therefore, a major negative impact would be expected at these three sites.

B.41.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.41.2.1 Carbon Emissions: Sites GNLPO161, GNLPO163, GNLPO175 and GNLPO189 are proposed for the development of between 60 and 600 dwellings. The proposed development at these four sites could potentially increase local carbon emissions, as a proportion of Broadland’s total, by more than 0.1%. Therefore, a minor negative impact on Broadland’s carbon emissions would be expected.

B.41.2.2 Fluvial Flooding: Sites GNLPO161, GNLPO163, GNLPO175, GNLPO188 and GNLPO189 are located wholly within Flood Zone 1. A minor positive impact would be expected at these five sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.41.2.3 Surface Water Flooding: A small proportion of Site GNLPO161 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Site GNLPO175 coincides with areas determined to be at low and medium risk of surface water flooding. A proportion of Sites GNLPO163 and GNLPO189 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.41.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.41.3.1 Natura 2000: All sites in this cluster are located within 2km of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these five sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.41.3.2 SSSI IRZ: This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Crosthwick Marsh’ SSSI. Site GNLPO189 is located within an IRZ which states that “*residential development of 10 or*

more houses outside existing settlements” should be consulted on. Site GNLPO189 is proposed for the development of 114 dwellings, and therefore, a minor negative impact on the features for which this SSSI has been designated would be expected. Sites GNLPO161, GNLPO163, GNLPO175 and GNLPO188 are located within an IRZ which states that *“residential development of 50 units or more”* should be consulted on. As Sites GNLPO161, GNLPO163 and GNLPO175 are proposed for the development of over 50 dwellings, a minor negative impact on the features for which this SSSI has been designated would be expected at these three sites.

B.41.3.3 Ancient Woodland: Site GNLPO161 is located approximately 280m south east of ‘Hagg Wood’. The proposed development at this site could potentially result in a minor negative impact on this ancient woodland, which could include an increase in air pollution.

B.41.4 SA Objective 4 – Landscape

B.41.4.1 National Park: Sites GNLPO161, GNLPO163, GNLPO185 and GNLPO189 comprise large areas of previously undeveloped land and are located within 2km of The Broads National Park. The proposed development at these four sites could potentially alter views from this National Park, and as such have a minor negative impact on the local landscape. As Site GNLPO188 comprises a smaller area and is situated adjacent to the existing settlement of Salhouse, a negligible impact on the National Park would be expected as a result of development at this site.

B.41.4.2 Landscape Character: Sites GNLPO161, GNLPO163, GNLPO175, GNLPO188 and GNLPO189 are located within the LCA ‘Rackheath and Salhouse Wooded Estatelands’. Some key characteristics of this LCA include the mosaic of parkland, fields and woodland, and the landscape setting of historic buildings including those recognised by Conservation Areas. Sites GNLPO161, GNLPO163, GNLPO175 and GNLPO189 are located within or adjacent to Salhouse Conservation Area, and therefore, the proposed development at these four sites could potentially be discordant with these key characteristics. A minor negative impact on the local landscape character would be expected at these four sites. Site GNLPO188 is located approximately 170m away from the Conservation Area; therefore, the proposed development at this site would be expected to have a negligible impact on the local landscape character.

- B.41.4.3 **Views from the PRow Network:** Sites GNLP0161 and GNLP0163 are located adjacent to a PRow. Site GNLP0175 is located approximately 120m, and Site GNLP0189 is located approximately 340m, from PRows. The proposed development at these four sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.
- B.41.4.4 **Views for Local Residents:** As all sites in this cluster are located adjacent to the existing settlement of Salhouse, the proposed development at all five sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.
- B.41.4.5 **Urbanisation of the Countryside:** Sites GNLP0161, GNLP0163, GNLP0175 and GNLP0188 are located outside the existing settlement of Salhouse. Therefore, the proposed development at these four sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.
- B.41.4.6 **Coalescence:** Site GNLP0163 comprises a large area of previously undeveloped land, situated between two distinct settlement areas of Salhouse. The proposed development at this site could potentially increase the risk of coalescence between these two settlements; therefore, a minor negative impact on the local landscape would be expected.
- B.41.5 SA Objective 5 – Housing**
- B.41.5.1 **Net Gain:** Sites GNLP0175 and GNLP0188 are proposed for the development of 99 or less dwellings, and therefore, a minor positive impact on housing provision would be expected for these two sites. Sites GNLP0161, GNLP0163 and GNLP0189 are proposed for 100 or more dwellings. Therefore, the proposed development at these three sites would be expected to result in a major positive impact on housing provision.
- B.41.6 SA Objective 6 – Population and Communities**
- B.41.6.1 **Local Services:** The nearest convenience store to Salhouse is Rackheath Stores, located approximately 2.5km south west of the cluster. All five sites are located outside the target distance to this shop. The proposed development at all sites in this cluster could potentially have a minor negative impact on the access of site end users to local services.

B.41.6.2 **Local Landscape Designations:** Sites GNLP0175 and GNLP0188 are located within 600m from Salhouse Bowls Club and Salhouse VC Primary School open space. Site GNLP0189 is located approximately 600m from Salhouse Recreation Ground. The proposed development at these three sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.41.7 **SA Objective 7 – Deprivation**

B.41.7.1 See **Box 2.7**.

B.41.8 **SA Objective 8 – Health**

B.41.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRow network. Sites GNLP0175 and GNLP0189 are also located within 600m of public greenspaces, including a playing field and religious grounds. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.41.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these five sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.41.8.3 **AQMA:** All five sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.41.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Salhouse is Norfolk and Norwich University Hospital, located approximately 15km south west of the cluster. The closest GP surgery is Hoveton and Wroxham Medical Centre, located approximately 4km north east of the cluster. The proposed development at the five sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.41.8.5 **Leisure Centre:** The closest leisure centre to Salhouse is Riverside Leisure Centre, located approximately 9km south west of the cluster. All five sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.41.8.6 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at all five sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.41.9 **SA Objective 9 – Crime**

B.41.9.1 See **Box 2.9**.

B.41.10 **SA Objective 10 – Education**

B.41.10.1 **Primary School:** Salhouse C of E Voluntary Controlled Primary School is located in the centre of Salhouse village. Sites GNLP0175 and GNLP0188 are located wholly within the target distance to this school. The proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0161, GNLP0163 and GNLP0189 are located either partially or wholly outside the target distance to this school. Therefore, the proposed development at these three sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.41.10.2 **Secondary School:** The closest secondary school to Salhouse is Broadland High Ormiston Academy, located approximately 4km north of the cluster. All five sites in this cluster are situated outside the target distance to this school, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.41.10.3 The proposed development at Sites GNLP0161, GNLP0163 and GNLP0189 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.41.11 **SA Objective 11 – Economy**

B.41.11.1 **Primary Employment Location:** Station Business Park in Hoveton is located approximately 4km north of the Salhouse cluster. This location

would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all sites in this cluster would be expected to have a minor positive impact on the local economy.

B.41.12 SA Objective 12 – Transport and Access to Services

B.41.12.1 Bus Stop: Site GNLP0188 is located approximately 250m from a bus stop on Norwich Road, providing regular services. Therefore, the proposed development at this site would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0161, GNLP0163, GNLP0175 and GNLP0189 are located partially outside the target distance of bus stop which provides a regular service. Therefore, the proposed development at these four sites could potentially have a minor negative impact on site end users' access to bus services.

B.41.12.2 Railway Station: Sites GNLP0161, GNLP0163, GNLP0175 and GNLP0188 are located within the target distance to Salhouse Railway Station. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to rail services. Site GNLP0189 is located outside the target distance to this station, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

B.41.12.3 Pedestrian Access: Sites GNLP0161, GNLP0163 and GNLP0189 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLP0175 and GNLP0188 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.41.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.41.13 SA Objective 13 – Historic Environment

B.41.13.1 Grade I Listed Buildings: Site GNLP0161 is located approximately 70m across the road from the Grade I Listed Building 'Church of All Saints'. The proposed development at this site could potentially alter the setting of this

Listed Building; therefore, a minor negative impact on the local historic environment would be expected.

B.41.13.2 **Grade II Listed Buildings:** There are several Grade II Listed Buildings located in close proximity to the Salhouse cluster. Site GNLP0161 is located approximately 30m across the road from ‘Salhouse War Memorial’ and approximately 100m from ‘Salhouse Hall’ and four associated Grade II Listed Buildings. Site GNLP0175 is located approximately 90m from ‘The Grange’. Site GNLP0189 is located approximately 100m from ‘Shrudlands Farm House’. The proposed development at Sites GNLP0161, GNLP0175 and GNLP0189 could potentially alter the setting of these Listed Buildings; therefore, a minor negative impact on the local historic environment would be expected at these three sites. ‘Providence Cottage’ is located approximately 170m from Site GNLP0163 and approximately 280m from Site GNLP0188. The proposed development at Sites GNLP0163 and GNLP0188 would not be expected to alter the setting of these Listed Buildings as the sites and Listed Buildings are separated by existing development. Therefore, a negligible impact on the local historic environment would be expected at these two sites.

B.41.13.3 **Conservation Area:** Site GNLP0189 coincides with Salhouse Conservation Area. Sites GNLP0161, GNLP0163 and GNLP0175 are located adjacent to Salhouse Conservation Area. The proposed development at these four sites would likely to alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment. Site GNLP0188 is separated from the Conservation Area by existing development; therefore, a negligible impact on the setting would be expected at this site.

B.41.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.41.14.1 **Waste:** Sites GNLP0161, GNLP0163, GNLP0175 and GNLP0189 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these four sites could potentially result in a minor negative impact on waste generation.

B.41.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these five sites would

be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.41.14.3 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these five sites, due to the loss of this important natural resource.

B.41.15 SA Objective 15 – Water

B.41.15.1 **Water Quality:** All sites in this cluster are located over 200m from a watercourse and do not coincide with a groundwater SPZ. Therefore, the proposed development at these five sites would be expected to have a negligible impact on local water quality.

B.42 Score

Scale cluster				
This cluster comprises one site in the village of Scale, located to the south of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
SCO1	Land east of Norwich Road, Scale	Residential	0.98	15

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
SCO1	-	+	0	-	+	-	0	--	0	-	+	-	0	-	-

B.42.1 SA Objective 1 – Air Quality and Noise

B.42.1.1 **Air Pollution:** Site SCO1 is proposed for the development of 15 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

B.42.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.42.2.1 **Fluvial Flooding:** Site SCO1 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at this site, as the proposed development at this location would be likely to locate site end users away from areas at risk of fluvial flooding.

B.42.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.42.3.1 **Biodiversity Assets:** The proposed development at Site SCO1 would be unlikely to impact any surrounding biodiversity assets, and therefore, a negligible impact on local biodiversity would be expected.

B.42.4 SA Objective 4 – Landscape

B.42.4.1 Landscape Character: Site SCO1 is located within the LCA ‘Waveney Tributary Farmland’. Some key characteristics of this LCA include the open landscape of arable farmland, with blocks of woodland and distinctive landmarks. Site SCO1 does not coincide with these features. Therefore, the proposed development at this site would be expected to have a negligible impact on the local landscape character.

B.42.4.2 Views from the PRow Network: Site SCO1 coincides with a PRow. The proposed development at this site could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.42.4.3 Views for Local Residents: Site SCO1 is located adjacent to the existing settlement of Scole, and therefore, the proposed development at this site would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.42.4.4 Urbanisation of the Countryside: Site SCO1 is located outside the existing settlement of Scole. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would therefore be expected.

B.42.5 SA Objective 5 – Housing

B.42.5.1 Net Gain: Site SCO1 is proposed for residential development of 15 dwellings. Therefore, a minor positive impact on housing provision would be expected at this site.

B.42.6 SA Objective 6 – Population and Communities

B.42.6.1 Local Services: Scole Village Stores is located in the centre of Scole village. Site SCO1 is situated partially outside the target distance to this shop, and therefore, the proposed development at this site could potentially have a minor negative impact on some site end users’ access to local services.

B.42.7 SA Objective 7 – Deprivation

B.42.7.1 See **Box 2.7**.

B.42.8 SA Objective 8 – Health

B.42.8.1 **Green Network:** Site SCO1 is located within 600m of the PRow network and public greenspaces, including a playing field and allotments. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.42.8.2 **Main Road:** Site SCO1 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.42.8.3 **AQMA:** Site SCO1 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.42.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Scole is Norfolk and Norwich University Hospital, located approximately 28km north of the cluster. The closest GP surgery is The Lawns Medical Practice, located approximately 3.6km west of the cluster. The proposed development at Site SCO1 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.42.8.5 **Leisure Centre:** The closest leisure centre to Scole is Diss Leisure Centre, located approximately 3km west of the cluster. Site SCO1 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.42.8.6 As Site SCO1 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site would be expected to have a major negative impact on the health and wellbeing of site end users.

B.42.9 SA Objective 9 – Crime

B.42.9.1 See **Box 2.9**.

B.42.10 SA Objective 10 – Education

B.42.10.1 Primary School: Scole C of E Voluntary Controlled Primary School is located in the north of Scole village. Site SCO1 is located within the target distance to this school. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education.

B.42.10.2 Secondary School: The closest secondary school to Scole is Diss High School, located approximately 3.4km north west of the cluster. Site SCO1 is situated outside the target distance to this school, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to secondary education.

B.42.11 SA Objective 11 – Economy

B.42.11.1 Primary Employment Location: Diss Business Park is located approximately 2.5km west of the Scole cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Site SCO1 would be expected to have a minor positive impact on the local economy.

B.42.12 SA Objective 12 – Transport and Access to Services

B.42.12.1 Bus Stop: Site SCO1 is located approximately 230m from a bus stop on Norwich Road, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users' access to bus services.

B.42.12.2 Railway Station: The closest station to Scole is Diss Railway Station, located approximately 2.6km to the west of the cluster. Therefore, the proposed development at Site SCO1 could potentially have a minor negative impact on site end users' access to rail services.

B.42.12.3 Pedestrian Access: Site SCO1 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot.

B.42.12.4 Road Network: Site SCO1 is well connected to the existing road network. The proposed development would therefore be expected to provide site

end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.42.13 SA Objective 13 – Historic Environment

B.42.13.1 Grade II* Listed Buildings: Site SCO1 is located approximately 250m from the Grade II* Listed Building ‘Church of St Andrew’. Due to the existing development separating this site from this Listed Building, a negligible impact on the setting of this Listed Building would be expected as a result of development at this site.

B.42.13.2 Grade II Listed Buildings: Site SCO1 is located approximately 140m from the Grade II Listed Building ‘Thatchet’. However, this site and Listed Building are separated by existing development. Therefore, a negligible impact on the setting of this Listed Building would be expected as a result of development at this site.

B.42.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.42.14.1 Previously Developed Land: Site SCO1 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.42.14.2 ALC: Site SCO1 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.42.15 SA Objective 15 – Water

B.42.15.1 SPZ: A proportion of Site SCO1 coincides with the catchment (Zone III) of a groundwater SPZ. The proposed development at this site could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.43 South Walsham and Upton with Fishley

South Walsham and Upton with Fishley cluster				
This cluster comprises one site located to the west of the village of South Walsham, located to the north east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO382	Land north of Chamery Lane	Residential & open space	1.21	Approx. 30

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO382	-	+	-	-	+	-	0	--	0	--	+	-	-	-	0

B.43.1 SA Objective 1 – Air Quality and Noise

B.43.1.1 Air Pollution: Site GNLPO382 is proposed for the development of approximately 30 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

B.43.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.43.2.1 Fluvial Flooding: Site GNLPO382 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.43.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.43.3.1 Natura 2000: Site GNLPO382 is located approximately 1.8km south of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed

development at this site, due to the increased risk of development related threats and pressures on these European designated sites.

B.43.3.2 SSSI IRZ: This section of 'The Broads' SAC and 'Broadland' SPA and Ramsar is also designated as 'Bure Broads and Marshes' SSSI. Site GNLPO382 is located within an IRZ which states that "*any residential development of 50 or more houses outside existing settlements*" should be consulted on. Site GNLPO382 is proposed for the development of approximately 30 dwellings; therefore, a negligible impact on this SSSI would be expected.

B.43.4 SA Objective 4 - Landscape

B.43.4.1 National Park: Site GNLPO382 is located approximately 530m from The Broads National Park, and as such the proposed development at this site could potentially be visible from, and alter the setting of, this National Park. A minor negative impact would be expected.

B.43.4.2 Landscape Character: Site GNLPO382 is located within the LCA 'South Walsham to Reedham Marshes Fringe'. Some key characteristics of this LCA include the mosaic of arable fields, sparse settlement and substantial blocks of woodland. Site GNLPO382 comprises arable land and is located adjacent to the small settlement of South Walsham. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.43.4.3 Views for Local Residents: Site GNLPO382 abuts several properties on Burlingham Road. The proposed development at this site would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.43.4.4 Urbanisation of the Countryside: Site GNLPO382 comprises previously undeveloped land and is located outside the existing settlement of South Walsham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.43.5 SA Objective 5 – Housing

B.43.5.1 **Net Gain:** Site GNLPO382 is proposed for residential development of approximately 30 dwellings; therefore, a minor positive impact on housing provision would be expected.

B.43.6 SA Objective 6 – Population and Communities

B.43.6.1 **Local Services:** The nearest local services to South Walsham is Blofield Heath Post Office and Stores. Site GNLPO382 is located outside the target distance to these services. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services.

B.43.7 SA Objective 7 – Deprivation

B.43.7.1 See **Box 2.7**.

B.43.8 SA Objective 8 – Health

B.43.8.1 **Green Network:** Site GNLPO382 is not located in close proximity to a PRoW or public greenspace. The proposed development at this site could potentially have a minor negative impact on the access of site end users to the local green network.

B.43.8.2 **Main Road:** Site GNLPO382 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.43.8.3 **AQMA:** Site GNLPO382 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.43.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to South Walsham and Upton with Fishley is Norfolk and Norwich University Hospital, located approximately 8km south west of the cluster. The closest GP surgery is Blofield Surgery, located approximately 3.7km south west of the cluster. The proposed development at Site GNLPO382 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.43.8.5 **Leisure Centre:** The closest leisure facility to South Walsham and Upton with Fishley is Riverside Leisure Centre, located approximately 13km south west of the cluster. Site GNLP0382 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.43.8.6 As Site GNLP0382 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site would be expected to have a major negative impact on the health and wellbeing of site end users.

B.43.9 **SA Objective 9 – Crime**

B.43.9.1 See **Box 2.9**.

B.43.10 **SA Objective 10 – Education**

B.43.10.1 **Primary/Secondary School:** The closest primary school to South Walsham and Upton with Fishley is Fairhaven C of E Voluntary Aided Primary School, located in the east of the village, 1km from Site GNLP0382. The closest secondary school is Acle Academy, located approximately 4.3km south east of the cluster. Site GNLP0382 is situated outside the target distances to both a primary and secondary school, and therefore, the proposed development at this site would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.43.11 **SA Objective 11 – Economy**

B.43.11.1 **Primary Employment Location:** Acle Town Centre is located approximately 4.7km south west of the South Walsham and Upton with Fishley cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Site GNLP0382 would be expected to have a minor positive impact on the local economy.

B.43.12 **SA Objective 12 – Transport and Access to Services**

B.43.12.1 **Bus Stop:** Site GNLP0382 is located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.43.12.2 **Railway Station:** The closest railway station to South Walsham and Upton with Fishley is Lingwood Railway Station, located approximately 4.4km to the south of the cluster. Therefore, the proposed development at Site GNLP0382 would be likely to have a minor negative impact on site end users' access to rail services.

B.43.12.3 **Pedestrian Access:** Site GNLP0382 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.43.12.4 **Road Network:** Site GNLP0382 is well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.43.13 **SA Objective 13 – Historic Environment**

B.43.13.1 **Grade II Listed Buildings:** Site GNLP0382 is located approximately 290m from the Grade II Listed Buildings 'Chamery Hall', 'Old Hall Farmhouse' and 'Barn approximately 20m south of Old Hall Farmhouse'. The proposed development at this site could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.43.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.43.14.1 **Previously Developed Land:** Site GNLP0382 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.43.14.2 **ALC:** Site GNLP0382 is situated on ALC Grade 1 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.43.15 SA Objective 15 – Water

- B.43.15.1 **Water Quality:** Site GNLP0382 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

B.44 Spixworth

Spixworth cluster				
This cluster comprises one site in the village of Spixworth, located in the centre of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO467	Land off North Walsham	Residential	5.88	100

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, Waste & Contaminated Land	Water
GNLPO467	--	-	-	-	++	++	0	--	0	--	+	-	0	-	0

B.44.1 SA Objective 1 – Air Quality and Noise

B.44.1.1 Air Pollution: Site GNLPO467 is proposed for the development of 100 dwellings. Therefore, the proposed development at this site would be expected to have a major negative impact on air pollution in the local area.

B.44.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.44.2.1 Carbon Emissions: Site GNLPO467 is proposed for the development of 100 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland’s total, by more than 0.1%. Therefore, a minor negative impact on Broadland’s carbon emissions would be expected.

B.44.2.2 Fluvial Flooding: Site GNLPO467 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected, as the proposed development at this site would be likely to locate site end users away from areas at risk of flooding.

B.44.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.44.3.1 **Natura 2000:** Site GNLPO467 is located approximately 900m south west of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at Site GNLPO467, due to the increased risk of development related threats and pressures on these European designated sites.

B.44.3.2 **SSSI IRZ:** This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Crostwick Marsh’ SSSI. Site GNLPO467 is located within an IRZ for this site which states that “*residential development of 10 or more houses outside existing settlements*” should be consulted on. As this site is proposed for the development of 100 dwellings, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.44.3.3 **CWS:** Site GNLPO467 is located approximately 40m across the road from ‘Crostwick Common (South)’ CWS and approximately 120m south east of ‘Spixworth Meadows’ CWS. The proposed development at this site would be expected to have a minor negative impact on these CWSs, due to increased development related threats and pressures.

B.44.4 SA Objective 4 – Landscape

B.44.4.1 **Landscape Character:** Sites GNLPO467 is located within this LCA ‘Spixworth Wooded Estatelands’. Some key characteristics of the LCA include the landscape setting of villages, historic houses and halls, and the open skyline. Site GNLPO467 comprises previously undeveloped land, and as such the proposed development at this site could potentially alter the setting of the nearby Crostwick village and its historic buildings. The proposed development at this site could potentially be discordant with the LCA; therefore, a minor negative impact would be expected.

B.44.4.2 **Views from the PRow Network:** Site GNLPO467 is located approximately 50m from a PRow. The proposed development at this site could potentially alter the views experienced by users of this PRow; therefore, a minor negative impact on the local landscape would be expected.

B.44.4.3 **Views for Local Residents:** Site GNLPO467 abuts several properties on Godfrey Road. The proposed development at this site would be likely to alter the views experienced by residents of these dwellings to some

extent, and therefore, a minor negative impact on the local landscape would be expected.

B.44.4.4 Urbanisation of the Countryside: Site GNLPO467 is a large greenfield site located on the edge of Spixworth village, outside of the existing settlement. The proposed development at this site could potentially contribute towards the urbanisation of the countryside. Therefore, a minor negative impact on the local landscape would be expected.

B.44.4.5 Coalescence: Site GNLPO467 is situated between the villages of Spixworth and Crostwick. The proposed development at this site could potentially increase the risk of coalescence between these two settlements; therefore, a minor negative impact on the local landscape would be expected.

B.44.5 SA Objective 5 - Housing

B.44.5.1 Net Gain: Site GNLPO467 is proposed for the development of 100 dwellings. Therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

B.44.6 SA Objective 6 – Population and Communities

B.44.6.1 Local Services: The nearest convenience store, Spixworth News, is situated in the east of Spixworth village. Site GNLPO467 is located within the target distance to this shop. Therefore, the proposed development at this site would be expected to have a minor positive impact on site end users' access to local services.

B.44.6.2 Local Landscape Designations: Site GNLPO467 is located approximately 150m from Spixworth Village Hall and Recreation Ground, and approximately 80m from Village Hall Pitch and Play Area in Crostwick. The proposed development at this site would be likely to provide site end users with good access to these local features, and as such result in a minor positive impact on opportunities for integration with the local community.

B.44.6.3 As Site GNLPO467 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.44.7 SA Objective 7 – Deprivation

B.44.7.1 See **Box 2.7**.

B.44.8 SA Objective 8 – Health

B.44.8.1 **Green Network:** Site GNLPO467 is located within 600m of the PRow network and public greenspaces, including playing fields. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.44.8.2 **Main Road:** Site GNLPO467 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.44.8.3 **AQMA:** Site GNLPO467 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.44.8.4 **NHS Hospital/GP Surgery:** The closest NHS hospital to Site GNLPO467 is Norfolk and Norwich University Hospital, located approximately 11km south west of Spixworth. Approximately half of Site GNLPO467 is located outside the target distance to Spixworth Medical Centre. The proposed development at this site could potentially restrict the access of some site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.44.8.5 **Leisure Centre:** The closest leisure facility to Site GNLPO467 is Riverside Leisure Centre in Norwich, located approximately 7.6km south of Spixworth. Site GNLPO467 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.44.8.6 As Site GNLPO467 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development would be expected to have a major negative impact on the health and wellbeing of site end users.

B.44.9 SA Objective 9 – Crime

B.44.9.1 See **Box 2.9**.

B.44.10 SA Objective 10 – Education

B.44.10.1 **Primary/Secondary School:** The closest primary school to Spixworth is Woodland View Junior School, located approximately 1km west of Site GNLPO467. The closest secondary school is Sprowston Community Academy, located approximately 4.3km south of Site GNLPO467. This site is located outside the target distances to both a primary and secondary school, and therefore, the proposed development at Site GNLPO467 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.44.11 SA Objective 11 – Economy

B.44.11.1 **Primary Employment Location:** Site GNLPO467 is located approximately 3.4km north west of Rackheath Industrial Estate, and 5km from the outskirts of Norwich where a number of business parks can be found, such as Sprowston Retail Park, as well as Norwich International Airport. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

B.44.12 SA Objective 12 – Transport and Access to Services

B.44.12.1 **Bus Stop:** The closest bus stop to Site GNLPO467 is located at North Walsham Road, providing regular services. The northern edge of this site is situated outside the target distance to this bus stop. Therefore, the proposed development at this site could potentially have a minor negative impact on the access of some site end users to bus services.

B.44.12.2 **Railway Station:** The closest station to Site GNLPO467 is Salhouse Railway Station, located approximately 4.3km to the south east of the cluster. Therefore, the proposed development at Site GNLPO467 could potentially have a minor negative impact on site end users' access to rail services.

B.44.12.3 **Pedestrian Access:** Site GNLPO467 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.44.12.4 **Road Network:** Site GNLPO467 is well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.44.13 **SA Objective 13 – Historic Environment**

B.44.13.1 **Grade I Listed Buildings:** Site GNLPO467 is located approximately 350m from the Grade I Listed Building ‘Parish Church of St Peter’. Due to this distance, and the cluster of trees located between the site and this Listed Building, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.44.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.44.14.1 **Waste:** Site GNLPO467 is proposed for the development of 100 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a minor negative impact on waste generation.

B.44.14.2 **Previously Developed Land:** Site GNLPO467 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.44.14.3 **ALC:** Site GNLPO467 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.44.15 **SA Objective 15 – Water**

B.44.15.1 **Water Quality:** Site GNLPO467 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

B.45 Sprowston

Sprowston cluster				
This cluster comprises three sites, located north east of the town of Sprowston, located to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO132	White Land, White House Farm, off Blue Boar Lane/Salhouse Road	Residential & open space & sports facilities	66.78	Approx. 1,226
GNLPO383	Sprowston Park and Ride	Residential	5.19	Approx. 150
GNLPO3024	White House Farm, Wroxham Road	Multi use community hub	6.04	-

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO132	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO383	--	-	-	-	++	++	0	-	0	--	--	-	0	-	-
GNLPO3024	-	-	-	-	0	-	0	--	0	0	0	-	0	-	-

B.45.1 SA Objective 1 – Air Quality and Noise

B.45.1.1 Main Road: The A1151 passes through the north west of Sprowston. Site GNLPO383 is located adjacent to this road. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A1151 would be expected to have a minor negative impact on air quality and noise at this site.

B.45.1.2 Air Pollution: Site GNLPO3024 is proposed for non-residential end use and comprises 6.04ha. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO132 and GNLPO383 are proposed for the development of 100 or more dwellings. The proposed development at these two sites could

potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.45.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.45.2.1 Carbon Emissions: Site GNLPO383 is proposed for the development of approximately 150 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected. Site GNLPO132 is proposed for the development of approximately 1,226 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 1%. Therefore, a major negative impact would be expected.

B.45.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.45.2.3 Surface Water Flooding: Small proportions of Sites GNLPO3024 and GNLPO383 coincide with areas determined to be at low and medium risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.45.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.45.3.1 Natura 2000: All sites in this cluster are located approximately 3.5km south of a section of 'The Broads' SAC and 'Broadland' SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.45.3.2 Ancient Woodland: Site GNLPO132 coincides with 'Bulmer Coppice'. The proposed development at this site includes open space, and it is assumed the developable area of the site will exclude the ancient woodland. However, this site is proposed for residential development which would be

likely to be located adjacent or in close proximity to this ancient woodland. Therefore, a minor negative impact would be expected.

B.45.3.3 CWS: Site GNLP0132 is located adjacent to 'Paine's Yard Wood, The Owlery & March Covert' CWS. The proposed development at this site could potentially have a minor negative impact on this CWS, due to increased development related threats and pressures.

B.45.3.4 Priority Habitat: The east of Site GNLP0132 and the west of Site GNLP3024 coincide with deciduous woodland priority habitat. The proposed development at Site GNLP3024 would be likely to result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area. The proposed development at Site GNLP0132 includes open space, and it is assumed the developable area of the site will exclude this woodland. A negligible impact on the presence of priority habitats would therefore be expected.

B.45.4 SA Objective 4 – Landscape

B.45.4.1 Landscape Character: All sites in this cluster are located within the LCA 'Spixworth Wooded Estatelands'. Some key characteristics of this LCA include the landscape setting of villages, historic houses and halls, and the open skyline. A small proportion of Site GNLP0132 is also located within the LCA 'Rackheath and Salhouse Wooded Estatelands'. Some key characteristics of this LCA include the mosaic of parkland, fields and woodland, and the landscape setting of historic buildings including those recognised by Conservation Areas. Site GNLP0383 comprises previously developed land and is situated within the existing settlement of Sprowston. Therefore, the proposed development at this site would be unlikely to be discordant with these key characteristics. Site GNLP0132 comprises a large area of previously undeveloped land and as such would be likely to alter the landscape setting of Sprowston and other nearby settlements. Site GNLP3024 partially comprises previously undeveloped land, which includes an area of woodland. Therefore, the proposed development at these two sites could potentially be discordant with some of these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.45.4.2 Views from the PRow Network: Site GNLP0383 is located approximately 200m from a PRow. The proposed development at this site could

potentially alter the views experienced by users of this PRoW; therefore, a minor negative impact on the local landscape would be expected.

B.45.4.3 Views for Local Residents: As all sites in this cluster are located adjacent to, or in close proximity to, the existing settlement of Sprowston, the proposed development at all three sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.45.4.4 Urbanisation of the Countryside: Site GNLP0132 comprises a large area of previously undeveloped land, and Site GNLP3024 partially comprises previously undeveloped land. These two sites are located outside the existing settlement of Acle. Therefore, the proposed development at these sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.45.5 SA Objective 5 – Housing

B.45.5.1 Net Gain: Sites GNLP0132 and GNLP0383 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these two sites would be expected to result in a major positive impact on housing provision. Site GNLP3024 is proposed for non-residential end use, and therefore, the proposed development would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected at this site.

B.45.6 SA Objective 6 – Population and Communities

B.45.6.1 Local Services: The nearest convenience stores, Tesco Extra and Lidl, are located within Sprowston. Site GNLP0383 is located within the target distance to Lidl. The proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0132 and GNLP3024 are located outside the target distance to these shops. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to local services

B.45.6.2 Local Landscape Designations: Site GNLP3024 is located within 600m from Sprowston Sports Club. Site GNLP0383 is located within 600m from Sprowston Manor Golf Club. The proposed development at these two

sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.45.6.3 As Site GNLP0383 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.45.7 SA Objective 7 - Deprivation

B.45.7.1 See **Box 2.7**.

B.45.8 SA Objective 8 - Health

B.45.8.1 **Green Network:** Site GNLP0383 is located within 600m of the PRow network and to public greenspaces, including play space and a golf course. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Approximately half of Sites GNLP0132 and GNLP3024 are located over 600m from a PRow or public greenspace, and therefore, the proposed development at these two sites could potentially have a minor negative impact on the access of some site end users to the local green network.

B.45.8.2 **Main Road:** Site GNLP0383 is located adjacent to the A1151. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0132 and GNLP3024 are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.45.8.3 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.45.8.4 **NHS Hospital:** The closest hospital with an A&E department to Sprowston is Norfolk and Norwich University Hospital, located approximately 10km

south west of the cluster. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.45.8.5 GP Surgery: Sprowston Health Centre is located in the north of Sprowston. Site GNLP0383 is located within the target distance to this GP surgery. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLP0132 and GNLP3024 are located outside the target distance to Sprowston Health Centre, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

B.45.8.6 Leisure Centre: The closest leisure facility to Sprowston is Riverside Leisure Centre, located approximately 5.8km south west of the cluster. All three sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.45.8.7 As Sites GNLP0132 and GNLP3024 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these two sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.45.9 SA Objective 9 - Crime

B.45.9.1 See **Box 2.9**.

B.45.10 SA Objective 10 - Education

B.45.10.1 Primary/Secondary School: The closest primary schools to Sprowston are Rackheath Primary School, Sparhawk Infant and Nursery School and Falcon Junior School, located within Sprowston. The closest secondary school is Sprowston Community Academy, located approximately 2km to the south west. Sites GNLP0132 and GNLP0383 are situated outside the target distances to both a primary and secondary school, and therefore, the proposed development at both sites would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.45.11 SA Objective 11 – Economy

B.45.11.1 **Primary Employment Location:** Sprowston Town Centre and Sprowston Business Park are located approximately within 2.2km from the Sprowston cluster. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLPO132 and GNLPO383 would be expected to have a minor positive impact on the local economy.

B.45.11.2 **Employment Floorspace:** Site GNLPO383 currently coincides with Sprowston Park and Ride. The proposed residential development at Site GNLPO383 could potentially result in the loss of this Park and Ride, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following development at this site. Site GNLPO3024 coincides with commercial development, and the proposed development at this site is for an expansion of these current facilities. Therefore, the proposed development at Site GNLPO3024 would not be expected to result in a net change in employment floorspace.

B.45.12 SA Objective 12 – Transport and Access to Services

B.45.12.1 **Bus Stop:** All sites in this cluster are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.

B.45.12.2 **Railway Station:** The closest railway station to Sprowston is Salhouse Railway Station, located approximately 4km to the north east of the cluster. Therefore, the proposed development at all three sites would be likely to have a minor negative impact on site end users' access to rail services.

B.45.12.3 **Pedestrian Access:** Site GNLPO383 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites GNLPO132 and GNLPO3024 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.45.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected

to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.45.13 SA Objective 13 – Historic Environment

B.45.13.1 Grade II Listed Buildings: Site GNLP0132 is located approximately 300m from the Grade II Listed Building ‘Rackheath Hall’ and approximately 430m from ‘Bridge approximately 100m north east of Rackheath Hall’. The proposed development at this site could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.45.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.45.14.1 Waste: Site GNLP0383 is proposed for the development of approximately 150 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a minor negative impact on waste generation. Site GNLP0132 is proposed for the development of approximately 1,226 dwellings, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in Broadland. The proposed development at this site could potentially result in a major negative impact on waste generation.

B.45.14.2 Previously Developed Land: Site GNLP0383 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLP0132 and GNLP3024 comprise previously undeveloped land. The proposed development at Site GNLP3024 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP0132 comprises 66.8ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of more than 20ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.45.14.3 ALC: Sites GNLP0132 and GNLP3024 are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore,

a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource.

B.45.15 SA Objective 15 - Water

B.45.15.1 SPZ: All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these three sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.45.15.2 Watercourse: Site GNLP3024 coincides with a minor watercourse. A proportion of Site GNLP0132 is located within 200m of this watercourse. The proposed development at these two sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.46 Tasburgh

Tasburgh cluster				
This cluster comprises one site in the village of Tasburgh, located to the centre of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
TAS1	Land north of Church Road adjoining Henry Preston Road, Tasburgh	Residential	1.23	20

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
TAS1	-	+	-	-	+	-	0	--	0	-	+	-	-	-	0

B.46.1 SA Objective 1 – Air Quality and Noise

B.46.1.1 **Air Pollution:** Site TAS1 is proposed for the development of 20 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

B.46.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.46.2.1 **Fluvial Flooding:** Site TAS1 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.46.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.46.3.1 **Natura 2000:** Site TAS1 is located approximately 2km south east of a section of ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development related threats and pressures on this European designated site.

B.46.3.2 **Priority Habitat:** The north of Site TAS1 coincides with deciduous woodland priority habitat. The proposed development at this site would be likely to result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.46.4 **SA Objective 4 – Landscape**

B.46.4.1 **Landscape Character:** Site TAS1 is located within the LCA ‘Tas Tributary Farmland’. Some key characteristics of this LCA include large, open arable fields, blocks of woodland and open views. Site TAS1 comprises a small enclosed section of farmland, and therefore, the proposed development at this site would not be expected to be discordant with these key characteristics. A negligible impact on the local landscape character would be expected at this site.

B.46.4.2 **Views for Local Residents:** Site TAS1 is located adjacent to the existing settlement of Tasburgh. The proposed development at this site would be likely to alter views experienced by residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.46.5 **SA Objective 5 – Housing**

B.46.5.1 **Net Gain:** Site TAS1 is proposed for residential development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

B.46.6 **SA Objective 6 – Population and Communities**

B.46.6.1 **Local Services:** The nearest local services to Tasburgh are Long Stratton Post Office and Coop. Site TAS1 is located outside the target distance to these services. The proposed development at this site would be expected to have a minor negative impact on the access of site end users to local services.

B.46.6.2 **Local Landscape Designations:** Site TAS1 is located within 600m from Village Hall Grove Lane Open Space and Tasburgh Hillfort greenspace. The proposed development at this site would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.46.7 SA Objective 7 – Deprivation

B.46.7.1 See **Box 2.7**.

B.46.8 SA Objective 8 – Health

B.46.8.1 **Green Network:** Site TAS1 is located within 600m of public greenspaces, including a playing field, sports facility and allotments. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.46.8.2 **Main Road:** Site TAS1 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.46.8.3 **AQMA:** Site TAS1 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.46.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Tasburgh is Norfolk and Norwich University Hospital, located approximately 11km north of the cluster. The closest GP surgery is Newton Flotman Surgery, located approximately 2.3km north of the cluster. The proposed development at Site TAS1 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.46.8.5 **Leisure Centre:** The closest leisure facility to Tasburgh is Long Stratton Leisure Centre, located approximately 3.3km south of the cluster. Site TAS1 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.46.8.6 As Site TAS1 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site would be expected to have a major negative impact on the health and wellbeing of site end users.

B.46.9 SA Objective 9 – Crime

B.46.9.1 See **Box 2.9**.

B.46.10 SA Objective 10 – Education

B.46.10.1 **Primary School:** Preston C of E Voluntary Controlled Primary School is located in the north of Tasburgh village. Site TAS1 is located within the target distance to this school. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education.

B.46.10.2 **Secondary School:** The closest secondary school to Tasburgh is Long Stratton High School, located approximately 3.7km south of the cluster. Site TAS1 is situated outside the target distance to this school, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to secondary education.

B.46.11 SA Objective 11 – Economy

B.46.11.1 **Primary Employment Location:** Long Stratton Town Centre is located approximately 4km south of the Tasburgh cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Site TAS1 would be expected to have a minor positive impact on the local economy.

B.46.12 SA Objective 12 – Transport and Access to Services

B.46.12.1 **Bus Stop:** Site TAS1 is located within the target distance to bus stops on Church Road, however, these provide a limited service. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.46.12.2 **Railway Station:** The closest railway station to Tasburgh is Wymondham Railway Station, located approximately 10km to the north west of the cluster. Therefore, the proposed development at Site TAS1 would be likely to have a minor negative impact on site end users' access to rail services.

B.46.12.3 **Pedestrian Access:** Site TAS1 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.46.12.4 **Road Network:** Site TAS1 is well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.46.13 SA Objective 13 – Historic Environment

B.46.13.1 **Grade I Listed Buildings:** Site TAS1 is located approximately 150m from the Grade I Listed Building ‘Church of St Mary’. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.46.13.2 **Grade II Listed Buildings:** Site TAS1 is located adjacent to the Grade II Listed Building ‘Old Hall Farmhouse’. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.46.13.3 **Scheduled Monument:** Site TAS1 is located approximately 50m from ‘Camp in Village’ SM. The proposed development at this site could potentially alter the character and setting of this SM, and therefore, a minor negative impact on the local historic environment would be expected.

B.46.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.46.14.1 **Previously Developed Land:** Site TAS1 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.46.14.2 **ALC:** Site TAS1 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.46.15 SA Objective 15 – Water

- B.46.15.1 Water Quality:** Site TAS1 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

B.47 Taverham and Ringland

Taverham and Ringland cluster				
This cluster comprises five sites surrounding the villages of Taverham and Thorpe Marriott, located to the south west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO159	Land adjacent to Beech Avenue Business Park, Ringland Road	Residential	11.31	150-200
GNLPO337	Land between Fir Covert Road and Reephams Road	Residential	78.36	1,400
GNLPO457	Land off Beech Avenue	Residential	2.67	50
GNLPO2051	151 Taverham Road	Residential	1.31	32*
GNLPO2106	South of Taverham Road	Residential	3.31	70

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO159	--	-	-	-	++	-	0	--	0	-	--	-	0	-	-
GNLPO337	--	--	-	-	++	-	0	--	0	--	+	-	0	--	-
GNLPO457	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO2051	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO2106	-	-	-	-	+	++	0	--	0	--	+	-	0	-	-

B.47.1 SA Objective 1 – Air Quality and Noise

B.47.1.1 Air Pollution: Sites GNLPO457, GNLPO2051 and GNLPO2106 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO159 and GNLPO337 are proposed for the development of 100 or more dwellings. The proposed development at these two sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.47.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.47.2.1 Carbon Emissions: Sites GNLP0159 and GNLP2106 are proposed for the development of between 60 and 600 dwellings. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected. Site GNLP0337 is proposed for the development of 1,400 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 1%. Therefore, a major negative impact would be expected.

B.47.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.47.2.3 Surface Water Flooding: A small proportion of Site GNLP0337 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A small proportion of Site GNLP2106 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.47.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.47.3.1 Natura 2000: All sites in this cluster are located within 1.5km of the 'River Wensum' SAC. Site GNLP2106 is located approximately 60m north west of this SAC. A minor negative impact would be expected as a result of the proposed development at these five sites, due to the increased risk of development related threats and pressures on this European designated site.

B.47.3.2 SSSI IRZ: The 'River Wensum' SAC is also designated as a SSSI. Sites GNLP0337 and GNLP2106 are located within an IRZ which states that

“residential developments outside of existing settlements/urban areas with a total net gain in residential units” should be consulted on. Sites GNLPO159, GNLPO457 and GNLPO2051 are located within an IRZ which states that *“residential development of 50 or more houses outside existing settlements”* should be consulted on. The proposed development at Sites GNLPO159, GNLPO337, GNLPO457 and GNLPO2106 exceed these identified thresholds; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.47.3.3 Ancient Woodland: Sites GNLPO159 and GNLPO457 are located adjacent to ‘Snake Wood’. The proposed development at these two sites could potentially have a minor negative impact on this ancient woodland, which could include an increase in air pollution.

B.47.3.4 Priority Habitat: The majority of Site GNLPO159 and the southern corner of Site GNLPO2106 coincide with deciduous woodland priority habitat. The proposed development at these two sites would be likely to result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.47.4 SA Objective 4 – Landscape

B.47.4.1 Landscape Character: Sites GNLPO159 and GNLPO457 are located within the LCA ‘urban’ and have therefore not been assessed for landscape character. Approximately half of Site GNLPO2051 is located within ‘urban’ LCA. Site GNLPO2106 and half of Site GNLPO2051 are located within the LCA ‘River Wensum River Valley’. Some key characteristics of this LCA include the floodplain habitats associated with the River Wensum, substantial blocks of woodland, and open grazing meadows. The proposed development at Site GNLPO2051 would be unlikely to be discordant with these key characteristics. Site GNLPO2106 is located adjacent to the open floodplain of the River Wensum, and therefore, the proposed development at this site would be likely to alter the setting of this landscape. Site GNLPO337 is located within the LCA ‘Spixworth Wooded Estatelands’. Some key characteristics of this LCA include the landscape setting of villages, historic houses and halls, and the open skyline. Site GNLPO337 comprises a large area of arable land and as such the proposed development at this site would be likely to impact the open skyline. Therefore, the proposed development at Sites GNLPO337 and GNLPO2106 could potentially be discordant with these key characteristics and would

be expected to have a minor negative impact on the local landscape character.

B.47.4.2 Views from the PRow Network: Site GNLP0337 is located approximately 50m from a PRow. The proposed development at this site could potentially alter the views experienced by users of this PRow; therefore, a minor negative impact on the local landscape would be expected.

B.47.4.3 Views for Local Residents: As all sites in this cluster are located adjacent to the existing settlement of Taverham, the proposed development at all five sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.47.4.4 Urbanisation of the Countryside: All sites in this cluster comprise, or partially comprise, previously undeveloped land and are located outside the existing settlement of Taverham. Therefore, the proposed development at these five sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.47.5 SA Objective 5 – Housing

B.47.5.1 Net Gain: Sites GNLP0457, GNLP2051 and GNLP2106 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these three sites. Sites GNLP0159 and GNLP0337 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these two sites would be expected to result in a major positive impact on housing provision.

B.47.6 SA Objective 6 – Population and Communities

B.47.6.1 Local Services: The nearest convenience stores to this cluster are Tesco Express and One Stop Shop in Taverham, and Tesco Superstore in Drayton. Site GNLP2106 is located within the target distance to Tesco Superstore. The proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0159, GNLP0337, GNLP0457 and GNLP2051 are located either partially or wholly outside the target distance to these shops. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to local services.

B.47.6.2 **Local Landscape Designations:** Taverham contains several local landscape designations including Wensum Valley Golf Club, Ghost Hill open space, Village Green and Beech Avenue open space. Sites GNLP0159 GNLP0457, GNLP2051 and GNLP2106 are located within 600m from one or more of these features. The proposed development at these four sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.47.6.3 As Site GNLP2106 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.47.7 **SA Objective 7 - Deprivation**

B.47.7.1 See **Box 2.7**.

B.47.8 **SA Objective 8 - Health**

B.47.8.1 **Green Network:** Sites GNLP2051 and GNLP2106 are located within 600m of the PRoW network. Sites GNLP0159, GNLP0457 and GNLP2051 are located within 600m of public greenspaces, including playing fields and a golf course. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. A proportion of Site GNLP0337 is located over 600m from a PRoW or public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of some site end users to the local green network.

B.47.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at all five sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.47.8.3 **AQMA:** All five sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.47.8.4 NHS Hospital/GP Surgery: The closest hospital with an A&E department to Taverham and Ringland is Norfolk and Norwich University Hospital, located approximately 7.5km south of the cluster. The closest GP surgery to Sites GNLP0159, GNLP0337, GNLP0457 and GNLP2051 is Taverham Surgery, located approximately 1km from these sites. The closest GP surgery to Site GNLP2106 is Drayton Surgery, located approximately 1km north of this site. The proposed development at all five sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.47.8.5 Leisure Centre: The closest leisure facility to Taverham and Ringland is Riverside Leisure Centre, located approximately 5.5km south east of the cluster. All five sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.47.8.6 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at all five sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.47.9 SA Objective 9 – Crime

B.47.9.1 See **Box 2.9**.

B.47.10 SA Objective 10 – Education

B.47.10.1 Primary School: Nightingale Infant and Nursery School and Taverham C of E Voluntary Controlled Junior School are located in Taverham. Ghost Hill Infant and Nursery School, Drayton Community Infant School and Drayton CE VC Junior School are also located in close proximity to this cluster. Site GNLP2051 is located within the target distance to Ghost Hill Infant and Nursery School and Taverham C of E Voluntary Controlled Junior School. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0159, GNLP0337, GNLP0457 and GNLP2106 are situated partially or wholly outside the target distance to schools providing education for all primary ages. The proposed development at these four sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.47.10.2 **Secondary School:** Taverham High School is located in the west of Taverham. Sites GNLP0159 and GNLP0457 are located within the target distance to this school, and therefore, the proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to secondary education. Sites GNLP0337, GNLP2051 and GNLP2106 are situated partially or wholly outside the target distance to this school, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on some site end users' access to secondary education.

B.47.10.3 The proposed development at Sites GNLP0337 and GNLP2106 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.47.11 **SA Objective 11 - Economy**

B.47.11.1 **Primary Employment Location:** The closest primary employment locations to the Taverham and Ringland cluster are Longwater Retail Park, located approximately 5km to the south, and Hellesdon Business Park and Norwich International Airport located to the east. These locations would be expected to provide a range of employment opportunities for site end users. All sites are located within the target distance to Longwater Retail Park. Sites GNLP0159, GNLP0337 and GNLP0457 are located within the target distance to Hellesdon Business Park and Norwich International Airport. Therefore, the proposed development at these five sites would be expected to have a minor positive impact on the local economy.

B.47.11.2 **Employment Floorspace:** Site GNLP0159 currently coincides with 'Roundwood Conference Centre'. The proposed development at Site GNLP0159 could potentially result in the loss of this centre, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following development at this site.

B.47.12 **SA Objective 12 - Transport and Access to Services**

B.47.12.1 **Bus Stop:** Sites GNLP2051 and GNLP2106 are located within the target distance to bus stops on Shakespeare Way and Orchard Bank, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0159, GNLP0337 and GNLP0457 are located outside the target distance to a bus stop providing regular services. Therefore,

the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.

B.47.12.2 **Railway Station:** The closest railway station to Taverham and Ringland is Norwich Railway Station, located approximately 9.5km to the south of the cluster. Therefore, the proposed development at all sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.47.12.3 **Pedestrian Access:** Site GNLP2106 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites GNLP0159, GNLP0337, GNLP0457 and GNLP2051 currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.

B.47.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.47.13 **SA Objective 13 - Historic Environment**

B.47.13.1 **Grade II Listed Buildings:** Sites GNLP0159 and GNLP0457 are located within 430m from the Grade II Listed Building 'Taverham Hall, forecourt balustrades and gates. These sites and Listed Building are separated by woodland, and therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of this Listed Building.

B.47.14 **SA Objective 14 - Natural Resources, Waste & Contaminated Land**

B.47.14.1 **Waste:** Sites GNLP0159 and GNLP2106 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these two sites could potentially result in a minor negative impact on waste generation. Site GNLP0337 is proposed for the development of 1,400 dwellings, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in Broadland. The proposed

development at this site could potentially result in a major negative impact on waste generation.

B.47.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP0159, GNLP0457, GNLP2051 and GNLP2106 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP0337 comprises 78.4ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.47.14.3 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these five sites, due to the loss of this important natural resource.

B.47.15 **SA Objective 15 - Water**

B.47.15.1 **SPZ:** Site GNLP2051 coincides with the inner zone (Zone I) of a groundwater SPZ. Sites GNLP0159 and GNLP0457 coincide with the outer zone (Zone II) of a groundwater SPZ. Site GNLP0337 coincides with the catchment (Zone III) of a groundwater SPZ. The proposed development at these four sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.47.15.2 **Watercourse:** The majority of Site GNLP2106 is located within 200m of the River Wensum. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.48 Thorpe St. Andrew

Thorpe St. Andrew cluster				
This cluster comprises four sites surrounding the town of Thorpe St Andrew and the village of Thorpe, located to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO442	Racecourse Plantations, Thorpe St Andrew	Residential with community woodland park	70.47	Up to 330
GNLPO540	Oasis Sport & Leisure Centre, 4 Pound Lane	Commercial & residential	3.07	27
GNLP2170	Langley North, east of Harvey Lane	Residential	1.34	40
GNLP2171	Langley South	Residential	4.39	70

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO442	--	-	--	-	++	-	0	--	0	-	--	-	-	--	-
GNLPO540	-	-	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP2170	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLP2171	-	-	--	-	+	-	0	--	0	--	+	++	-	-	-

B.48.1 SA Objective 1 – Air Quality and Noise

B.48.1.1 Main Road: The A1242 passes through the south of Thorpe St Andrew. Site GNL2171 is located adjacent to this road. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A1242 would be expected to have a minor negative impact on air quality and noise at this site.

B.48.1.2 Air Pollution: Sites GNL2170, GNL2171 and GNL0540 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these three sites could potentially have a minor

negative impact on air pollution in the local area. Site GNLPO442 is proposed for the development of up to 330 dwellings. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.48.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.48.2.1 Carbon Emissions: Sites GNLPO442 and GNLP2171 are proposed for the development of between 60 and 600 dwellings. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of Broadland's total, by more than 0.1%. Therefore, a minor negative impact on Broadland's carbon emissions would be expected.

B.48.2.2 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.48.2.3 Surface Water Flooding: The centre of Site GNLPO442 coincides with areas determined to be at low and medium risk of surface water flooding. A small proportion across the centre of Site GNLP0540 coincides with an area determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.48.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.48.3.1 Natura 2000: Sites GNLPO442, GNLP2171 and GNLP0540 are located within 5km north of a section of 'The Broads' SAC and 'Broadland' SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.48.3.2 Ancient Woodland: Site GNLP2171 coincides with a stand of ancient woodland. The proposed development at this site could potentially result in the loss of this ancient woodland, and therefore, a major negative impact would be expected. Site GNLP2170 is located adjacent to this ancient

woodland. The proposed development at this site could potentially have a minor negative impact on this ancient woodland, which could include an increase in air pollution.

B.48.3.3 CWS: Site GNLP0442 coincides with 'Racecourse Plantation' and 'Belmore & Brown's Plantations' CWSs. The proposed development at this site would be likely to result in direct impacts on these CWSs, and therefore, a major negative impact would be expected. Site GNLP2171 is located adjacent to 'Pinebanks' CWS and approximately 10m from 'Carey's Meadow' CWS. Site GNLP0540 is located adjacent to 'Belmore & Brown's Plantations' CWS. The proposed development at these two sites could potentially have a minor negative impact on these CWSs, due to increased development related threats and pressures.

B.48.3.4 Priority Habitat: All sites in this cluster coincide with stands of deciduous woodland priority habitat. The proposed development at these four sites would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.48.4 SA Objective 4 – Landscape

B.48.4.1 National Park: Site GNLP2171 is located approximately 30m from The Broads National Park, and Site GNLP2170 is located approximately 250m from this National Park. The proposed development at these two sites could potentially be visible from, and alter the setting of, this National Park. A minor negative impact would be expected. The proposed development at Sites GNLP0442 and GNLP0540 would be unlikely to be visible from the National Park, and therefore, a negligible impact would be expected.

B.48.4.2 Landscape Character: Sites GNLP2170, GNLP2171 and GNLP0540 are located within the LCA 'urban' and have therefore not been assessed for landscape character. A negligible impact on the local landscape character would be expected at these three sites. Site GNLP0442 is located within the LCA 'Spixworth Wooded Estatelands'. Some key characteristics of this LCA include the landscape setting of villages, historic houses and halls, large blocks of woodland, and the open skyline. Site GNLP0442 coincides with a large area of woodland, adjacent to the settlements of Thorpe End and Thorpe St Andrew. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would

be expected to have a minor negative impact on the local landscape character.

B.48.4.3 Views from the PRow Network: Sites GNLP2170, GNLP2171 and GNLP0540 are located within 30m from a PRow. The proposed development at these three sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.48.4.4 Views for Local Residents: As all sites in this cluster are located adjacent to the existing settlement of Thorpe St Andrew, the proposed development at all four sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.48.4.5 Urbanisation of the Countryside: Site GNLP0442 comprises a large area of previously undeveloped land, and Site GNLP0540 partially comprises previously undeveloped land, and both these sites are located outside the existing settlement of Thorpe St Andrew. Therefore, the proposed development at these two sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.48.4.6 Coalescence: Site GNLP0442 comprises a large area of previously undeveloped land and it situated between the settlements of Thorpe St Andrew and Thorpe End. The proposed development at this site could potentially increase the risk of coalescence between these two settlements; therefore, a minor negative impact on the local landscape would be expected.

B.48.5 SA Objective 5 - Housing

B.48.5.1 Net Gain: Sites GNLP2170, GNLP2171 and GNLP0540 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these three sites. Site GNLP0442 is proposed for the development of up to 330 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

B.48.6 SA Objective 6 – Population and Communities

B.48.6.1 **Local Services:** The nearest local services to this cluster include Sainsbury's, Aldi, Londis and Thunder Lane Post Office, located within Thorpe St Andrew. All sites in this cluster are located either partially or wholly outside the target distance to these services. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to local services.

B.48.6.2 **Local Landscape Designations:** Sites GNLP2170 and GNLP2171 are located within 600m from Pinebanks open space. Site GNLP0540 is located within 600m of Dussindale Park and facilities at Thorpe St Andrew School. The proposed development at these three sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.48.7 SA Objective 7 – Deprivation

B.48.7.1 See **Box 2.7**.

B.48.8 SA Objective 8 – Health

B.48.8.1 **Green Network:** Sites GNLP2170, GNLP2171 and GNLP0540 are located within 600m of the PRoW network and to public greenspaces, including playing fields and sports facilities. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. A proportion of Site GNLP0442 is located over 600m from a PRoW or public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of some site end users to the local green network.

B.48.8.2 **Main Road:** Site GNLP2171 is located adjacent to the A1242. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0442, GNLP2170 and GNLP0540 are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.48.8.3 AQMA: All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.48.8.4 NHS Hospital/GP Surgery: The closest hospital with an A&E department to Thorpe St Andrew is Norfolk and Norwich University Hospital, located approximately 9.5km west of the cluster. The closest GP surgery to Sites GNLPO442 and GNLPO540 is Thorpewood Medical Centre, located approximately 1.5km to the west, and the closest GP surgery to Sites GNLPP2170 and GNLPP2171 is Thorpe Health Centre, located approximately 1km to the north. The proposed development at all four sites in this cluster could potentially restrict the access of site end users to these essential health facilities. Therefore, a minor negative impact would be expected.

B.48.8.5 Leisure Centre: The closest leisure facility to Thorpe St Andrew is Riverside Leisure Centre, located over 2km south west of the cluster. All four sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.48.8.6 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at all four sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.48.9 SA Objective 9 - Crime

B.48.9.1 See **Box 2.9**.

B.48.10 SA Objective 10 - Education

B.48.10.1 Primary School: St William's Primary School, Hillside Avenue Primary and Nursery School and Dussindale Primary School are all located within Thorpe St Andrew. Lionwood Junior School and Lionwood Infant and Nursery School are also located within close proximity to this cluster. All sites in this cluster are situated wholly outside the target distance to these schools. The proposed development at these four sites could potentially result in a minor negative impact on site end users' access to primary education.

B.48.10.2 **Secondary School:** Thorpe St Andrew School and Sixth Form is located in the centre of Thorpe St Andrew. Sites GNLP0442 and GNLP0540 are located within the target distance to this school, and therefore, the proposed development at these two sites would be likely to result in a minor positive impact on site end users' access to secondary education. Sites GNLP2170 and GNLP2171 are situated outside the target distance to this school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on site end users' access to secondary education.

B.48.10.3 The proposed development at Sites GNLP2170 and GNLP2171 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

B.48.11 **SA Objective 11 – Economy**

B.48.11.1 **Primary Employment Location:** Broadland Business Park is located approximately 2.5km south east of the Thorpe St Andrew cluster. Norwich City Centre is also located within 5km of the cluster. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all four sites in this cluster would be expected to have a minor positive impact on the local economy.

B.48.11.2 **Employment Floorspace:** Site GNLP0442 currently coincides with 'Skirmish Paintball and Laser Games Norwich' and 'Bedlam Paintball Norwich'. The proposed development at Site GNLP0442 could potentially result in the loss of this business, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following development at this site. Site GNLP0540 currently coincides with 'Oasis Sports and Leisure Club', however, this site is proposed for a replacement spa and wellbeing club. Therefore, a net change in employment floorspace would not be anticipated at this site.

B.48.12 **SA Objective 12 – Transport and Access to Services**

B.48.12.1 **Bus Stop:** Sites GNLP2170, GNLP2171 and GNLP0540 are located within the target distance to bus stops on Booty Road, White Farm Lane and Yarmouth Road, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users' access to bus services. Site GNLP0442 is located outside the target distance to a bus stop providing regular services. Therefore, the

proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.48.12.2 **Railway Station:** Sites GNLP2170 and GNLP0414 are located within the target distance to Norwich Railway Station. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to rail services. Sites GNLP0442 and GNLP0540 are located outside the target distance to this station, and therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to rail services.

B.48.12.3 **Pedestrian Access:** Site GNLP2171 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites GNLP0442, GNLP2170 and GNLP0540 currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.

B.48.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.48.12.5 Site GNLP2171 is located in close proximity to a bus stop and railway station and is well connected to the current road and footpath networks. Therefore, a major positive impact on travel and accessibility would be expected at this site.

B.48.13 **SA Objective 13 – Historic Environment**

B.48.13.1 **Grade II* Listed Buildings:** Site GNLP2171 is located approximately 50m from the Grade II* Listed Building 'Walpole House', approximately 80m from 'Thorpe Hall' and approximately 100m from 'Garden House 40m south of Walpole House'. The proposed development at this site could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLP2170 is located approximately 300m from 'Thorpe Hall' and 'Walpole House', but is separated from these Listed Buildings by existing development and trees. Therefore, the proposed development at

this site would be expected to have a negligible impact on the setting of these Listed Buildings.

B.48.13.2 **Grade II Listed Buildings:** Site GNLP2171 is located adjacent to the Grade II Listed Building 'Ivy Cottage', is located approximately 30m from 'Thorpe Tower', and within 50m from several Listed Buildings along Yarmouth Road including 'Manor Cottage' and '10, Yarmouth Road'. The proposed development at this site could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLP2170 is located approximately 100m from 'Thorpe Tower', and approximately 250m from several Listed Buildings along Yarmouth Road. This site and these Listed Buildings are separated by woodland and/or existing development, and therefore, the proposed development at this site would be expected to have a negligible impact on the setting of these Listed Buildings.

B.48.13.3 **Conservation Area:** Site GNLP2171 is located wholly within Thorpe St Andrew Conservation Area. Site GNLP2170 is located adjacent to this Conservation Area. Site GNLP0442 is located approximately 230m from Thorpe End Garden Village Conservation Area. Therefore, the proposed development at these three sites would be likely to alter the setting of these Conservation Areas, and as such have a minor negative impact on the local historic environment.

B.48.14 **SA Objective 14 - Natural Resources, Waste & Contaminated Land**

B.48.14.1 **Waste:** Sites GNLP0442 and GNLP2171 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these two sites could potentially result in a minor negative impact on waste generation.

B.48.14.2 **Previously Developed Land:** All sites in this cluster comprise, either partially or wholly, previously undeveloped land. The proposed development at Sites GNLP2170, GNLP2171 and GNLP0540 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP0442 comprises 70.5ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of more than 20ha of

previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

- B.48.14.3 **ALC:** The majority of Site GNLP0442 and a proportion of Site GNLP0540 are situated on ALC Grade 3 land, with a small proportion situated on land classed as 'urban'. ALC Grade 3 is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource. Sites GNLP2170 and GNLP2171 are situated on land which is classed as 'urban'. A minor positive impact would therefore be expected as development at these two sites would be likely to help prevent the loss of BMV land across the Plan area.

B.48.15 SA Objective 15 - Water

- B.48.15.1 **SPZ:** Site GNLP2171 coincide with the inner zone (Zone I) of a groundwater SPZ. Site GNLP2170 coincides with the inner zone and outer zone (Zone II) of a groundwater SPZ. Sites GNLP0442 and GNLP0540 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these four sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

- B.48.15.2 **Watercourse:** A proportion of Site GNLP2171 is located within 200m of the River Yare. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.49 Wicklewood

Wiklewood cluster				
This cluster comprises one site in the village of Wicklewood, located to the west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
WIC1	Hackford Road, Wicklewood	Residential	0.71	6

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
WIC1	0	+	-	-	+	-	0	--	0	-	+	-	-	-	-

B.49.1 SA Objective 1 – Air Quality and Noise

B.49.1.1 **Air Pollution:** Site WIC1 is proposed for the development of six dwellings. Therefore, the proposed development at this site would be expected to have a negligible impact on local air pollution.

B.49.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.49.2.1 **Fluvial Flooding:** Site WIC1 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.49.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.49.3.1 **Natura 2000:** Site WIC1 is located approximately 4.2km south of a section of 'Norfolk Valley Fens' SAC. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development related threats and pressures on this European designated site.

B.49.4 SA Objective 4 – Landscape

B.49.4.1 Landscape Character: Site WIC1 is located within the LCA ‘Tiffey Tributary Farmland’. Some key characteristics of this LCA include large scale arable farmland, water bodies, sparse settlements and long views. Site WIC1 comprises a small enclosed section of farmland, and therefore, it would not be anticipated that the proposed development at this site would be discordant with these key characteristics. A negligible impact on the local landscape character would be expected at this site.

B.49.4.2 Views for Local Residents: As Site WIC1 is located adjacent to the existing settlement of Wicklewood, the proposed development at this site would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.49.4.3 Urbanisation of the Countryside: Site WIC1 is located outside the existing settlement of Wicklewood. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Therefore, a minor negative impact on the local landscape would be expected.

B.49.5 SA Objective 5 - Housing

B.49.5.1 Net Gain: Site WIC1 is proposed for residential development of six dwellings. Therefore, a minor positive impact on housing provision would be expected at this site.

B.49.6 SA Objective 6 – Population and Communities

B.49.6.1 Local Services: The closest local shop to Wicklewood is One Stop Stores in Wymondham, located approximately 3.5km east of the cluster. Site WIC1 is located outside the target distance to this shop. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services.

B.49.7 SA Objective 7 – Deprivation

B.49.7.1 See **Box 2.7**.

B.49.8 SA Objective 8 – Health

- B.49.8.1 Green Network:** Site WIC1 is located within 600m of a public greenspace, comprising religious grounds. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space, which is known to have physical and mental health benefits.
- B.49.8.2 Main Road:** Site WIC1 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.
- B.49.8.3 AQMA:** Site WIC1 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.49.8.4 NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Wicklewood is Norfolk and Norwich University Hospital, located approximately 12km north east of the cluster. The closest GP surgery is Windmill Surgery in Wymondham, located approximately 4km west of the cluster. The proposed development at Site WIC1 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.
- B.49.8.5 Leisure Centre:** The closest leisure centre to Wicklewood is Wymondham Leisure Centre, located approximately 4km east of the cluster. Site WIC1 is located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.49.8.6** As Site WIC1 is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site would be expected to have a major negative impact on the health and wellbeing of site end users.

B.49.9 SA Objective 9 – Crime

- B.49.9.1** See **Box 2.9**.

B.49.10 SA Objective 10 - Education

B.49.10.1 Primary School: Wicklewood School is located in the south of Wicklewood village. Site WIC1 is located within the target distance to this school. The proposed development at this site would be likely to result in a minor positive impact on site end users' access to primary education.

B.49.10.2 Secondary School: The closest secondary schools to Wicklewood are Wymondham High, located approximately 3.5km south east of the cluster, and Wymondham College, located approximately 3.5km to the south. Site WIC1 is situated outside the target distance to both these schools, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to secondary education.

B.49.11 SA Objective 11 - Economy

B.49.11.1 Primary Employment Location: Wymondham Town Centre is located approximately 4km south east of the Wicklewood cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Site WIC1 would be expected to have a minor positive impact on the local economy.

B.49.12 SA Objective 12 - Transport and Access to Services

B.49.12.1 Bus Stop: Site WIC1 is located within the target distance to a bus stop on Hackford Road, providing regular services. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to bus services.

B.49.12.2 Railway Station: The closest station to Wicklewood is Wymondham Railway Station, located approximately 4.6km to the south east of the cluster. Therefore, the proposed development at Site WIC1 could potentially have a minor negative impact on site end users' access to rail services.

B.49.12.3 Pedestrian Access: Site WIC1 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot.

B.49.12.4 **Road Network:** Site WIC1 is well connected to the existing road network. The proposed development at this site would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.49.13 **SA Objective 13 – Historic Environment**

B.49.13.1 **Grade I Listed Buildings:** Site WIC1 is located approximately 100m from the Grade I Listed Building ‘Church of All Saints’. The proposed development at this site could potentially alter the setting of this Listed Building; therefore, a minor negative impact on the local historic environment would be expected.

B.49.13.2 **Grade II Listed Buildings:** Site WIC1 is located approximately 120m from the Grade II Listed Buildings ‘Wicklewood War Memorial’ and ‘Old Mill House’, however, this site and these Listed Buildings are separated by existing development within Wicklewood. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of these Listed Buildings.

B.49.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.49.14.1 **Previously Developed Land:** Site WIC1 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.49.14.2 **ALC:** Site WIC1 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.49.15 **SA Objective 15 – Water**

B.49.15.1 **SPZ:** Site WIC1 coincides with the catchment (Zone III) of a groundwater SPZ. The proposed development at this site could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.50 Wroxham

Wroxham cluster				
This cluster comprises three sites located to the south of village of Wroxham, located to the north east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO041	Wroxham Football Club, Trafford Park, 35 Skinners Lane	Residential	1.81	20
GNL2131	East of Salhouse Road	Residential	5.55	100
GNL2135	South of Wherry Gardens	Residential	5.97	100

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO041	-	+	-	-	+	++	0	--	0	--	+	-	-	+	-
GNL2131	--	-	-	-	++	++	0	--	0	--	+	-	-	-	-
GNL2135	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-

B.50.1 SA Objective 1 – Air Quality and Noise

B.50.1.1 Main Road: The A1151 passes through the west of Wroxham. The entirety of Site GNLPO041, and the north west of Sites GNL2135 and GNL2131 are located within 200m of this road. Therefore, the proposed development at these three sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A1151 would be expected to have a minor negative impact on air quality and noise at these sites.

B.50.1.2 Railway Line: Sites GNL2135 and GNLPO041 are located adjacent to a railway line. The proposed development at these two sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.50.1.3 **Air Pollution:** Site GNLP0041 is proposed for the development of 20 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Sites GNLP2131 and GNLP2135 are proposed for the development of 100 dwellings. The proposed development at these two sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.50.2 **SA Objective 2 – Climate Change Mitigation and Adaptation**

B.50.2.1 **Carbon Emissions:** Sites GNLP2131 and GNLP2135 are proposed for the development of between 60 and 600 dwellings. The proposed development at these two sites could potentially increase local carbon emissions, as a proportion of Broadland’s total, by more than 0.1%. Therefore, a minor negative impact on Broadland’s carbon emissions would be expected.

B.50.2.2 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.50.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.50.3.1 **Natura 2000:** All sites in this cluster are located approximately 1.3km west of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.50.3.2 **SSSI IRZ:** This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Bure Broads and Marshes’ SSSI. Sites GNLP2135 and GNLP0041 are located within an IRZ which states that “*residential development of 50 or more houses outside existing settlements*” should be consulted on. Site GNLP2131 is located within an IRZ which states that “*residential development of 10 or more houses outside existing settlements*” should be consulted on. Site GNLP0041 is proposed for 20 dwellings; therefore, a negligible impact on this SSSI would be expected. Sites GNLP2131 and GNLP2135 are each proposed for 100 dwellings; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.50.3.3 **NNR:** All three sites in this cluster are located approximately 1km west of 'Bure Marshes' NNR. The proposed development at these sites could potentially have a minor negative impact on this designated site, due to increased air pollution and potential visitor numbers.

B.50.4 **SA Objective 4 – Landscape**

B.50.4.1 **National Park:** Site GNLP0041 is located adjacent to The Broads National Park. Sites GNLP2131 and GNLP2135 are located within 300m from two sections of The Broads National Park. The proposed development at these three sites could potentially be visible from, and alter the setting of, this National Park. A minor negative impact would be expected.

B.50.4.2 **Landscape Character:** Sites GNLP2131 and GNLP0041 are located within the LCA 'Wroxham to Ranworth Marshes Fringe'. Some key characteristics of this LCA include the mosaic of arable fields, blocks of woodland and landscape setting of historic villages and buildings. Site GNLP0041 comprises previously developed land within the settlement of Wroxham. Therefore, the proposed development at this site would be unlikely to be discordant with these key characteristics. Site GNLP2135 is located within the LCA 'Rackheath and Salhouse Wooded Estate lands'. Some key characteristics of this LCA include the mosaic of parkland, fields and woodland, and the landscape setting of historic buildings including those recognised by Conservation Areas. Sites GNLP2131 and GNLP2135 comprises arable fields. Therefore, the proposed development at these two sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.50.4.3 **Views from the PRoW Network:** All three sites in this cluster are located within 50m from a PRoW. The proposed development at these three sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.50.4.4 **Views for Local Residents:** As all sites in this cluster are located adjacent to the existing settlement of Wroxham, the proposed development at all three sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.50.4.5 **Urbanisation of the Countryside:** All sites in this cluster comprise previously undeveloped land and are located outside the existing settlement of Wroxham. Therefore, the proposed development at these three sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.50.5 **SA Objective 5 – Housing**

B.50.5.1 **Net Gain:** Site GNLP0041 is proposed for residential development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site. Sites GNLP2131 and GNLP2135 are both proposed for the development of 100 dwellings; therefore, the proposed development at these two sites would be expected to result in a major positive impact on housing provision.

B.50.6 **SA Objective 6 – Population and Communities**

B.50.6.1 **Local Services:** The nearest convenience store to this cluster is Roy’s of Wroxham, located in the south of Wroxham. Sites GNLP2131 and GNLP0041 are located within the target distance to one or more of these services. The proposed development at these two sites would be expected to have a minor positive impact on site end users’ access to local services. Site GNLP2135 is located partially outside the target distance to this shop. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services.

B.50.6.2 **Local Landscape Designations:** Sites GNLP0041 and GNLP2131 are located within 600m from Keys Hill Woodland and Agnes Gardener Playground. Site GNLP2135 is located within 600m from Wroxham Football Club. The proposed development at these three sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.50.6.3 As Sites GNLP2131 and GNLP0041 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.50.7 SA Objective 7 – Deprivation

B.50.7.1 See **Box 2.7**.

B.50.8 SA Objective 8 – Health

B.50.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRow network and to public greenspaces, including play space and a public park. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.50.8.2 **Net Loss of Public Greenspace:** Site GNLP0041 coincides with a public greenspace, comprising a playing field. The proposed development at this site would be expected to result in the total loss of this resource and therefore have a minor negative impact on the health and wellbeing of the local community.

B.50.8.3 **Main Road:** A proportion of Sites GNLP2131, GNLP2135 and GNLP0041 are located within 200m of the A1151. The proposed development at these sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.

B.50.8.4 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.50.8.5 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Wroxham is Norfolk and Norwich University Hospital, located approximately 15km south west of the cluster. The closest GP surgery is Hoveton and Wroxham Medical Centre, located approximately 2.9km north east of the cluster. The proposed development at all three sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.50.8.6 **Leisure Centre:** The closest leisure facility to Wroxham is Riverside Leisure Centre, located approximately 10km south west of the cluster. All three

sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.50.8.7 As all sites are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at all three sites in the cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.50.9 SA Objective 9 – Crime

B.50.9.1 See **Box 2.9**.

B.50.10 SA Objective 10 – Education

B.50.10.1 **Primary/Secondary School:** The closest primary school to Wroxham is St John’s Community Primary School and Nursery, located to the south of Hoveton village, 1.5km north east of the cluster. The closest secondary school is Broadland High Ormiston Academy, located approximately 2.2km to the north east. All sites in this cluster are situated outside the target distances to both a primary and secondary school, and therefore, the proposed development at these three sites would be expected to have a major negative impact on site end users’ access to both primary and secondary education.

B.50.11 SA Objective 11 – Economy

B.50.11.1 **Primary Employment Location:** Wroxham Town Centre is located in close proximity to the Wroxham cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at all three sites in this cluster would be expected to have a minor positive impact on the local economy.

B.50.12 SA Objective 12 – Transport and Access to Services

B.50.12.1 **Bus Stop:** Site GNLP0041 is located within the target distance to a bus stop on Park Road, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users’ access to bus services. Sites GNLP2131 and GNLP2135 are located outside the target distance to this bus stop. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users’ access to bus services.

B.50.12.2 **Railway Station:** Sites GNLP2131 and GNLP0041 are located within the target distance to Hoveton and Wroxham Railway Station. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to rail services. Site GNLP2135 is located partially outside the target distance to this station, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

B.50.12.3 **Pedestrian Access:** All sites in this cluster currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.

B.50.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.50.13 **SA Objective 13 – Historic Environment**

B.50.13.1 **Grade II Listed Buildings:** Site GNLP2131 is located approximately 300m from the Grade II Listed Buildings 'Broad House' and 'Barn approximately 20m north of Broad House'. This site and these Listed Buildings are separated by woodland, and therefore, the proposed development at this site would be expected to have a negligible impact on the setting of these Listed Buildings.

B.50.13.2 **Conservation Area:** Site GNLP0041 is located wholly within Wroxham Conservation Area. Site GNLP2131 is located approximately 80m from this Conservation Area. Therefore, the proposed development at these two sites would be likely to alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.50.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.50.14.1 **Waste:** Sites GNLP2131 and GNLP2135 are proposed for the development of between 56 and 555 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in Broadland. The proposed development at these two sites could potentially result in a minor negative impact on waste generation.

B.50.14.2 **Previously Developed Land:** Site GNLP0041 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Sites GNLP2131 and GNLP2135 comprise previously undeveloped land. The proposed development at these two sites would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.50.14.3 **ALC:** Site GNLP2131 is partially situated on ALC Grades 2, 3 and 'urban' land. Site GNLP2135 are situated on ALC Grade 3 land. ALC Grades 2 and 3 are considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource.

B.50.15 **SA Objective 15 - Water**

B.50.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these three sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.51 Wymondham

Wymondham cluster				
This cluster comprises twelve sites surrounding the town of Wymondham, located to the north west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP0006	Land to the north of Tuttlles Lane East	Residential & open space & primary school	53.68	1,342*
GNLP0032	Land off Silfield Road	Residential	5.46	136*
GNLP0354	Land at Johnson's Farm	Residential & open space	75.95	400
GNLP0355	Land at Rightup Lane	Residential	1.34	33*
GNLP0507	Land at Browick Road	Mixed commercial and residential	21.85	546*
GNLP0515	Land at south Wymondham. North of A11 and west of Park Lane	Residential, community, open space & GI	112.90	1,500
GNLP0525R	North Wymondham	Mixed (residential, school & employment)	157.10	1,500
GNLP1055	East of Hethel, Stanfield Hall Estate	Mixed (residential, employment, education, district centre & Country Park)	365.78	Approx. 4,000
GNLP2150	North east of Carpenters Barn	Residential	6.54	150
GNLP2155	West of Carpenter Close	Residential	3.38	80
GNLP2168	Park Farm, Silfield	Mixed (new settlement including residential, education, district centre & Country Park)	340.28	6,500
GNLP3013	North of Tuttlles Lane	Residential	2.32	60+

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP0006	--	--	-	-	++	-	0	-	0	-	++	-	0	--	-
GNLP0032	--	-	0	-	++	-	0	-	0	--	+	-	0	-	-
GNLP0354	--	--	--	-	++	-	0	--	0	--	+	-	-	--	-
GNLP0355	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLP0507	--	--	-	-	++	-	0	-	0	-	++	-	-	--	-
GNLP0515	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLP0525R	--	--	-	-	++	-	0	--	0	--	++	-	-	--	-
GNLP1055	--	--	--	-	++	+	0	--	0	+	++	-	-	--	-
GNLP2150	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLP2155	-	--	-	-	+	-	0	--	0	--	+	--	0	-	-
GNLP2168	--	--	-	-	++	+	0	--	0	+	+	-	-	--	-
GNLP3013	-	+	-	-	+	++	0	-	0	++	+	-	0	-	-

B.51.1 SA Objective 1 – Air Quality and Noise

B.51.1.1 Main Road: The A11 passes through the south east of Wymondham. Sites GNLP0355, GNLP0507, GNLP0515, GNLP0525R and GNLP2168 are located adjacent to this road. Therefore, the proposed development at these five sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A11 would be expected to have a minor negative impact on air quality and noise at these sites.

B.51.1.2 Railway Line: Sites GNLP0032, GNLP0354, GNLP0507 and GNLP0515 are located adjacent to a railway line. The proposed development at these four sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.51.1.3 **Air Pollution:** Sites GNLP0355, GNLP2155 and GNLP3013 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLP0006, GNLP0032, GNLP0354, GNLP0507, GNLP0515, GNLP0525R, GNLP1055, GNLP2150 and GNLP2168 are proposed for the development of 100 or more dwellings. The proposed development at these nine sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.51.2 **SA Objective 2 – Climate Change Mitigation and Adaptation**

B.51.2.1 **Carbon Emissions:** Sites GNLP0032, GNLP0354, GNLP0507, GNLP2150 and GNLP2155 are proposed for the development of between 66 and 662 dwellings. The proposed development at these five sites could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 0.1%. Therefore, a minor negative impact on South Norfolk's carbon emissions would be expected. Sites GNLP0006, GNLP0515, GNLP0525R, GNLP1055 and GNLP2168 are proposed for the development of 663 dwellings or more. The proposed development at these five sites could potentially increase local carbon emissions, as a proportion of South Norfolk's total, by more than 1%. Therefore, a major negative impact would be expected.

B.51.2.2 **Fluvial Flooding:** A proportion of Sites GNLP1055 and GNLP2168, and a small proportion of Sites GNLP0354 and GNLP0515, are located within Flood Zones 2 and 3a. The proposed development at these four sites could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Sites GNLP0006, GNLP0032, GNLP0355, GNLP0507, GNLP0525R, GNLP2150, GNLP2155 and GNLP3013 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these eight sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.51.2.3 **Surface Water Flooding:** Proportions of Sites GNLP0354, GNLP0507, GNLP0515, GNLP0525R, GNLP1055, GNLP2155 and GNLP2168 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these seven sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk

of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The eastern edge of Site GNLP0006 coincides with areas determined to be at low and medium risk of surface water flooding. A small proportion of Site GNLP2150 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.51.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.51.3.1 Natura 2000: A proportion of Site GNLP1055 is located within 5km of ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at this site, due to an increased risk of development related threats and pressures on this European designated site.

B.51.3.2 SSSI IRZ: Site GNLP1055 is located approximately 520m north west of ‘Lower Wood, Ashwellthorpe’ SSSI, within an IRZ which states that “*any residential development of 50 or more houses outside existing settlements/urban areas*” should be consulted on. Site GNLP1055 comprises a large area of open farmland, located outside of existing settlements and is proposed for the development of approximately 4,000 dwellings. Therefore, the proposed development at this site would be expected to have a minor negative impact on the features for which this SSSI has been designated.

B.51.3.3 Ancient Woodland: Site GNLP2168 coincides with ‘Peasacre Wood’. The proposal for this site would be expected to retain this stand of ancient woodland, however, the proposed development could potentially be located adjacent to the woodland. Site GNLP0515 is located approximately 30m north of ‘Peasacre Wood’. Site GNLP1055 is located approximately 200m from ‘Upper Wood’, approximately 370m from ‘Hethel Wood’ and approximately 530m from ‘Smeeth Wood’. The proposed development at these three sites could potentially have a minor negative impact on these ancient woodlands, which could include an increase in air pollution.

B.51.3.4 **CWS:** Site GNLP0354 coincides with 'Wymondham Marshes' CWS. Site GNLP1055 coincides with 'North Drive' CWS. The proposed development at these two sites could potentially result in direct impacts on these CWSs, and therefore, a major negative impact would be expected. Site GNLP1055 is also located adjacent to 'Stanfield Hall Moat' CWS and 'Breakers yard Meadow' CWS. Sites GNLP0355 and GNLP0507 are located adjacent to 'The Lizard & Wade's Pit' CWS. Site GNLP0507 is located adjacent to 'Moot Hill' CWS, Site GNLP0515 is located adjacent to 'Bays River Meadows South' CWS, and Site GNLP0525R is located adjacent to 'Melton Road Meadow' CWS. The proposed development at Sites GNLP0355, GNLP0507, GNLP0515 and GNLP0525R could potentially have a minor negative impact on these CWSs, due to increased development related threats and pressures.

B.51.3.5 **Priority Habitat:** Sites GNLP0006, GNLP0515, GNLP0525R, GNLP2150, GNLP2155 and GNLP3013 coincide with deciduous woodland priority habitat. The north east of Site GNLP0354 coincides with lowland fens priority habitat. A small proportion of Site GNLP1055 coincides with coastal and floodplain grazing marsh and deciduous woodland priority habitats. Site GNLP2168 coincides with deciduous woodland priority habitat and a small area of traditional orchard priority habitat. The proposed development at these nine sites would be likely to result in the partial loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.51.4 **SA Objective 4 - Landscape**

B.51.4.1 **Landscape Character:** Site GNLP0354, and a proportion of Sites GNLP0006, GNLP0515, GNLP0507, GNLP0525R, GNLP1055 and GNLP2168 are located within the LCA 'Tiffey Tributary Farmland'. Some key characteristics of this LCA include large scale arable farmland, water bodies, sparse settlements and long views. Sites GNLP0032, GNLP0355, GNLP2150, GNLP2155, GNLP3013, the majority of Sites GNLP0006, GNLP0507, GNLP0515, GNLP0525R, GNLP1055 and a small proportion of Site GNLP2168 are located within the LCA 'Wymondham Settled Plateau Farmland'. Some key characteristics of this LCA include large scale arable fields, large towns and villages, and long views. A small proportion of Sites GNLP0515, GNLP1055 and GNLP2168 are also located within the LCA 'Ashwellthorpe Plateau Farmland'. Some key characteristics of this LCA include arable fields, panoramic views and linear settlements along roads. Sites GNLP2155 and GNLP3013 comprise partially previously developed land, and Sites GNLP0355, GNLP2155 and GNLP3013 are relatively small

scale and enclosed. The proposed development at these three sites would be unlikely to be discordant with these key characteristics. Sites GNLP0354, GNLP0006, GNLP0032, GNLP0507, GNLP0515, GNLP0525R, GNLP1055, GNLP2150 and GNLP2168 comprise open arable land. Therefore, the proposed development at these nine sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.51.4.2 Views from the PRoW Network: Sites GNLP0006, GNLP0354, GNLP0515, GNLP0525R, GNLP1055 and GNLP2168 coincide with a PRoW. Sites GNLP0355, GNLP0507 and GNLP2150 are located adjacent to a PRoW. The proposed development at these nine sites could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.51.4.3 Views for Local Residents: Sites GNLP0006, GNLP0032, GNLP0354, GNLP0507, GNLP0515, GNLP0525R, GNLP2150, GNLP2155 and GNLP3013 are located adjacent or in close proximity to the existing settlement of Wymondham. Sites GNLP1055 and GNLP2168 both comprise large areas of previously undeveloped land, situated in close proximity to surrounding small settlements including Silfield and Hethel. The proposed development at these eleven sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent, and therefore, a minor negative impact on the local landscape would be expected.

B.51.4.4 Urbanisation of the Countryside: Sites GNLP0006, GNLP0032, GNLP0354, GNLP0355, GNLP0507, GNLP0515, GNLP0525R, GNLP2150, GNLP1055, GNLP2155 and GNLP2168 comprise previously undeveloped land and are located outside the existing settlement of Wymondham. Sites GNLP1055 and GNLP2168 in particular could potentially result in a significant extent of urbanisation as both sites are proposed for the development of new garden villages. Therefore, the proposed development at these eleven sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.51.4.5 Coalescence: Site GNLP0006 is situated between the settlements of Wymondham and Kidd's Moor. Site GNLP0525R is situated between the settlements of Wymondham, Kidd's Moor and Hethersett. Sites GNLP1055 and GNLP2168 are proposed for the development of new garden villages,

located in close proximity to surrounding small settlements including Silfield and Hethel. The proposed development at these four sites could potentially increase the risk of coalescence between these settlements; therefore, a minor negative impact on the local landscape would be expected.

B.51.5 SA Objective 5 - Housing

B.51.5.1 Net Gain: Sites GNLP0355, GNLP2155 and GNLP3013 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected for these three sites. Sites GNLP0006, GNLP0032, GNLP0354, GNLP0507, GNLP0515, GNLP0525R, GNLP1055, GNLP2150 and GNLP2168 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these nine sites would be expected to result in a major positive impact on housing provision.

B.51.6 SA Objective 6 - Population and Communities

B.51.6.1 Local Services: The nearest local services to this cluster, including Coop, Morrisons, Waitrose and Wymondham Post Office, are located within Wymondham. Site GNLP3013 is located within the target distance to the Coop. Sites GNLP1055 and GNLP2168 are proposed for the development of new garden villages, which would be expected to include local services within new district centres. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0006, GNLP0032, GNLP0354, GNLP0355, GNLP0507, GNLP0515, GNLP0525R, GNLP2150 and GNLP2155 are located either partially or wholly outside the target distance to these services. The proposed development at these nine sites could potentially have a minor negative impact on the access of site end users to local services.

B.51.6.2 Local Landscape Designations: Sites GNLP2155 and GNLP3013 are located within 600m from Foster Harrison Memorial Ground. Site GNLP0032 is located within 600m from Tolls Meadow greenspace, and Site GNLP0507 is located within 600m from Bramble Way open space. The proposed development at these four sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.51.6.3 As Site GNLP3013 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.51.7 SA Objective 7 - Deprivation

B.51.7.1 See **Box 2.7**.

B.51.8 SA Objective 8 - Health

B.51.8.1 **Green Network:** Sites GNLP0355, GNLP0507, GNLP0515, GNLP2150 and GNLP2155 are located within 600m of the PRoW network. Sites GNLP0032, GNLP0507, GNLP2150 and GNLP2155 are located within 600m of public greenspaces, including playing fields, tennis courts and religious grounds. Site GNLP0006 is wholly located within 600m of a PRoW or greenspace. The proposed development at Sites GNLP1055 and GNLP2168 for new garden villages would be expected to include public greenspaces, including new Country Parks and community facilities such as playing fields and open spaces. Therefore, a minor positive impact would be expected at these ten sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites GNLP0354 and GNLP0525R are located partially or wholly over 600m from a PRoW or public greenspace, and therefore, the proposed development at these two sites could potentially have a minor negative impact on the access of some site end users to the local green network.

B.51.8.2 **Main Road:** Sites GNLP0355, GNLP0507, GNLP0515, GNLP0525R and GNLP2168 are located adjacent to the A11. The proposed development at these five sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0006, GNLP0032, GNLP0354, GNLP1055, GNLP2150, GNLP2155 and GNLP3013 are located over 200m from a main road. The proposed development at these seven sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.51.8.3 **AQMA:** All twelve sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

- B.51.8.4 NHS Hospital:** The closest hospital with an A&E department to Wymondham is Norfolk and Norwich University Hospital, located approximately 8.5km north east of the cluster. The proposed development at the twelve sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.51.8.5 GP Surgery:** The Windmill Surgery and Wymondham Medical Centre are both located within Wymondham. Site GNLPO032 is located within the target distance to The Windmill Surgery. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLPO006, GNLPO354, GNLPO355, GNLPO507, GNLPO515, GNLPO525R, GNLPO1055, GNLPO2150, GNLPO2155, GNLPO2168 and GNLPO3013 are located outside the target distance to these GP surgeries, and therefore, the proposed development at these eleven sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.51.8.6 Leisure Centre:** Wymondham Leisure Centre is located in the centre of Wymondham. Sites GNLPO006, GNLPO032, GNLPO507 and GNLPO3013 are located within the target distance to this leisure facility, and therefore, a minor positive impact on the health and wellbeing of site end users would be expected at these four sites. Sites GNLPO354, GNLPO355, GNLPO515, GNLPO525R, GNLPO1055, GNLPO2150, GNLPO2155 and GNLPO2168 are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected at these eight sites.
- B.51.8.7** As Sites GNLPO354, GNLPO355, GNLPO515, GNLPO525R, GNLPO1055, GNLPO2150, GNLPO2155 and GNLPO2168 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these eight sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.51.9 SA Objective 9 – Crime

- B.51.9.1** See **Box 2.9**.

B.51.10 SA Objective 10 – Education

B.51.10.1 Primary School: Browick Road Primary and Nursery School, Robert Kett Primary School and Ashleigh Primary School and Nursery are located within Wymondham. Site GNLP3013 is located within the target distance to Ashleigh Primary School and Nursery. Sites GNLP1055 and GNLP2168 are proposed for the development of new garden villages, which would be expected to include new primary education. The proposed development at these three sites would be likely to result in a minor positive impact on site end users' access to primary education. Sites GNLP0006, GNLP0032, GNLP0354, GNLP0355, GNLP0507, GNLP0515, GNLP0525R, GNLP2150 and GNLP2155 are situated partially or wholly outside the target distance to these schools. The proposed development at these five sites could potentially result in a minor negative impact on some site end users' access to primary education.

B.51.10.2 Secondary School: Wymondham High Academy is located in the centre of Wymondham. Sites GNLP0006, GNLP0507 and GNLP3013 are located within the target distance to this school. Sites GNLP1055 and GNLP2168 are proposed for the development of new garden villages, which would be expected to include new secondary education. Therefore, the proposed development at these five sites would be likely to result in a minor positive impact on site end users' access to secondary education. Sites GNLP0032, GNLP0354, GNLP0355, GNLP0515, GNLP0525R, GNLP2150 and, GNLP2155 are situated partially or wholly outside the target distance to this school, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on some site end users' access to secondary education.

B.51.10.3 The proposed development at Sites GNLP0032, GNLP0354, GNLP0355, GNLP0515, GNLP0525R, GNLP2150 and GNLP2155 would be expected to have a major negative impact on site end users' access to both primary and secondary education. The proposed development at Site GNLP3013 would be expected to have a major positive impact on site end users' access to both primary and secondary education.

B.51.11 SA Objective 11 – Economy

B.51.11.1 Primary Employment Location: Wymondham Town Centre is located in close proximity to the Wymondham cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP0006,

GNLP0032, GNLP0354, GNLP0355, GNLP0507, GNLP0515, GNLP0525R, GNLP1055, GNLP2150, GNLP2155, GNLP2168 and GNLP3013 would be expected to have a minor positive impact on the local economy.

B.51.11.2 Employment Floorspace: Site GNLP0006 is proposed for mixed use development including a primary school. Sites GNLP0507, GNLP0525R, GNLP1055 and GNLP2168 are proposed for mixed use development including commercial, employment and/or employment end uses. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these five sites.

B.51.12 SA Objective 12 - Transport and Access to Services

B.51.12.1 Bus Stop: Site GNLP3013 is located within the target distance to a bus stop on Tuttle Lane East, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users' access to bus services. Sites GNLP0006, GNLP0032, GNLP0354, GNLP0355, GNLP0507, GNLP0515, GNLP0525R, GNLP1055, GNLP2150, GNLP2155 and GNLP2168 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these eleven sites could potentially have a minor negative impact on site end users' access to bus services.

B.51.12.2 Railway Station: Sites GNLP0032, GNLP0355, GNLP0507 and GNLP0515 are located within the target distance to Wymondham Railway Station or Spooner Row Railway Station. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to rail services. Sites GNLP0006, GNLP0354, GNLP0525R, GNLP1055, GNLP2150, GNLP2155, GNLP2168 and GNLP3013 are located wholly or partially outside the target distance to these stations, and therefore, the proposed development at these eight sites could potentially have a minor negative impact on site end users' access to rail services.

B.51.12.3 Pedestrian Access: Sites GNLP0006, GNLP0032, GNLP0354, GNLP0355, GNLP0507, GNLP0515, GNLP0525R and GNLP2150 are well connected to the existing footpath network. The proposed development at these eight sites would be expected to have a minor positive impact on site end users' access to the PRoW network and opportunities to travel by foot. Sites GNLP1055, GNLP2155, GNLP2168 and GNLP3013 currently have poor access to the surrounding footpath network. The proposed development

at these four sites could potentially have a minor negative impact on local accessibility.

B.51.12.4 Road Network: Site GNLP2155 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites GNLP0006, GNLP0032, GNLP0354, GNLP0355, GNLP0507, GNLP0515, GNLP0525R, GNLP1055, GNLP2150, GNLP2168 and GNLP3013 are well connected to the existing road network. The proposed development at these eleven sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.51.13 SA Objective 13 – Historic Environment

B.51.13.1 Grade I Listed Buildings: Site GNLP0354 is located approximately 30m from the Grade I Listed Building ‘Cavick House including front screen walls’, and approximately 220m from ‘Abbey Church of St Mary and St Thomas of Canterbury’. The proposed development at this site could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.51.13.2 Grade II* Listed Buildings: Site GNLP1055 is located adjacent to the Grade II* Listed Building ‘Stanfield Hall’. Site GNLP0354 is located approximately 130m from ‘Wicklewood Hall’. The proposed development at these two sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.51.13.3 Grade II Listed Buildings: Site GNLP1055 is located adjacent to the Grade II Listed Building ‘Limetree Farmhouse’, and approximately 80m from ‘Bridge across moat circa 30m to east of Stanfield Hall’. Site GNLP0354 is located approximately 160m from ‘The Grange’ and ‘The Willows’, and within 100m from several Listed Buildings associated with ‘Cavick House Farmhouse’. Site GNLP2168 is located adjacent to ‘Mariner’s Inn’, approximately 40m from ‘Silfield Old Hall’, 100m from ‘Ivy Cottage’ and within viewable distance from several other Listed Buildings in the surrounding countryside. Site GNLP0515 is located approximately 140m from ‘Coll’s Farmhouse’ and approximately 200m from ‘Silfield Old Hall’. Site GNLP0525R is located approximately 20m from ‘Milestone No 7 at TG

1385 0352', approximately 100m from 'Oakland Farmhouse' and approximately 360m from 'Manor Farmhouse'. The proposed development at these five sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLP0032 is located approximately 250m from several Listed Buildings including 'Wymondham South Junction Signal Box' and 'Railway Station (main building) and north platform' but is separated from this Listed Building by existing development. Site GNLP0507 is located approximately 220m from 'Banham's Farmhouse' but is separated from this Listed Building by woodland and the A11 roundabout. Therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.51.13.4 Conservation Area: A proportion of Site GNLP0354 coincides with a section of Wymondham Conservation Area. Site GNLP0507 is located adjacent to a section of this Conservation Area. Site GNLP1055 comprises a large area of previously undeveloped land and is located approximately 650m from a section of this Conservation Area. Therefore, the proposed development at these three sites would be likely to alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.51.13.5 Scheduled Monument: Site GNLP0507 is located approximately 40m from 'Moot Hill' SM, and Site GNLP0354 is located approximately 80m from 'Wymondham Abbey' SM. 'Moot Hill' SM is identified as Heritage at Risk and has 'extensive significant problems'⁶. The proposed development at these two sites could potentially have a minor negative impact on the setting of these SMs.

B.51.14 SA Objective 14 - Natural Resources, Waste & Contaminated Land

B.51.14.1 Waste: Sites GNLP0032, GNLP0354, GNLP0507, GNLP2150 and GNLP2155 are proposed for the development of between 62 and 620 dwellings, and therefore, would be expected to increase household waste production by more than 0.1% in comparison to current levels in South Norfolk. The proposed development at these five sites could potentially result in a minor negative impact on waste generation. Sites GNLP0006,

⁶ Historic England (2017) Heritage At Risk. Moot Hill, Wymondham – South Norfolk. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/29488> [Date Accessed: 14/06/19]

GNLP0515, GNLP0525R, GNLP1055 and GNLP2168 are proposed for the development of 621 dwellings or more, and therefore, would be expected to increase household waste production by more than 1% in comparison to current levels in South Norfolk. The proposed development at these five sites could potentially result in a major negative impact on waste generation.

B.51.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP0032, GNLP0355, GNLP2150, GNLP2155 and GNLP3013 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. The proposed development at Sites GNLP0006, GNLP0354, GNLP0507, GNLP0515, GNLP0525R, GNLP1055 and GNLP2168 would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.51.14.3 **ALC:** Sites GNLP0354, GNLP0355, GNLP2150 and GNLP2155 are situated on ALC Grade 3 land. Sites GNLP0515 and GNLP2168 are situated on ALC Grades 2 and 3 land. Sites GNLP0006, GNLP0032, GNLP0525R and GNLP3013 are situated partially on ALC Grade 3 land and partially on land classed as 'urban'. Sites GNLP0507 and GNLP1055 are situated on ALC Grades 3 and 4 land. ALC Grades 2 and 3 are considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these twelve sites, due to the loss of this important natural resource.

B.51.15 **SA Objective 15 - Water**

B.51.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these twelve sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.51.15.2

Watercourse: Sites GNLP0006 and GNLP0525R coincide with a minor watercourse, with a proportion of these sites located within 200m of this watercourse. Site GNLP1055 coincides with the River Tiffey, and Site GNLP2168 coincides with Bays River. Site GNLP0354 is located adjacent to the Dyke Beck. Site GNLP0515 coincides with a minor watercourse and is located adjacent to the Bays River. A small proportion of Sites GNLP0354 and GNLP0515 are located within 200m of these watercourses. A proportion of Site GNLP0507 is located within 200m of the River Tiffey. The proposed development at these seven sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.52 Non-Residential – Key Service Centres

Non-Residential – Key Service Centres			
This cluster comprises four sites. Sites GNL2069 and GNL3049 are located in close proximity to the village of Brundall, in Broadland District. Sites GNL3051 and GNL3052 are located in close proximity to the village of Trowse Newton, in South Norfolk District.			
HELAA site number	Name of HELAA site	Site use	Area (ha)
GNLP2069	East of Brundall Memorial Hall	Recreation & leisure	8.67
GNLP3049	Land north of Yarmouth Road	Employment	1.79
GNLP3051	Land at junction Loddon Road/Bungay Road	Park and Ride	7.96
GNLP3052	Whitlingham Country Park	Tourism with Country Park	220.32

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP2069	-	+	-	-	0	++	0	-	0	0	++	++	0	-	-
GNLP3049	-	--	-	-	0	++	0	--	0	0	++	-	-	-	-
GNLP3051	-	+	-	-	0	-	0	--	0	0	++	-	-	-	-
GNLP3052	--	--	-	-	0	-	0	--	0	0	++	-	--	--	-

B.52.1 SA Objective 1 – Air Quality and Noise

B.52.1.1 Main Road: Sites GNL3052 and GNL3049 are located adjacent to the A47. Site GNL3051 is located adjacent to the A146. Therefore, the proposed development at these three sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A47 and A146 would be expected to have a minor negative impact on air quality and noise at these sites.

B.52.1.2 **Railway Line:** The north of Site GNLP3052 is located adjacent to a railway line. The proposed development at this site could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.52.1.3 **Air Pollution:** Sites GNLP3051, GNLP2069 and GNLP3049 are proposed for non-residential end uses and comprise between one and 9ha. The proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area. Site GNLP3052 is proposed for non-residential end use and comprises 220.3ha. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.52.2 **SA Objective 2 – Climate Change Mitigation and Adaptation**

B.52.2.1 **Fluvial Flooding:** The north of Site GNLP3052 adjacent to Whitlingham Great Broad is located within Flood Zones 2, 3a and 3b. The north eastern edge of Site GNLP3049 is located within Flood Zones 2 and 3a. The proposed development at these two sites could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Sites GNLP3051 and GNLP2069 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.52.2.2 **Surface Water Flooding:** Small areas within Sites GNLP3052 and GNLP3049 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these two sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.52.3 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

B.52.3.1 **Natura 2000:** All sites in this cluster are located within 5km of a section of 'The Broads' SAC and 'Broadland' SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these four sites, due to the increased risk of development related threats and pressures on these European designated sites.

- B.52.3.2 SSSI IRZ:** This section of 'The Broads' SAC and 'Broadland' SPA and Ramsar is also designated as 'Yare Broads and Marshes' SSSI. Sites GNLP3051 and GNLP3052 are located within an IRZ which states that "*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats*" should be consulted on. Both sites are proposed development located on farmland or natural habitats; therefore, a minor negative impact on the features for which these SSSIs have been designated would be expected. Sites GNLP2069 and GNLP3049 are located within an IRZ which states that "*non-residential developments outside existing settlements/urban areas where ... footprint exceeds 0.2ha*" should be consulted on. These two sites are proposed for recreation, employment and leisure end uses, and each comprise greater than 0.2ha; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.
- B.52.3.3 NNR:** Sites GNLP2069 and GNLP3049 are located within 1.5km of 'Mid-Yare' NNR. The proposed development at these two sites could potentially have a minor negative impact on this designated site, due to increased air pollution and potential visitor numbers.
- B.52.3.4 LNR:** Site GNLP3052 coincides with 'Whitlingham' LNR. The proposed development at this site is for recreation and tourism end use associated with Whitlingham Country Park, which is coincident with this LNR. As this site is proposed for tourism and a Country Park, it is assumed that the developable area of the site will exclude the LNR itself, and therefore, a negligible impact on this LNR would be expected.
- B.52.3.5 CWS:** Site GNLP3052 coincides with 'Old Wood', 'Trowse Wood' and 'Trowse Meadows' CWSs. The proposed development at this site is for recreation and tourism end use associated with Whitlingham Country Park, which is coincident with these CWSs. As this site is proposed for tourism use and a Country Park, it is assumed that the developable area of the site will exclude these CWSs, and therefore, a negligible impact on these CWSs would be expected.
- B.52.3.6 Priority Habitats:** Site GNLP3052 coincides with deciduous woodland, coastal floodplain grazing marsh, and good quality semi-improved grassland priority habitats. The north east edge of Site GNLP3049 coincides with deciduous woodland priority habitat. The proposed development at these two sites would be likely to result in the partial loss

of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.52.4 SA Objective 4 – Landscape

B.52.4.1 National Park/Country Park: The majority of Site GNLP3052 coincides with The Broads National Park. A proportion of this area also coincides with Whitlingham Country Park. The proposed development at this site is for recreation and tourism end use associated with Whitlingham Country Park. The nature and exact location of the proposed development is unknown at this stage and therefore the impact on this National Park and Country Park is uncertain. Site GNLP2069 is located approximately 500m from The Broads National Park. The proposed development at this site would be likely to be visible from, and as such impact the setting of, this National Park. A minor negative impact would be expected. Sites GNLP3049 and GNLP3051 are located within 1.5km from The Broads National Park. The proposed development at these two sites would be unlikely to be visible from the National Park, and therefore, a negligible impact would be expected.

B.52.4.2 Landscape Character: The majority of Site GNLP3052 is located within the LCA 'Yare Valley Urban Fringe'. Some key characteristics of this LCA include the wide, flat floodplain, recreational landscape and green buffer between the river valley and Norwich City. Site GNLP3052 is proposed for recreation and tourism end use, and therefore, the proposed development at this site would be unlikely to be discordant with these key characteristics. Site GNLP3051, and a proportion of Site GNLP3052, are located within the LCA 'Tas Tributary Farmland'. Some key characteristics of this LCA include large open arable fields, blocks of woodland and open views. Sites GNLP2069 and GNLP3049 are located within the LCA 'Blofield Tributary Farmland'. Some key characteristics of this LCA include the landscape setting of historic halls and churches, villages and mosaic of arable fields with views to features. Site GNLP3051 comprises an open arable field, and Sites GNLP2069 and GNLP3049 comprise arable land, located adjacent to the existing settlements of Brundall and Blofield. Therefore, the proposed development at these three sites could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.52.4.3 Views from the PRow Network: Site GNLP3052 coincides with a PRow. Site GNLP2069 is located adjacent to a PRow. Sites GNLP3051 and GNLP3049 are located approximately 20m from PRows. The proposed development at these four sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.52.4.4 Views for Local Residents: Site GNLP3052 is located adjacent to the settlement of Trowse Newton. Site GNLP2069 is located adjacent to the existing settlement of Brundall. The proposed development at these two sites would be likely to alter the views experienced by residents of surrounding dwellings to some extent, and therefore, a minor negative impact on the local landscape would be expected.

B.52.4.5 Urbanisation of the Countryside: All sites in this cluster comprise previously undeveloped land and are located outside of existing settlements. Therefore, the proposed development at these four sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.52.4.6 Coalescence: Site GNLP3049 is situated between the settlements of Brundall and Blofield. The proposed development at this site could potentially increase the risk of coalescence between these two settlements; therefore, a minor negative impact on the local landscape would be expected.

B.52.5 SA Objective 5 – Housing

B.52.5.1 Net Gain: All sites in this cluster are proposed for non-residential use, and therefore, the proposed development at these four sites would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.52.6 SA Objective 6 – Population and Communities

B.52.6.1 Local Services: The nearest local services to Sites GNLP3051 and GNLP3052 are Trowse Village Store in Trowse Newton, or Morrisons supermarket within Norwich City. Sites GNLP3051 and GNLP3052 are located outside the target distance to these services. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to local services. The nearest convenience stores to Sites GNLP2069 and GNLP3049 are Coop and Shell

Garage, located within Brundall. Sites GNLP2069 and GNLP3049 are located within the target distance to one of these shops. The proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services.

B.52.6.2 Local Landscape Designations: Sites GNLP2069 and GNLP3049 are located within 600m from one or more local landscape designations in Brundall, including Brundall Memorial Recreation Ground, Cemetery Amenity Space and Westfield Road Play Area. The proposed development at these two sites would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.52.6.3 As Sites GNLP2069 and GNLP3049 are located within the target distance of local services and local landscape designations, the proposed development at these two sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.52.7 SA Objective 7 – Deprivation

B.52.7.1 See **Box 2.7**.

B.52.8 SA Objective 8 – Health

B.52.8.1 Green Network: All sites in this cluster are located within 600m of the PRow network. Sites GNLP2069 and GNLP3049 are also located within 600m of public greenspaces, including playing fields and a golf course. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.52.8.2 Main Road: Sites GNLP3052 and GNLP3049 are located adjacent to the A47. Site GNLP3051 is located adjacent to the A146. The proposed development at these three sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Site GNLP2069 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.52.8.3 **AQMA:** All sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.52.8.4 **NHS Hospital:** The closest hospital with an A&E department to this cluster is Norfolk and Norwich University Hospital, located to the west of the cluster. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.52.8.5 **GP Surgery:** The closest GP surgery to Sites GNLP2069 and GNLP3049 is Brundall Medical Centre. The closest GP surgery to Sites GNLP3051 and GNLP3052 is Lakenham Surgery, located approximately 1.5km to the north west. Site GNLP2069 is located within the target distance to Brundall Medical Centre. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLP3049, GNLP3051 and GNLP3052 are located outside the target distance to these GP surgeries, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.52.8.6 **Leisure Centre:** The closest leisure facility to this cluster is Riverside Leisure Centre. All four sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.52.8.7 As Sites GNLP3049, GNLP3051 and GNLP3052 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these three sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.52.9 SA Objective 9 – Crime

B.52.9.1 See **Box 2.9**.

B.52.10 SA Objective 10 – Education

B.52.10.1 See **Box 2.10**.

B.52.11 SA Objective 11 – Economy

B.52.11.1 **Employment Floorspace:** Sites GNLP3051 is proposed for the development of a Park and Ride, and Site GNLP3052 is proposed for tourism end use. Sites GNLP3049 and GNLP2069 are proposed for recreation, leisure and employment end uses. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these four sites. Site GNLP3052 currently coincides with ‘Kingsley Farrington Boatyard’ and ‘Norfolk Snowsports Club’. Site GNLP3052 is proposed for tourism end use and it is assumed that the development will incorporate these existing facilities, and therefore, would be expected to result in a net gain in employment floorspace overall.

B.52.12 SA Objective 12 – Transport and Access to Services

B.52.12.1 **Bus Stop:** Site GNLP2069 is located within the target distance to bus stops on Links Avenue and Highfield Avenue, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users’ access to bus services. Sites GNLP3049, GNLP3051 and GNLP3052 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users’ access to bus services.

B.52.12.2 **Railway Station:** Sites GNLP2069 and GNLP3049 are located within the target distance to Brundall Gardens Railway Station and Brundall Railway Station. The proposed development at these two sites would be expected to have a minor positive impact on site end users’ access to rail services. The closest railway station to Sites GNLP3051 and GNLP3052 is Norwich Railway Station, located approximately 3km to the north west. Site GNLP3051 and a large proportion of Site GNLP3052 are situated outside the target distance to this station. Therefore, the proposed development at these two sites would be likely to have a minor negative impact on site end users’ access to rail services.

B.52.12.3 **Pedestrian Access:** Sites GNLP2069 and GNLP3052 are well connected to the existing footpath network. The proposed development at these two sites would be expected to have a minor positive impact on site end users’ access to the PRow network and opportunities to travel by foot. Sites GNLP3049 and GNLP3051 currently have poor access to the surrounding

footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.52.12.4 **Road Network:** All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.52.12.5 Site GNLP2069 is located in close proximity to a bus stop and railway station and is well connected to the current road and footpath networks. Therefore, a major positive impact on travel and accessibility would be expected at this site.

B.52.13 **SA Objective 13 – Historic Environment**

B.52.13.1 **Grade I Listed Buildings:** Site GNLP3052 is located approximately 40m from the Grade I Listed Building ‘Church of St Andrew’. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.52.13.2 **Grade II* Listed Buildings:** Site GNLP3052 is located adjacent to the Grade II* Listed Building ‘Whitlingham Hospital Blocks 04, 05, 06’. Site GNLP3052 is also located within 200m from several Listed Buildings along Yarmouth Road including ‘Thorpe Hall’ and ‘Walpole House’, but is separated from these Listed Buildings by the River Yare and woodland. The proposed development at this site could potentially alter the setting of ‘Whitlingham Hospital Blocks 04, 05, 06’ and therefore a minor negative impact on the local historic environment would be expected. Site GNLP2069 is located approximately 400m from ‘Church of St Lawrence’. This site and Listed Building are separated by existing development, and therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.52.13.3 **Grade II Listed Buildings:** Site GNLP3052 coincides with the Grade II Listed Building ‘Ruins of Trowse Newton Hall’ and is located adjacent to ‘Whitlingham Hospital Service Buildings, Block 03’, ‘Boundary wall and gateway at Whitlingham Hospital’, ‘Sunnydale’ and ‘Trowse Old Hall’. The proposed development at this site could potentially result in direct impacts on ‘Ruins of Trowse Newton Hall’ and therefore a major negative impact on the local historic environment would be expected. Site

GNLP3051 is located approximately 200m from 'Bixley Mill'. Site GNLP3049 is located approximately 390m from 'Manor Farm Barn'. The proposed development at these two sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLP2069 is located approximately 150m from 'Old Beams' and 'The Gables'. This site and these Listed Buildings are separated by existing development, and therefore, the proposed development at this site would be expected to have a negligible impact on the setting of these Listed Buildings.

B.52.13.4 **Conservation Area:** A small proportion of Site GNLP3052 coincides with Trowse with Newton Conservation Area. Therefore, the proposed development at this site could potentially alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.52.13.5 **Registered Park and Garden:** Site GNLP3052 coincides with 'Crown Point' RPG. The proposed development at this site could potentially have a direct impact on this RPG and therefore a major negative impact would be expected. Site GNLP3051 is located approximately 150m from this RPG. The proposed development at this site could potentially alter the character and setting of this RPG, and therefore, a minor negative impact on the local historic environment would be expected.

B.52.13.6 **Scheduled Monument:** Site GNLP3051 is located approximately 570m from 'Remains of Medieval Settlement 380m south of Park Farm' SM. The proposed development at this site could potentially alter the character and setting of this SM, and therefore, a minor negative impact on the local historic environment would be expected.

B.52.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.52.14.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP3051, GNLP2069 and GNLP3049 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP3052 comprises 220.3ha of previously undeveloped land. The scale of development at this site is unknown at present, however, the proposed development could potentially result in a major negative impact on natural resources due to the loss of 20ha or

more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.52.14.2 **ALC:** Sites GNLP3051 and GNLP3049 are situated on ALC Grade 2 land. Site GNLP3052 is situated on ALC Grades 3 and 4 land. Site GNLP2069 is situated on ALC Grades 2 and 3. ALC Grade 2 and 3 are considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this important natural resource.

B.52.15 **SA Objective 15 – Water**

B.52.15.1 **SPZ:** Sites GNLP3051, GNLP2069 and GNLP3049 coincide with the catchment (Zone III) of a groundwater SPZ. Site GNLP3052 coincides with the inner zone (Zone I), outer zone (Zone II) and catchment of a groundwater SPZ. The proposed development at these four sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.52.15.2 **Watercourse:** Site GNLP3052 is located adjacent to the River Yare, with a proportion of the site located within 200m of this watercourse. Site GNLP3049 is located adjacent to the Run Dike, and the majority of Site GNLP2069 is located within 200m of this watercourse. The proposed development at these three sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.53 Non-Residential – North East Sector

Non-Residential – North East Sector			
This cluster comprises three sites, located in Broadland District. Site GNLPO157 is located in close proximity to the village of Salhouse, Site GNLPO383 is located in close proximity to the village of Sprowston, and Site GNLPO2107 is located in close proximity to the village of Plumstead Green.			
HELAA site number	Name of HELAA site	Site use	Area (ha)
GNLPO157	Land to the north of Salhouse Road	Tourism	22.51
GNLPO383	Sprowston Park and Ride	High School	5.19
GNLPO2107	Octagon Business Park	Office/Agricultural storage/car park	1.63

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO157	--	--	-	--	0	-	0	--	0	0	++	-	-	--	-
GNLPO383	-	-	-	-	0	++	0	-	0	++	+/-	-	0	+	-
GNLPO2107	-	+	-	-	0	-	0	--	0	0	++	-	-	-	-

B.53.1 SA Objective 1 – Air Quality and Noise

B.53.1.1 Main Road: Site GNLPO383 is located adjacent to the A1151, with the majority of the site located within 200m of this road. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A1151 would be expected to have a minor negative impact on air quality and noise at this site.

B.53.1.2 Air Pollution: Sites GNLPO383 and GNLPO2107 are proposed for non-residential use of between one and 9ha. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Site GNLPO157 is proposed for

tourism use and is greater than 10ha. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected at this site.

B.53.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.53.2.1 Fluvial Flooding: The northern and eastern edge of Site GNLP0157 is located within Flood Zones 2, 3a and 3b. The proposed development at this site could potentially locate site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Sites GNLP0383 and GNLP2107 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these two sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.53.2.2 Surface Water Flooding: A small proportion of Site GNLP0157 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A small proportion of Site GNLP0383 coincides with areas determined to be at low and medium risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.53.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.53.3.1 Natura 2000: All sites in this cluster are located within 4km from sections of 'The Broads' SAC and 'Broadland' SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.53.3.2 SSSI IRZ: Site GNLP0157 is located approximately 140m south of 'Crostick Marsh' SSSI. Site GNLP0157 is located within an IRZ which states that "*large non-residential developments outside existing settlements/urban areas where ... footprint exceeds 0.2ha*" should be consulted on. As this site comprises 22.51ha of land proposed for tourism

use, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.53.3.3 **NNR:** Site GNLP0157 is located approximately 110m south of 'Bure Marshes' NNR. The proposed development at this site could potentially have a minor negative impact on this designated site, due to increased air pollution and potential visitor numbers.

B.53.3.4 **Priority Habitat:** The north, east and south edges of Site GNLP0157 coincides with deciduous woodland and lowland fens priority habitat. The proposed development at this site would be likely to result in the partial loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.53.4 **SA Objective 4 – Landscape**

B.53.4.1 **National Park:** A proportion of Site GNLP0157 coincides with The Broads National Park. Development within a National Park would be likely to result in a major negative impact on the local landscape.

B.53.4.2 **Landscape Character:** Site GNLP0157 is located within the LCA 'Wroxham to Ranworth Marshes Fringe'. Some key characteristics of this LCA include the mosaic of arable fields, blocks of woodland and landscape setting of historic villages and buildings. The majority of Site GNLP0157 is located within Salhouse Conservation Area, and therefore, the proposed development at this site could potentially be discordant with the historic character and setting of Salhouse village. A minor negative impact on the local landscape character would be expected. Site GNLP2107 is located within the LCA 'Rackheath and Salhouse Wooded Estatelands'. Some key characteristics of this LCA include the mosaic of parkland, fields and woodland, and the landscape setting of historic buildings. Site GNLP2107 does not coincide with any of these key features. Site GNLP0383 is located within the LCA 'Spixworth Wooded Estatelands'. Some key characteristics of this LCA include the landscape setting of villages, historic houses and halls, and the open skyline. Site GNLP0383 comprises previously developed land and is situated within the existing settlement of Sprowston. Therefore, the proposed development at Sites GNLP2107 and GNLP0383 would be unlikely to be discordant with these key characteristics.

B.53.4.3 Views from the PRow Network: Site GNLP2107 is located approximately 380m across fields from a PRow. Site GNLP0383 is located approximately 200m from a PRow. The proposed development at these two sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.53.4.4 Views for Local Residents: Site GNLP0157 is located adjacent to the existing settlement of Salhouse. Site GNLP0383 is located in close proximity to the existing settlement of Sprowston. The proposed development at these two sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected. Site GNLP2107 is not located in close proximity to residential development. Therefore, it would be unlikely that the proposed development at this site would significantly alter views experienced by local residents.

B.53.4.5 Urbanisation of the Countryside: Site GNLP0157 is located outside the existing settlement of Salhouse. Site GNLP2107 is located outside the existing settlements of Great Plumstead or Little Plumstead. Although Site GNLP2107 contains some previous development, the site also contains an area of previously undeveloped land. Therefore, the proposed development at Sites GNLP0157 and GNLP2107 could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.53.5 SA Objective 5 – Housing

B.53.5.1 Net Gain: All sites in this cluster are proposed for non-residential use, and therefore, the proposed development at these three sites would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.53.6 SA Objective 6 – Population and Communities

B.53.6.1 Local Services: Site GNLP0383 is located within the target distance to Lidl in Sprowston. The proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. The nearest convenience store to Site GNLP0157 is Rackheath Stores, located approximately 4.2km to the south west. The nearest convenience store to Site GNLP2107 is Great Plumstead Village Stores, located approximately 1.5km to the south. The proposed development at

these two sites could potentially have a minor negative impact on the access of site end users to local services.

B.53.6.2 **Local Landscape Designations:** Site GNLP0157 is located adjacent to Salhouse Broad. Site GNLP0383 is located within 600m from Sprowston Manor Golf Club. The proposed development at these two sites would be likely to provide site end users with good access to these local features, resulting in a minor positive impact on opportunities for integration with the local community.

B.53.6.3 As Site GNLP0383 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.53.7 **SA Objective 7 - Deprivation**

B.53.7.1 See **Box 2.7**.

B.53.8 **SA Objective 8 - Health**

B.53.8.1 **Green Network:** Sites GNLP0383 and GNLP2107 are located within 600m of the PRoW network and public greenspaces, including play space and religious grounds. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site GNLP0157 is located partially over 600m from a PRoW or public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of some site end users to the local green network.

B.53.8.2 **Main Road:** Site GNLP0383 is located adjacent to the A1151. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLP0157 and GNLP2107 are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

- B.53.8.3 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.53.8.4 **NHS Hospital:** The closest hospital with an A&E department to this cluster is Norfolk and Norwich University Hospital, located to the south west of the cluster. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.53.8.5 **GP Surgery:** Site GNLP0383 is located within the target distance to Sprowston Health Centre. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to this GP surgery. The closest GP surgery to Site GNLP0157 is Hoveton and Wroxham Medical Centre, located approximately 4km to the north east. The closest GP surgery to Site GNLP2107 is Blofield Surgery, located approximately 3.2km to the south east. The proposed development at these two sites could potentially restrict the access of site end users to these essential health facilities. Therefore, a minor negative impact would be expected.
- B.53.8.6 **Leisure Centre:** The closest leisure centre to this cluster is Riverside Leisure Centre, located to the south west of the cluster. All three sites are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.53.8.7 As Sites GNLP0157 and GNLP2107 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these two sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.53.9 SA Objective 9 – Crime

- B.53.9.1 See **Box 2.9**.

B.53.10 SA Objective 10 – Education

- B.53.10.1 Site GNLP0383 is proposed for the development of a new high school. This would be expected to have a major positive impact on local residents' access to secondary education. Sites GNLP0157 and GNLP2107 are

proposed for other non-residential site end uses and therefore have not been assessed under this objective (see **Box 2.10**).

B.53.11 SA Objective 11 – Economy

B.53.11.1 Employment Floorspace: Site GNLP0157 is proposed for tourism end use. Site GNLP2107 is proposed for mixed use development including offices. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these two sites. Site GNLP0383 currently coincides with Sprowston Park and Ride. The proposed development at Site GNLP0383 is for a high school. It is uncertain at this stage whether this redevelopment of the site would result in a net change in employment floorspace.

B.53.12 SA Objective 12 – Transport and Access to Services

B.53.12.1 Bus Stop: All sites in this cluster are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.

B.53.12.2 Railway Station: The closest railway station to this cluster is Salhouse Railway Station. All sites in this cluster are located outside the target distance to this railway station, and therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to rail services.

B.53.12.3 Pedestrian Access: Site GNLP0383 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites GNLP0157 and GNLP2107 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.53.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.53.13 SA Objective 13 – Historic Environment

B.53.13.1 Grade II Listed Buildings: Site GNLP2107 is located adjacent to the Grade II Listed Building ‘Barn approximately 65m north east of The Manor House’ and 80m from ‘The Manor House’. The proposed development at this site could potentially have a minor negative impact on the setting of these Listed Buildings. Site GNLP0157 is located approximately 300m from the Grade II Listed Building ‘Broad Farm House’. The proposed development at this site would not be expected to alter the setting of this Listed Building as the site and Listed Building are separated by woodland. Therefore, a negligible impact on the local historic environment would be expected.

B.53.13.2 Conservation Area: The majority of Site GNLP0157 coincides with Salhouse Conservation Area. The proposed development at this site would be likely to alter the setting of this Conservation Area, and as such have a minor negative impact on the local historic environment.

B.53.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.53.14.1 Previously Developed Land: Site GNLP0383 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Site GNLP2107 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP0157 comprises 22.5ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.53.14.2 ALC: Site GNLP2107 is situated on ALC Grade 1 Land. Site GNLP0157 is situated on ALC Grade 3 land. ALC Grades 1 and 3 are considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this important natural resource.

B.53.15 SA Objective 15 – Water

- B.53.15.1 **SPZ:** Sites GNLP0383 and GNLP2107 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these two sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.
- B.53.15.2 **Watercourse:** A proportion of Site GNLP0157 is located within 200m of the River Bure. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.54 Non-Residential – North North West

Non-Residential – North North West			
This cluster comprises two sites located in the outskirts of Norwich city, situated in the south of Broadland District.			
HELAA site number	Name of HELAA site	Site use	Area (ha)
GNLPO466R	North of NNDR	Employment	32.96
GNLPI021	Rear of Heath Crescent, Prince Andrews Road	Sports facility	2.09

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO466R	--	--	-	-	0	-	0	--	0	0	++	-	-	--	-
GNLPI021	-	+	-	-	0	++	0	--	0	0	0	-	0	-	-

B.54.1 SA Objective 1 – Air Quality and Noise

B.54.1.1 Main Road: Site GNLPO466R is located adjacent to the A140 and A1270. The west of Site GNLPI021 is located within 200m of the A140. Therefore, the proposed development at these two sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A140 and A1270 would be expected to have a minor negative impact on air quality and noise at these sites.

B.54.1.2 Air Pollution: Site GNLPI021 is proposed for a sports facility and comprises 2.09ha. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Site GNLPO466R is proposed for employment end use and comprises 32.96ha. The proposed development at this site could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

B.54.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.54.2.1 Fluvial Flooding: Both sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.54.2.2 Surface Water Flooding: A small proportion of Site GNLP0466R coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.54.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.54.3.1 Natura 2000: Site GNLP0466R is located approximately 4.7km west of a section of 'The Broads' SAC and 'Broadland' SPA and Ramsar, and Sites GNLP0466R and GNLP1021 are located within 2.8km east of the 'River Wensum' SAC. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.54.4 SA Objective 4 – Landscape

B.54.4.1 Landscape Character: Site GNLP1021 is located within the LCA 'urban' and has therefore not been assessed for landscape character. The proposed development at this site would be expected to have a negligible impact on the local landscape character. Site GNLP0466R is located within the LCA 'Spixworth Wooded Estatelands'. Some key characteristics of this LCA include the landscape setting of villages, historic houses and halls, and the open skyline. Site GNLP0466R comprises a large area of previously undeveloped land, outside the existing settlement of Horsham St Faith, and therefore, the proposed development at this site would be likely to significantly alter the setting of the village, which includes historic assets associated with Horsham St Faith Conservation Area. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.54.4.2 Views from the PRow Network: Site GNLP0466R is located approximately 450m from a PRow. The proposed development at this site could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.

B.54.4.3 Views for Local Residents: Site GNLP0466R is located adjacent to the existing settlement of Horsham St Faith. Site GNLP1021 is located adjacent to the existing settlement of Hellesdon. The proposed development at these two sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.54.4.4 Urbanisation of the Countryside: Site GNLP0466R comprises previously undeveloped land and is located outside the existing settlement of Horsham St Faith. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.54.5 SA Objective 5 – Housing

B.54.5.1 Net Gain: Both sites in this cluster are proposed for non-residential use, and therefore, the proposed development at these two sites would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.54.6 SA Objective 6 – Population and Communities

B.54.6.1 Local Services: The nearest convenience store to Site GNLP1021 is Tesco Express, located in the east of Hellesdon. Site GNLP1021 is located within the target distance to this shop. The proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. The nearest local services to Site GNLP0466R are St Faiths Stores and Post Office, located in the centre of Horsham St Faith. Site GNLP0466R is located partially outside the target distance to these services. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services.

B.54.6.2 Local Landscape Designations: Site GNLP1021 is located within 600m from several local landscape designations including Meadow Way Play Area and open space on Fifers Lane. The proposed development at this site would be likely to provide site end users with good access to these

local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.54.6.3 As Site GNLP1021 is located within the target distance of local services and local landscape designations, the proposed development at this site would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

B.54.7 SA Objective 7 - Deprivation

B.54.7.1 See **Box 2.7**.

B.54.8 SA Objective 8 - Health

B.54.8.1 **Green Network:** Site GNLP1021 is located within 600m of the PRow network and to public greenspaces, including religious grounds. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site GNLP0466R is located partially over 600m from a PRow or public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of site end users to the local green network.

B.54.8.2 **Net Loss of Public Greenspace:** Site GNLP1021 coincides with a public greenspace, comprising a sports facility, including a bowling green and tennis courts. Site GNLP1021 is proposed for the development of a sports facility, and therefore, would not be expected to result in a net change in public greenspace provision.

B.54.8.3 **Main Road:** Sites GNLP0466R and GNLP1021 are located within 200m of the A140. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.

B.54.8.4 **AQMA:** Sites GNLP0466R and GNLP1021 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.54.8.5 NHS Hospital/GP Surgery: The closest hospital with an A&E department to this cluster is Norfolk and Norwich University Hospital, located to the south west. The closest GP surgery to Site GNLP1021 is Woodcock Road Surgery, located approximately 1.5km to the south. The closest GP surgery to Site GNLP0466R is St Faiths Surgery, located approximately 1.7km to the north east. The proposed development at both sites in this cluster could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.54.8.6 Leisure Centre: The closest leisure facility to this cluster is Riverside Leisure Centre, located to the south. Sites GNLP0466R and GNLP1021 are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.54.8.7 As Sites GNLP0466R and GNLP1021 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at both sites in this cluster would be expected to have a major negative impact on the health and wellbeing of site end users.

B.54.9 SA Objective 9 – Crime

B.54.9.1 See **Box 2.9**.

B.54.10 SA Objective 10 – Education

B.54.10.1 See **Box 2.10**.

B.54.11 SA Objective 11 – Economy

B.54.11.1 Employment Floorspace: Site GNLP0466R is proposed for employment use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at this site. Site GNLP1021 is proposed for sports and recreation end use, which would not be anticipated to result in a net change in employment floorspace. Therefore, a negligible impact would be expected at this site.

B.54.12 SA Objective 12 – Transport and Access to Services

B.54.12.1 Bus Stop: Site GNLP1021 is located within the target distance to a bus stop on Cromer Road, providing regular services. Therefore, the proposed

development at this site would be likely to have a minor positive impact on site end users' access to bus services. Site GNLP0466R is located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.54.12.2 **Railway Station:** The closest railway station to this cluster is Norwich Railway Station, located to the south. Both sites in this cluster are located outside the target distance to this station. Therefore, the proposed development at these two sites would be likely to have a minor negative impact on site end users' access to rail services.

B.54.12.3 **Pedestrian Access:** Site GNLP1021 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Site GNLP0466R currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.54.12.4 **Road Network:** Both sites in this cluster are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.54.13 **SA Objective 13 – Historic Environment**

B.54.13.1 **Grade I Listed Buildings:** Site GNLP0466R is located approximately 340m from the Grade I Listed Buildings 'The Priory' and 'Church of the Blessed Virgin and St Andrew'. The proposed development at this site could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.54.13.2 **Grade II Listed Buildings:** Site GNLP0466R is located approximately 70m from the Grade II Listed Building 'The Kennels'. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.54.13.3 **Conservation Area:** Site GNLPO466R is located approximately 200m from Horsham St Faiths Conservation Area. This site comprises a large area of previously undeveloped land, and as such the proposed development at this site could potentially alter the setting of this Conservation Area. Therefore, a minor negative impact would be expected.

B.54.13.4 **Scheduled Monument:** Site GNLPO466R is located approximately 850m from 'Horsford Castle' SM, separated by open fields, and approximately 360m from 'St Faith Priory' SM. Therefore, the proposed development at this site could potentially have a minor negative impact on the setting of these SMs.

B.54.14 **SA Objective 14 - Natural Resources, Waste & Contaminated Land**

B.54.14.1 **Previously Developed Land:** Site GNLPI021 partially comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLPO466R comprises 33ha of previously undeveloped land. The proposed development at this site would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.54.14.2 **ALC:** Approximately half of Site GNLPI021 is situated on land which is classed as 'urban', and half is situated on land classed as 'non-agricultural'. A minor positive impact would therefore be expected as development at this site would be likely to help prevent the loss of BMV land across the Plan area. Site GNLPO466R is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.54.15 **SA Objective 15 - Water**

B.54.15.1 **SPZ:** Sites GNLPO466R and GNLPI021 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these two sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.55 Non-Residential – Other Main Towns and Long Stratton

Non-Residential – Other Main Towns and Long Stratton			
This cluster comprises one site located in close proximity to Long Stratton, situated in the centre of South Norfolk District.			
HELAA site number	Name of HELAA site	Site use	Area (ha)
GNLPO272	Tharston Industrial Estate	Employment	7.50

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO272	-	+	-	-	0	-	0	-	0	0	++	-	-	-	0

B.55.1 SA Objective 1 – Air Quality and Noise

B.55.1.1 **Air Pollution:** Site GNLPO272 is proposed for employment end use and comprises 7.5ha. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

B.55.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.55.2.1 **Fluvial Flooding:** Site GNLPO272 is located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.55.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.55.3.1 **Natura 2000:** Site GNLPO272 is located approximately 4.3km south of a section of ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development related threats and pressures on this European designated site.

B.55.3.2 **SSSI IRZ:** Site GNLP0272 is located approximately 1.5km east of ‘Forncett Meadows’ SSSI. Site GNLP0272 is located within an IRZ which states that “*large non-residential developments outside existing settlements/urban areas where footprint exceeds 1ha*” should be consulted on. This site is proposed for employment end use and comprises 7.5ha; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.55.4 SA Objective 4 – Landscape

B.55.4.1 **Landscape Character:** The majority of Site GNLP0272 is located within the LCA ‘Tas Tributary Farmland’. Some key characteristics of this LCA include large, open arable fields, blocks of woodland and open views. A proportion of Site GNLP0272 is located within the LCA ‘Great Moulton Plateau Farmland’. Some key characteristics of this LCA include extensive arable farmland, blocks of woodland, with sparse settlements. Site GNLP0272 comprises arable farmland. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

B.55.4.2 **Views from the PRoW Network:** Site GNLP0272 coincides with a PRoW. The proposed development at this site could potentially alter the views experienced by users of the PRoW network; therefore, a minor negative impact on the local landscape would be expected.

B.55.4.3 **Views for Local Residents:** Site GNLP0272 is located approximately 260m across open fields from the settlement of Long Stratton. Therefore, the proposed development at this site would be likely to alter views experienced by local residents of nearby dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.55.4.4 **Urbanisation of the Countryside:** Site GNLP0272 comprises a large area of previously undeveloped land and is located outside the existing settlement of Long Stratton. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.55.5 SA Objective 5 – Housing

B.55.5.1 Net Gain: Site GNLPO272 is proposed for non-residential use, and therefore, the proposed development at this site would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.55.6 SA Objective 6 – Population and Communities

B.55.6.1 Local Services: The closest local services to Site GNLPO272 are Long Stratton Post Office, Coop and One Stop Stores. Site GNLPO272 is located outside the target distance to these services. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services.

B.55.6.2 Local Landscape Designations: Site GNLPO272 is located within 600m from open space on Jermyn Way and Richmond Road in Long Stratton. The proposed development at this site would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.55.7 SA Objective 7 – Deprivation

B.55.7.1 See **Box 2.7**.

B.55.8 SA Objective 8 – Health

B.55.8.1 Green Network: Site GNLPO272 is located within 600m of the PRow network. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.55.8.2 Main Road: Site GNLPO272 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.55.8.3 AQMA: Site GNLPO272 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.55.8.4 NHS Hospital/GP Surgery: The closest hospital with an A&E department to Site GNLP0272 is Norfolk and Norwich University Hospital, located approximately 15km to the north. The closest GP surgery is Swan Lane Surgery, located approximately 1.2km from this site, in the north of Long Stratton. The proposed development at this site could potentially restrict the access of site end users to both these essential health facilities. Therefore, a minor negative impact would be expected.

B.55.8.5 Leisure Centre: Long Stratton Leisure Centre is located in the north of Long Stratton. Site GNLP0272 is located within the target distance to this leisure facility, and therefore, a minor positive impact on the health and wellbeing of site end users would be expected.

B.55.9 SA Objective 9 – Crime

B.55.9.1 See **Box 2.9**.

B.55.10 SA Objective 10 – Education

B.55.10.1 See **Box 2.10**.

B.55.11 SA Objective 11 – Economy

B.55.11.1 Employment Floorspace: Site GNLP0272 is proposed for employment end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at this site.

B.55.12 SA Objective 12 – Transport and Access to Services

B.55.12.1 Bus Stop: Site GNLP0272 is located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.55.12.2 Railway Station: The closest railway station to Site GNLP0272 is Spooner Row Railway Station, located approximately 10km to the north west. Therefore, the proposed development at this site would be likely to have a minor negative impact on site end users' access to rail services.

B.55.12.3 Pedestrian Access: Site GNLP0272 is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' access to the PRoW network and opportunities to travel by foot.

B.55.12.4 Road Network: Site GNLP0272 is well connected to the existing road network. The proposed development at this site would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.55.13 SA Objective 13 – Historic Environment

B.55.13.1 Grade II Listed Buildings: Site GNLP0272 is located approximately 280m from 'Chequer's Farmhouse'. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.55.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.55.14.1 Previously Developed Land: Site GNLP0272 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.55.14.2 ALC: Site GNLP0272 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.55.15 SA Objective 15 – Water

B.55.15.1 Water Quality: Site GNLP0272 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

B.56 Non-Residential – South West

Non-Residential – South West			
This cluster comprises eight sites located to the north west of South Norfolk District.			
HELAA site number	Name of HELAA site	Site use	Area (ha)
GNLP0116	Land north and south of Stanfield Road	Employment	2.99
GNLP0245	Land off Station Lane	Commercial	7.92
GNLP0285	Land north of Carpenters Barn	Recreational	14.79
GNLP0331R-B	South of NRP extension	Employment	1.26
GNLP0331R-C	South of NRP extension	Employment	5.59
GNLP1023-A	Little Melton Business Park – Site A (land to west)	Food-led industrial	2.94
GNLP2074	Norfolk Showground	Food, farming, leisure, tourism, recreation, arts, exhibition	74.66
GNLP2109	South of Hethel Industrial Estate	Employment	0.80

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP0116	-	--	0	-	0	-	0	--	0	0	++	-	-	-	-
GNLP0245	-	--	-	-	0	-	0	-	0	0	++	-	0	-	-
GNLP0285	--	-	0	-	0	-	0	--	0	0	++	-	-	-	-
GNLP0331R-B	-	+	-	-	0	-	0	-	0	0	++	-	0	-	-
GNLP0331R-C	-	-	-	-	0	-	0	-	0	0	++	-	0	-	-
GNLP1023-A	-	+	0	-	0	-	0	-	0	0	++	-	0	-	-
GNLP2074	--	-	-	-	0	-	0	-	0	0	++	-	-	--	-
GNLP2109	0	+	-	-	0	-	0	--	0	0	++	-	-	-	0

B.56.1 SA Objective 1 – Air Quality and Noise

B.56.1.1 Main Road: A proportion of Sites GNLP2074 and GNLP0331R-C are located within 200m of the A47. A proportion of Site GNLP0245 is located within 200m of the A11. Therefore, the proposed development at these three sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A47 and A11 would be expected to have a minor negative impact on air quality and noise at these three sites.

B.56.1.2 Railway Line: Site GNLP0245 is located adjacent to a railway line. The proposed development at this site could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway. A minor negative impact would therefore be expected.

B.56.1.3 Air Pollution: Sites GNLP0116, GNLP0245, GNLP0331R-B, GNLP0331R-C and GNLP1023-A are proposed for non-residential end use and comprise between one and 9ha. Therefore, the proposed development at these five sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLP2074 and GNLP0285 are proposed for non-residential end uses and comprise over 10ha. The proposed development at these two sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected. Site GNLP2109 comprises 0.8ha, and therefore, the proposed development at this site would be expected to have a negligible impact on local air pollution.

B.56.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.56.2.1 Fluvial Flooding: All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these eight sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.56.2.2 Surface Water Flooding: Proportions of Sites GNLP0116 and GNLP0245 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these two sites would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A small proportion of Sites GNLP2074 and GNLP0331R-C coincide with areas determined to be at low and medium

risk of surface water flooding. A small proportion of Site GNLP0285 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.56.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.56.3.1 Natura 2000: Sites GNLP0331R-B, GNLP0331R-C and GNLP2074 are located within 4km of the ‘River Wensum’ SAC. Site GNLP2109 is located approximately 3.6km north of a section of ‘Norfolk Valley Fens’ SAC. A minor negative impact would be expected as a result of the proposed development at these four sites, due to the increased risk of development related threats and pressures on this European designated site.

B.56.3.2 SSSI IRZ: The ‘River Wensum’, ‘Sweetbriar Road Meadows, Norwich’ and ‘Eaton Chalk Pit’ SSSIs are located within close proximity to the sites in this cluster. Sites GNLP0245, GNLP0331R-B and GNLP0331R-C are located within an IRZ which states that “*all planning applications (except householder) outside or extending outside existing settlements/urban areas*” should be consulted on. These three sites are situated outside existing settlements; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

B.56.3.3 Ancient Woodland: Site GNLP2109 is located adjacent to ‘Hethel Wood’. The proposed development at this site could potentially have a minor negative impact on this ancient woodland, which could include an increase in air pollution.

B.56.3.4 CWS: Site GNLP2109 is located adjacent to ‘Hethel Wood’ CWS. The proposed development at this site could potentially have a minor negative impact on this designated site due to increased development related threats and pressures.

B.56.3.5 Priority Habitat: Site GNLP2074 coincides with several stands of deciduous woodland priority habitat. The proposed development at this site would be likely to result in the partial loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.56.4 SA Objective 4 – Landscape

- B.56.4.1 **Landscape Character:** Sites GNLP1023-A, GNLP2109, GNLP0285 and the majority of Site GNLP0116 are located within the LCA ‘Wymondham Settled Plateau Farmland’. Some key characteristics of this LCA include large scale arable fields, large towns and villages, and long views. A proportion of Site GNLP0116 is located within the LCA ‘Tiffey Tributary Farmland’. Some key characteristics of this LCA include large scale arable farmland, water bodies, sparse settlements and long views. Site GNLP0116 comprises partially previously developed land and is relatively small scale and enclosed. Sites GNLP1023-A and GNLP2109 comprise fields which are enclosed and/or small scale. Site GNLP2074 is located within the LCA ‘Easton Fringe Farmland’. Some key characteristics of this LCA include arable and pastoral farmland, urban fringe settlement, and recreational uses. Site GNLP2074 currently comprises Norfolk Showground and is proposed for tourism and recreation end uses. Sites GNLP0245, GNLP0331R-B and GNLP0331R-C are located within the LCA ‘Yare Tributary Farmland with Parkland’. Some key characteristics of this LCA include meandering rivers, blocks of woodland, avenues of poplars and arable and pastoral farmland. Site GNLP0245 comprises partially previously developed land and does not coincide with these key features. The proposed development at Sites GNLP0116, GNLP0245, GNLP1023-A, GNLP2109 and GNLP2074 would be unlikely to be discordant with these key characteristics. Sites GNLP0285, GNLP0331R-B and GNLP0331R-C comprise open arable land. Therefore, the proposed development at these three sites could potentially be discordant with some of these key characteristics and would be expected to have a minor negative impact on the local landscape character.
- B.56.4.2 **Views from the PRow Network:** Sites GNLP1023-A, GNLP2109 and GNLP0285 are located adjacent to PRows. Site GNLP0245 is located approximately 30m from a PRow. Site GNLP0116 is located approximately 300m from a PRow. The proposed development at these five sites could potentially alter the views experienced by users of the PRow network; therefore, a minor negative impact on the local landscape would be expected.
- B.56.4.3 **Views for Local Residents:** Site GNLP0285 is located in close proximity to the existing settlement of Wymondham, and therefore, the proposed development at this site would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.

B.56.4.4 **Urbanisation of the Countryside:** Sites GNLP0116, GNLP0245, GNLP0331R-B, GNLP0331R-C, GNLP0285 and GNLP2074 comprise, wholly or partially, previously undeveloped land and are located outside existing settlements. Therefore, the proposed development at these six sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

B.56.4.5 **Coalescence:** Site GNLP2074 partially comprises previously undeveloped land and is situated between the settlements of Easton and Costessey. The proposed development at this site could potentially increase the risk of coalescence between these settlements; therefore, a minor negative impact on the local landscape would be expected.

B.56.5 **SA Objective 5 – Housing**

B.56.5.1 **Net Gain:** All sites in this cluster are proposed for non-residential use, and therefore, the proposed development at these eight sites would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.56.6 **SA Objective 6 – Population and Communities**

B.56.6.1 **Local Services:** All sites in this cluster are located outside the target distance to local services. The proposed development at these eight sites could potentially have a minor negative impact on the access of site end users to local services.

B.56.6.2 **Local Landscape Designations:** Site GNLP1023-A is located within 600m from Hethersett Village Hall Playing Fields. The proposed development at this site would be likely to provide site end users with good access to these local features, and as such, result in a minor positive impact on opportunities for integration with the local community.

B.56.7 **SA Objective 7 – Deprivation**

B.56.7.1 See **Box 2.7**.

B.56.8 **SA Objective 8 – Health**

B.56.8.1 **Green Network:** Sites GNLP0116, GNLP0245, GNLP0331R-B, GNLP1023-A, GNLP2109 and GNLP0285 are located within 600m of the PRoW network. Sites GNLP1023-A and GNLP2074 are located within 600m of public

greenspaces, including a sports facility and golf course. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site GNLPO331R-C is located over 600m from a PRow or public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of site end users to the local green network.

B.56.8.2 Main Road: Sites GNLPO2074 and GNLPO331R-C are located within 200m of the A47. Site GNLPO245 is located within 200m of the A11. The proposed development at these three sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GNLPO116, GNLPO331R-B, GNLPO1023-A, GNLPO2109 and GNLPO285 are located over 200m from a main road. The proposed development at these five sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.56.8.3 AQMA: All eight sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.56.8.4 NHS Hospital: The closest hospital with an A&E department to this cluster is Norfolk and Norwich University Hospital, located to the north west. The proposed development at Sites GNLPO116, GNLPO2109 and GNLPO285 could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected. Sites GNLPO245, GNLPO331R-B, GNLPO331R-C, GNLPO1023-A and GNLPO2074 are located within 5km of this hospital. The proposed development at these five sites would be expected to provide site end users with good access to this essential health facility. Therefore, a minor positive impact would be expected at these sites.

B.56.8.5 GP Surgery: The closest GP surgery to Sites GNLPO116 and GNLPO285 is Wymondham Medical Centre. The closest GP surgery to Sites GNLPO245 and GNLPO1023-A is Hethersett Surgery. The closest GP surgery to Sites GNLPO331R-B and GNLPO331R-C is University Medical Centre. The closest GP surgery to Site GNLPO2074 is The Roundwell Medical Centre. The closest GP surgery to Site GNLPO2109 is Mulbarton Surgery. All sites in this cluster are located outside the target distance to these GP surgeries. The

proposed development at these eight sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.56.8.6 **Leisure Centre:** The closest leisure facility to Sites GNLP0116, GNLP0245, GNLP1023-A, GNLP2109 and GNLP0285 is Wymondham Leisure Centre. The closest leisure facility to Sites GNLP2074, GNLP0331R-B and GNLP0331R-C is Riverside Leisure Centre. All sites in this cluster are located outside the target distance to these leisure facilities, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected at these eight sites.

B.56.8.7 As Sites GNLP0116, GNLP2109 and GNLP0285 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these three sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.56.9 **SA Objective 9 – Crime**

B.56.9.1 See **Box 2.9**.

B.56.10 **SA Objective 10 – Education**

B.56.10.1 See **Box 2.10**.

B.56.11 **SA Objective 11 – Economy**

B.56.11.1 **Employment Floorspace:** All sites in this cluster are proposed for employment, commercial, industrial or recreational end uses. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected as a result of development at these eight sites.

B.56.12 **SA Objective 12 – Transport and Access to Services**

B.56.12.1 **Bus Stop:** All sites in this cluster are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these eight sites could potentially have a minor negative impact on site end users' access to bus services.

B.56.12.2 **Railway Station:** The closest railway station to Sites GNLP0116, GNLP2109, GNLP0245, GNLP1023-A and GNLP0285 is Wymondham Railway Station. The closest railway station to Sites GNLP2074, GNLP0331R-B and

GNLPO331R-C is Norwich Railway Station. Site GNLPO116 is located within the target distance to Wymondham Railway Station. The proposed development at this site would be expected to have a minor positive impact on site end users' access to rail services. Sites GNL2109, GNLPO245, GNL1023-A, GNLPO285, GNL2074, GNLPO331R-B and GNLPO331R-C are located outside the target distance to these stations, and therefore, the proposed development at these seven sites could potentially have a minor negative impact on site end users' access to rail services.

B.56.12.3 Pedestrian Access: Sites GNL1023-A, GNL2109, GNLPO285 and GNL2074 are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' access to the PRow network and opportunities to travel by foot. Sites GNLPO116, GNLPO245, GNLPO331R-B and GNLPO331R-C currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.

B.56.12.4 Road Network: All sites in this cluster are well connected to the existing road network. The proposed development at these sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.56.13 SA Objective 13 – Historic Environment

B.56.13.1 Grade II Listed Buildings: Site GNL2109 is located adjacent to the Grade II Listed Building 'Little Potash' and approximately 420m from 'Corporation Farmhouse'. Site GNLPO285 is located approximately 180m from 'Oakland Farmhouse'. Site GNLPO116 is located approximately 330m from 'Banham's Farmhouse'. Site GNL2074 is located approximately 60m from 'Costessey Lodge'. The proposed development at these four sites could potentially alter the setting of these Listed Buildings, and therefore, a minor negative impact on the local historic environment would be expected.

B.56.14 SA Objective 14 – Natural Resources, Waste & Contaminated Land

B.56.14.1 Previously Developed Land: All sites in this cluster comprise, wholly or partially, previously undeveloped land. Sites GNLPO116, GNLPO245, GNLPO331R-B, GNLPO331R-C, GNL1023-A, GNL2109 and GNLPO285

would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. Site GNLP2074 comprises 74.7ha of previously undeveloped land. The proposed development at Site GNLP2074 would be likely to result in a major negative impact on natural resources due to the loss of 20ha or more of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.56.14.2 **ALC:** Site GNLP0116 is situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected as development at this site would be likely to help prevent the loss of BMV land across the Plan area. Sites GNLP0245, GNLP0331R-B, GNLP0331R-C, GNLP1023-A, GNLP2109 and GNLP0285 are situated on ALC Grade 3 land. The majority of Site GNLP2074 is situated on ALC Grades 3 and partially on land classed as 'non-agricultural'. ALC Grade 3 land is considered to be some of Greater Norwich's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these seven sites, due to the loss of this important natural resource.

B.56.15 **SA Objective 15 – Water**

B.56.15.1 **SPZ:** Sites GNLP0116, GNLP0245, GNLP0331R-B, GNLP0331R-C, GNLP1023-A, GNLP0285 and GNLP2074 coincide with the catchment (Zone III) of a groundwater SPZ. Site GNLP0331R-B also coincides with the outer zone (Zone II) of a groundwater SPZ. The proposed development at these seven sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.56.15.2 **Watercourse:** A proportion of Site GNLP0116 is located within 200m of the River Tiffey. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.57 Non-Residential – Village Clusters

Non-Residential – Village Clusters			
This cluster comprises three sites. Site GNLP2076 is located in close proximity to the village of Frettenham in Broadland District. Site GNLP0071R is located in close proximity to the village of Seething, Site GNLP2182 is located in close proximity to the villages of Ashwellthorpe and Toprow.			
HELAA site number	Name of HELAA site	Site use	Area (ha)
GNLP0071R	Land at Seething Airfield	Employment	1.80
GNLP2076	Adjacent 10 Buxton Road	Commercial (5 business units)	0.40
GNLP2182	Adjacent Ashwellthorpe Industrial Estate	Commercial	6.13

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLP0071R	-	--	0	0	0	-	0	--	0	0	+/-	-	0	+	0
GNLP2076	0	+	-	-	0	-	0	--	0	0	++	-	0	+	0
GNLP2182	-	-	-	-	0	-	0	--	0	0	++	-	-	-	0

B.57.1 SA Objective 1 – Air Quality and Noise

B.57.1.1 Air Pollution: Site GNLP2182 is proposed for commercial end use and comprises 6.13ha. Site GNLP0071R is proposed for employment end use and comprises 1.8ha. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Site GNLP2076 is proposed for commercial end use and comprises 0.4ha; therefore, development at this site would be expected to have a negligible impact on local air pollution.

B.57.2 SA Objective 2 – Climate Change Mitigation and Adaptation

B.57.2.1 Fluvial Flooding: Sites GNLP2182, GNLP2076 and GNLP0071R are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.57.2.2 Surface Water Flooding: Small proportions of Site GNLP0071R coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A small proportion in the centre of Site GNLP2182 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.57.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

B.57.3.1 Natura 2000: Site GNLP2182 is located approximately 2km north west of a section of ‘Norfolk Valley Fens’ SAC. Site GNLP2076 is located approximately 1.7km north west of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development related threats and pressures on these European designated sites.

B.57.3.2 SSSI IRZ: Site GNLP2182 is located within 2km from ‘Flordon Common’ and ‘Lower Wood, Ashwellthorpe’ SSSIs. Site GNLP2182 is located within an IRZ which states that “*non-residential developments outside existing settlements/urban areas where footprint exceed 1ha*” should be consulted on. Site GNLP2182 is proposed for commercial end use and comprises 6.1ha; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected. Site GNLP2076 is located approximately 1.7km from ‘Crostwick Marsh’ SSSI. Site GNLP2076 is located within an IRZ which states that “*non-residential developments outside existing settlements/urban areas where footprint exceeds 1ha*”

should be consulted on. Site GNLP2076 is proposed for commercial end use and comprises 0.4ha; therefore, a negligible impact on the features for which this SSSI has been designated would be expected.

B.57.4 SA Objective 4 – Landscape

- B.57.4.1 Landscape Character:** Site GNLP2076 is located within the LCA ‘Marsham and Hainford Wooded Estatelands’. Some key characteristics of this LCA include pockets of pasture and grassland, rural character and landscape setting of villages and historic buildings. Site GNLP0071R is located within the LCA ‘Chet Tributary Farmland’. Some key characteristics of this LCA include arable farmland, hedges, grazing lands and woodland associated with the River Chet. Sites GNLP2076 and GNLP0071R comprise previously developed land, and therefore, the proposed development at these two sites would be unlikely to be discordant with these key characteristics. Site GNLP2182 is located within the LCA ‘Wymondham Settled Plateau Farmland’. Some key characteristics of this LCA include large scale open arable fields, large towns and villages, and long views. Site GNLP2182 comprises a large area of arable land. Therefore, the proposed development at this site could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.
- B.57.4.2 Views from the PRow Network:** Site GNLP2182 is located approximately 200m from a PRow. The proposed development at this site could potentially alter the views experienced by users of this PRow; therefore, a minor negative impact on the local landscape would be expected.
- B.57.4.3 Views for Local Residents:** As Site GNLP2076 is located adjacent to the existing settlement of Frettenham, and Site GNLP2182 is located in close proximity to the existing settlements of Ashwellthorpe and Toprow, the proposed development at these two sites would be likely to alter views experienced by local residents of surrounding dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.
- B.57.4.4 Urbanisation of the Countryside:** Site GNLP2182 comprises previously undeveloped land and is located outside the existing settlements of Ashwellthorpe and Toprow. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the

countryside. A minor negative impact on the local landscape would be expected.

B.57.5 SA Objective 5 – Housing

B.57.5.1 Net Gain: All sites in this cluster are proposed for non-residential use, and therefore, the proposed development at Sites GNLP0071R, GNLP2076 and GNLP2182 would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

B.57.6 SA Objective 6 – Population and Communities

B.57.6.1 Local Services: The nearest convenience stores to Site GNLP2182 are Mulbarton Coop, and Morrisons in Wymondham. The nearest convenience store to Site GNLP2076 is Spixworth Coop. The nearest local service to Site GNLP0071R is Seething Post Office and Stores. Sites GNLP2182, GNLP2076 and GNLP2076 are located outside the target distance to these services. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

B.57.7 SA Objective 7 – Deprivation

B.57.7.1 See **Box 2.7**.

B.57.8 SA Objective 8 – Health

B.57.8.1 Green Network: Site GNLP2182 is located within 600m of the PRow network. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites GNLP2076 and GNLP0071R are located over 600m from a PRow or public greenspace, and therefore, the proposed development at these two sites could potentially have a minor negative impact on the access of site end users to the local green network.

B.57.8.2 Main Road: Sites GNLP2182, GNLP2076 and GNLP0071R are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

B.57.8.3 **AQMA:** Sites GNLP2182, GNLP2076 and GNLP0071R are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.57.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to this cluster is Norfolk and Norwich University Hospital, located over 9.5km from the sites in this cluster. The closest GP surgery to Site GNLP2182 is Mulbarton Surgery, located approximately 4.6km to the north east. The closest GP surgery to Site GNLP2076 is Spixworth Surgery, located approximately 2km to the south. The closest GP surgery to Site GNLP0071R is Chet Valley Medical Practice, located approximately 5.5km to the north east. The proposed development at these three sites could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

B.57.8.5 **Leisure Centre:** The closest leisure facility to Sites GNLP2182 and GNLP0071R is Wymondham Leisure Centre, located approximately 6km to the north west of Site GNLP2182 and approximately 13km west of Site GNLP0071R. The closest leisure facility to Site GNLP2076 is Riverside Leisure Centre, located approximately 9km to the south. Sites GNLP2182, GNLP0071R and GNLP2076 are located outside the target distance to these leisure facilities, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.57.8.6 As Sites GNLP2182, GNLP0071R and GNLP2076 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these three sites would be expected to have a major negative impact on the health and wellbeing of site end users.

B.57.9 **SA Objective 9 - Crime**

B.57.9.1 See **Box 2.9**.

B.57.10 **SA Objective 10 - Education**

B.57.10.1 See **Box 2.10**.

B.57.11 **SA Objective 11 - Economy**

B.57.11.1 **Employment Floorspace:** Sites GNLP2182 and GNLP2076 are proposed for commercial end use. This would be expected to result in the provision of employment opportunities in the local area, and therefore, a major

positive impact on the local economy would be expected as a result of development at these two sites. Site GNLP0071R is proposed for employment end use, however, this site comprises previously developed land and currently supports agricultural and industrial businesses. Therefore, it is uncertain at this stage whether the proposed development at this site would result in a net change in employment floorspace.

B.57.12 SA Objective 12 – Transport and Access to Services

B.57.12.1 Bus Stop: Sites GNLP2182, GNLP2076 and GNLP0071R are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.

B.57.12.2 Railway Station: The closest railway station to Site GNLP2182 is Wymondham Railway Station, located approximately 5.5km to the north west. The closest railway station to Site GNLP2076 is Salhouse Railway Station, located approximately 6km to the south east. The closest railway station to Site GNLP0071R is Cantley Railway Station, located approximately 9.5km to the north east. All sites are located outside the target distance to these railway stations. Therefore, the proposed development at these three sites would be likely to have a minor negative impact on site end users' access to rail services.

B.57.12.3 Pedestrian Access: Sites GNLP2182, GNLP2076 and GNLP0071R currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.

B.57.12.4 Road Network: Sites GNLP2182, GNLP2076 and GNLP0071R are well connected to the existing road network. The proposed development would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.57.13 SA Objective 13 – Historic Environment

B.57.13.1 Grade II* Listed Buildings: Site GNLP2182 is located approximately 350m from the Grade II* Listed Building 'St Mary's Chapel'. The proposed development at this site could potentially alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

B.57.13.2 **Grade II Listed Buildings:** Site GNLP2182 is located within 350m from the Grade II Listed Buildings ‘The Grange’ and ‘King’s Head Public House’ but is separated from these Listed Buildings by existing development and trees. Site GNLP2182 is also located approximately 200m from ‘The Smithy’. The proposed development at this site could potentially alter the setting of ‘The Smithy’, and therefore, a minor negative impact on the local historic environment would be expected.

B.57.14 **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

B.57.14.1 **Previously Developed Land:** Sites GNLP2076 and GNLP0071R comprise previously developed land. The proposed development at these two sites would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. Site GNLP2182 comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.57.14.2 **ALC:** Site GNLP2182 is situated on ALC Grade 3 land, which is considered to be some of Greater Norwich’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this important natural resource.

B.57.15 **SA Objective 15 – Water**

B.57.15.1 **Water Quality:** Sites GNLP2182, GNLP2076 and GNLP0071R are located over 200m from a watercourse and do not coincide with a groundwater SPZ. Therefore, the proposed development at these three sites would be expected to have a negligible impact on local water quality.

Appendix C: Policy Assessments

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C.1 Overview

C.1.1 Introduction

C.1.1.1 This appendix provides an assessment of policies proposed by the Greater Norwich Development Partnership (GNDP) at the Regulation 18 Stage C of the preparation of the Greater Norwich Local Plan (GNLP).

C.1.1.2 The policy assessments within this report are based on policies within version 8.1 of the draft GNLP.

C.1.1.3 Each of the policies appraised in this report have been assessed for its likely impacts on each SA Objective of the SA Framework. The SA Framework is presented in its entirety in Appendix A.

C.1.1.4 These policies are strategic in nature, covering a broad area and range of topics. These assessments have been completed at a high level and as such, may not account for some specific elements of the policies and detailed potential impacts.

C.1.1.5 The SA Framework comprises SA Objectives and decision-making criteria. Acting as yardsticks of sustainability performance, the SA Objectives are designed to represent the topics identified in Annex 1(f)¹ of the SEA Directive.

C.1.1.6 It is important to note that the order of SA Objectives in the SA Framework does not infer prioritisation. The SA Objectives are necessarily strategic; in order to help focus each objective, decision-making criteria are presented in the SA Framework to be used during the appraisal of policies and sites.

C.1.2 Overview of policy assessments

C.1.2.1 The following sections of this report provide an appraisal of each strategic policy within the Local Plan. Each appraisal includes a SA impact matrix that provides an indication of the nature and magnitude of effects.

¹ Annex 1(f) identifies: “the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors”.

Assessment narratives follow the impact matrices for each policy, within which the findings of the appraisal and the rationale for the recorded impacts are described.

- C.1.2.2 Some policies have been assessed per objective. For efficiency and coherency, where some policies would not be expected to have an impact on several objectives, these have been combined in the text narrative.
- C.1.2.3 The impact matrices for all policy assessments are presented in **Table C.1.1** below. These impacts should be read in conjunction with the assessment text narratives which follow in the subsequent sections of this chapter, as well as the topic specific methodologies and assumptions presented in Regulation 18 SA Report, **Boxes 2.1 to 2.15**.
- C.1.2.4 Within these policy assessments, where relevant, some recommendations for enhancement or improvement of the policies have been suggested. Further detailed recommendations are presented in **Table 3.3** in the Regulation 18 (C) report, along with potential mitigating impacts that these policies would be expected to have on the adverse impacts identified within the site assessments (**Appendix B**).

Table C.1.1: SA impact matrices for policies assessed in this report

Policy Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
Vision	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Objectives	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
1	--	--	-	0	++	+	+	+	+	++	++	++	+	--	0
2	+	++	+	+	+	++	+	+	+	+	+	++	+	+	+
3	+	+	+	+	0	+	0	+	0	0	0	0	++	+	+
4	-	-	0	+/-	0	+	0	+	0	++	+	++	+/-	0	+
5	0	0	0	0	++	+	+	+	0	+	0	0	0	0	0
6	-	-	0	+	0	0	0	0	0	+	++	0	0	+	0
7.1	--	--	-	0	++	++	+	+	0	++	++	+	0	--	-
7.2	--	--	-	-	++	++	+	+	0	++	++	+	0	--	-
7.3	--	--	-	-	++	+	+	-	0	+	++	-	0	--	-
7.4	-	--	-	-	++	+	+	--	0	+	-	-	0	--	-
7.5	0	0	0	+	+	0	0	0	0	0	0	0	0	+	0

C.2 Vision

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

The Vision for Greater Norwich to 2038

By promoting this Greater Norwich Local Plan our aim is that it will support growth of a diverse low carbon economy which will compete globally through its world class knowledge-intensive jobs in the Cambridge Norwich Tech Corridor.

As a result, by 2038 Greater Norwich will have vibrant, healthy, inclusive and growing communities supported by the delivery of new homes, infrastructure and an enhanced environment. Growth will make the best of Greater Norwich’s distinct built, natural and historic assets.

To achieve this, growth will be clean and resource efficient, with significantly reduced emissions to ensure that Greater Norwich plays a full part in meeting national commitments on tackling climate change and is moving towards a post-carbon economy. The focus on three high growth sectors: clean energy, agri-food and ICT/digital, along with the high environmental standards and significant further improvements to our extensive green infrastructure network promoted through this plan, will support Norfolk and Suffolk as the UK’s clean growth region.

C.2.1.1 The vision sets out the GNDP’s goal to conserve and enhance important aspects of the Plan area’s built and natural environment, whilst striving for improvements in infrastructure and economic growth. This vision would be expected to help ensure that the Councils’ decision-making process maximises opportunities for protecting and enhancing the natural and built environment. This vision would help to ensure that the needs of communities are met in a timely and sustainable manner, in order to provide support for the growth of a vibrant, healthy population. This would be likely to have a minor positive impact for each SA Objective.

C.3 Objectives

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
++	++	++	++	++	++	++	++	++	++	++	++	++	++	++

The Objectives for Greater Norwich to 2038

Objectives:

- **Economy** – to support and promote clean growth and progress towards a post-carbon economy through the expansion of internationally important knowledge-based industries in the Cambridge Norwich Tech Corridor as part of an entrepreneurial, enterprising, creative and broad-based economy with high productivity and a skilled workforce.
- **Communities** – to grow vibrant, healthy communities giving people a high quality of life in well-designed developments with good access to jobs, services and facilities, helping to close the gap between life chances in disadvantaged and other communities.
- **Homes** – to enable delivery of high-quality homes of the right density, size, mix and tenure to meet people’s needs throughout their lives and to make efficient use of land.
- **Infrastructure** – to promote the timely delivery of infrastructure to support existing communities, growth and modal shift in transport use; and to improve connectivity to allow access to economic and social opportunities.
- **Delivery** – to promote the delivery of housing, jobs and infrastructure to meet identified needs, supported by intervention mechanisms where the market is unable to deliver.
- **Environment** – to protect and enhance the built, natural and historic environments, make best use of natural resources, and to significantly reduce emissions to ensure that Greater Norwich is adapted to climate change and plays a full part in meeting national commitments to achieve net zero greenhouse gas emissions by 2050.

C.3.1.1 These objectives seek to deliver development through the Local Plan and ensure local needs are satisfied, whilst also providing for the requirements of the growing population. These objectives aim to achieve sustainable and vibrant communities where residents can pursue high quality, active

and healthy lifestyles and comfortably access a variety of employment and education opportunities, as well as community facilities.

C.3.1.2 These objectives would help to ensure that future development would be of high quality, mix and tenure.

C.3.1.3 Achieving these objectives would help to ensure that green infrastructure assets, including sensitive biodiversity and landscape designations, are protected and enhanced and the Plan area becomes increasingly resilient to the impacts of climate change. Overall, these objectives would be likely to have a major positive impact for each SA Objective.

C.3.1.4 In order to further enhance these objectives, the GNDP could consider making reference to the local distinctiveness or 'sense of place' and consider incorporating green infrastructure into each of these six objectives in order to reinforce the importance of its multi-functional qualities.

C.4 Policy 1 – The Sustainable Growth Strategy

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
--	--	-	0	++	+	+	+	+	++	++	++	+	--	0

Policy 1 – The Sustainable Growth Strategy

Sustainable development and inclusive growth are supported by the delivery of the following between 2018 and 2038:

- to meet the need for around 40,550 new homes, sites are committed² for a minimum of 44,340 new homes;
- to aid delivery of 30,000 additional jobs and support key economic sectors, around 360 hectares of employment land is allocated, and employment opportunities are promoted at the local level;
- supporting infrastructure will be provided in line with Policies 2 and 4;
- environmental protection and enhancement measures including further improvements to the green infrastructure network will be delivered.

The sustainable growth strategy is illustrated in the Key Diagram on page 48.

Settlement Hierarchy

The settlement hierarchy is:

1. Norwich urban area (Norwich and Norwich Fringe³)
2. Main towns
3. Key service centres

² This includes existing allocated sites carried forward and new allocations made through the GNLP.

³ The Norwich fringe is the built up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle.

4. Village clusters.

Growth is distributed in line with the settlement hierarchy to provide good access to services, employment and infrastructure. It is provided through urban and rural regeneration, along with sustainable urban and village extensions.

Most of the housing, employment and infrastructure growth is focussed in the Strategic Growth Area illustrated on the Key Diagram. This includes Greater Norwich's part of the Cambridge Norwich Tech Corridor, including the Norwich urban area, Hethersett and Wymondham and key strategic job sites at Hethel and the Norwich Research Park. Growth is also focussed in towns and villages to support vibrant rural communities.

Housing

Housing commitments are located to meet the need for homes across the area, providing good access to services, facilities and jobs, supporting sustainable urban and rural living. Accordingly, housing commitments are distributed as follows:

Area		Existing deliverable commitment (including uplift and delivery 2018/19)	New allocations	Total minimum deliverable housing commitment 2018 - 2038
Norwich urban area		26,165	4,395	30,560
The main towns of Wymondham, Aylsham, Diss (with Roydon), Harleston and Long Stratton		5,092	1,250	6,342
The key service centres of Acle, Blofield, Brundall, Hethersett, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham		2,902	515	3,417
Village clusters (see appendix 5 details of the clusters)	In the remaining parts of Broadland (see policy 7.4 and the GNLP Sites Plan for specific sites)	995	Up to 480 ⁴	4,024
	In South Norfolk (see policy 7.4 and the South Norfolk village clusters plan for specific allocations)	1,349	A minimum of 1,200	
Total		36,503	7,840	44,343

Policies 7.1 to 7.5 provide details of this distribution and the Sites document provides individual site policies. Individual site policies for villages in South Norfolk will be in the South Norfolk Village Clusters Plan.

⁴ This figure is based on the higher potential Broadland village cluster site capacities set out in appendix 5 and the Sites Plan

To provide choice and aid delivery of housing, proposals for additional “windfall” housing growth will be considered acceptable in principle at appropriate scales and locations where they would not have a negative impact on the character and scale of the settlement, and subject to other local plan policies:

1. Within settlement boundaries in accordance with the above settlement hierarchy;
2. In village clusters, subject to the requirements of Policy 7.4; and
3. On sites of up to 3 dwellings in all parishes, subject to the requirements of Policy 7.5.

Plan review and five-year housing land supply

This plan will be reviewed 5 years after adoption. Five-year housing land supply will be calculated across the whole of the three districts. The plan provides enough allocations to provide a five-year housing land supply on adoption⁵.

Economy

Strategic employment locations in the Key Diagram are protected from other forms of development and will support both a broad range of employment and key economic sectors as set out in Policy 6. The strategic locations are:

- Norwich city centre;
- The Norwich Airport area;
- Browick Interchange, Wymondham;
- Longwater;
- Rackheath;
- Broadland Business Park;
- Broadland Gate;
- Norwich Research Park;
- Hethel; and
- The Food Enterprise Park at Easton/Honingham.

In addition, smaller scale employment sites are allocated in urban areas, towns and large villages to provide local job opportunities, supporting small businesses and vibrant urban and rural economies.

Infrastructure

The sustainable growth strategy will be supported by improvements to the transport system, green infrastructure and local services.

⁵ This will be confirmed through the housing delivery trajectories in the publication (Regulation 19) version of the plan. As part of this draft plan (Regulation 18) consultation, we have written to all of the site owners/agents for the preferred options and reasonable alternative housing sites. This is to require the site owners/agents to evidence that their sites will deliver in either the 0-5, 6-10 or final period of the plan to enable sites to be included in the publication version of the plan. Trajectories will be included in the publication version based on the feedback and for each site.

C.4.1.1 This policy sets out the broad strategy for the scale and location of growth within Greater Norwich. Policy 1 aims to support sustainable development, whilst ensuring that development has regard for the existing character including heritage, natural assets, features and open spaces in accordance with Policies 2 and 4. Further details in Policies 7.1 – 7.5 present the scale and location of growth in relation to each level of the settlement hierarchy.

C.4.2 SA Objective 1 – Air Quality and Noise

C.4.2.1 This policy seeks to deliver 40,550 new dwellings and 360ha of employment land across the Plan area. This policy refers to the requirements of Policies 2 and 4 to ensure that noise pollution is minimised, and air quality is protected. Despite this, the residential and employment development would be expected to result in a reduction in local air quality to some extent. Furthermore, this policy includes allocations within Norwich city centre. This could potentially result in a worsening of air quality within or in close proximity to the Central Norwich Air Quality Management Area (AQMA). Overall, a major negative impact on local air quality would be expected.

C.4.3 SA Objective 2 – Climate Change Mitigation and Adaptation

C.4.3.1 This policy states that the supporting infrastructure for the housing and economic allocations would be provided in line with Policy 2. This would be expected to include the delivery of new technologies such as electric vehicles which could potentially help to facilitate uptake of low emission vehicles and help to reduce Greater Norwich's contributions to GHG emissions and the exacerbation of climate change.

C.4.3.2 Furthermore, Policy 2 would be expected to ensure that flood risk is minimised, sustainable drainage measures are incorporated within development proposals, and that development proposals contribute to the green infrastructure network. Increased green cover would be likely to provide an enhanced carbon storage capacity, and therefore help to mitigate anthropogenic climate change. Green infrastructure would also be expected to help reduce water runoff rates and as such, reduce the risk of both fluvial and pluvial flooding.

C.4.3.3 Despite this, the development of 40,550 new dwellings across the Plan area within this policy would be expected to result in a loss of greenfield land and vegetation cover to some extent and would result in an increase in carbon emissions due to development. In 2017, Greater Norwich had a

total annual carbon footprint of 2,073,300 tonnes CO₂, and residents had an average annual carbon footprint of 5.2 tonnes CO₂ per person. At 2.07 people per dwelling, the development of 37,000 new dwellings could increase the local population by approximately 83,939 people. The introduction of 83,939 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 436,480 tonnes, or 21.1%. Overall, a major negative impact on climate change mitigation and adaptation would be expected.

C.4.4 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

C.4.4.1 Within this policy, in line with Policy 2, development proposals would be required to contribute towards the green infrastructure network. Despite this, the development of 40,550 new dwellings across the Plan area within this policy would be expected to result in a net loss of greenfield land and vegetation cover, including ecologically important soils. Therefore, a minor negative impact on biodiversity would be expected.

C.4.5 SA Objective 4 – Landscape

C.4.5.1 In line with the sustainable development within Policy 2, referred to within this policy, the development of multi-functional green infrastructure links could potentially enhance the local landscape character, strategic gaps would be maintained and the setting and character of sensitive landscape designations such as The Broads National Park would be protected. Therefore, when taking into consideration the likely impacts associated with the provision of 40,550 new homes within this policy, such as the risk of urbanisation of the countryside, a negligible impact on the landscape would be expected overall.

C.4.6 SA Objective 5 – Housing

C.4.6.1 The provision of 40,550 new homes within this policy would be expected to satisfy the identified housing need for Greater Norwich over the Plan period and would therefore have a major positive impact on local housing provision.

C.4.7 SA Objective 6 – Populations and Community

C.4.7.1 The housing and economic land allocations within this policy are required to be developed in line with Policies 2 and 4. Policy 2 would be expected to ensure that residents have safe and sustainable access to local services,

and Policy 4 would be expected to provide improved bus links and on site facilities. Therefore, a minor positive impact would be expected for this objective.

C.4.8 SA Objective 7 – Deprivation

C.4.8.1 As this policy states that development must be in accordance with Policy 2, it would be expected to result in the creation of sustainable, inclusive and safe communities, with improved provision of and access to local facilities. Therefore, this would be expected to help combat deprivation within these communities and as such a minor positive impact would be expected for this objective.

C.4.9 SA Objective 8 – Health

C.4.9.1 Through reference to Policies 2 and 4, it would be expected that this policy would ensure housing allocations provide good access to healthcare and leisure services, and new healthcare infrastructure where necessary. This would be expected to be facilitated through improvements to the transport network including public transport and connections in more rural areas. Furthermore, Policy 2 could potentially increase accessibility by active travel, providing more opportunities for sustainable transport and facilitating healthier lifestyles, and improving access to a diverse range of natural green spaces. A minor positive impact on health would therefore be expected.

C.4.10 SA Objective 9 – Crime

C.4.10.1 As this policy states that development must be in accordance with Policy 2, it would be expected that development proposals should demonstrate how they would help to provide inclusive and safe communities. This could potentially help to reduce the fear of crime within communities, and therefore have a minor positive impact for this objective.

C.4.11 SA Objective 10 – Education

C.4.11.1 This policy states that infrastructure to support housing allocations would be provided in line with Policy 4, which includes improvements to the bus, cycling and walking networks. Alongside the requirements of Policy 2 to provide safe and sustainable access to local schools, this would be expected to improve access to educational facilities, including the University of East Anglia. Furthermore, school capacity within the Plan area would be increased, via extensions to existing schools or provision of

new schools where required. Therefore, a major positive impact on site end users' access to primary and secondary education would be expected.

C.4.12 SA Objective 11 – Economy

C.4.12.1 The provision of 33,000 new jobs and allocation of approximately 360ha of employment land within this policy would be expected to satisfy the employment needs for Greater Norwich over the Plan period. Furthermore, in line with Policy 2, it would be expected that the provision of broadband, fibre optic networks and telecommunications infrastructure within this policy would help to facilitate local businesses and provide opportunities for residents to work from home. Policy 4 would be likely to help improve access to key employment areas including the Cambridge Norwich Tech Corridor, town centres, and Norwich International Airport. Therefore, a major positive impact on the local economy would be expected.

C.4.13 SA Objective 12 – Transport and Access to Services

C.4.13.1 This policy includes allocation of new houses and employment land and refers to the requirements of Policies 2 and 4 to ensure sustainable provision of supporting infrastructure. Significant improvements to transportation within Greater Norwich would be expected in line with Policy 4, including provision of buses, park and ride system, and improvements to the cycling and footpath networks. Improvements to the existing road and rail networks, as well as the safe and sustainable access requirements within Policy 2, would be likely to help improve accessibility to services and facilities, and provide better connections for more rural areas of Norwich. Therefore, a major positive impact would be expected for this objective.

C.4.14 SA Objective 13 – Historic Environment

C.4.14.1 As this policy refers to the requirements within Policy 2 for sustainable development, it would be expected that development proposals would ensure that local characteristics are considered and respect, protect and enhance the landscape character. Therefore, this would be likely to help protect the character and setting of heritage assets and result in a minor positive impact on the local historic character.

C.4.15 SA Objective 14 – Natural Resources, Waste and Contaminated Land

C.4.15.1 The settlement hierarchy identifies Norwich District urban area and the main towns as the major areas for growth. Development within these urban areas would be likely to provide good opportunities for development on previously developed land. This policy could potentially be expanded to recommend development is focused on previously developed land, where possible.

C.4.15.2 In line with Policy 2, this policy would be expected to require development proposals to ensure resource efficiency and sustainable waste management are attained. However, the development of 40,550 new dwellings across the Plan area within this policy would be expected to result in a net loss of ecologically and agriculturally important (BMV) soil.

C.4.15.3 Between 2017 and 2018, a total of 145,898 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2017 and 2018 was 409.5kg. Assuming new residents generate 409.5kg per capita, 83,939 people could be expected to increase the total annual waste generated in the Plan area by 34,373 tonnes, or 23.6%. Therefore, a major negative impact on natural resources across the Plan area would be expected.

C.4.16 SA Objective 15 – Water

C.4.16.1 The development of 40,550 new dwellings across the Plan area within this policy would be expected to result in increased demand for water resources. However, this policy states that development proposals must be in accordance with Policy 2, which requires water quality and efficiency to be protected. Therefore, a negligible impact would be expected for this objective.

C.5 Policy 2 – Sustainable Communities

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
+	++	+	+	+	++	+	+	+	+	+	++	+	+	+

Policy 2 – Sustainable Communities

Development must be high quality, contributing to delivering inclusive growth in mixed, resilient and sustainable communities and to mitigating and adapting to climate change, assisting in meeting national greenhouse gas emissions targets⁶. To achieve this, development proposals are required as appropriate to:

1. Ensure safe, convenient and sustainable access to on-site and local services and facilities including schools, health care, shops, leisure/community/faith facilities and libraries;
2. Allow for delivery of new and changing technologies (including broadband, fibre optic networks, telecommunications and electric vehicles);
3. Contribute to multi-functional green infrastructure links, including through landscaping, to make best use of site characteristics and integrate into the surroundings;
4. Make efficient use of land with densities dependent on-site characteristics, with higher densities and car free housing in the most sustainably accessible locations in Norwich. Indicative minimum densities are 25 dwellings per hectare across the plan area and 40 in Norwich⁷.
5. Respect, protect and enhance landscape character, taking account of landscape character assessments or equivalent documents, and maintain strategic gaps and landscape settings, including river valleys, undeveloped approaches and the character and setting of the Broads;

⁶ [The 2019 national target is to bring all greenhouse gas emissions to net zero by 2050](#)

⁷ The indicative densities are inter-related with local design issues (see policy 3). Higher densities are encouraged in and close to defined district and town centres, and in particular in the city centre.

6. Provide safe and suitable access for all users, manage travel demand and promote public transport and active travel within a clearly legible public realm, whilst also integrating parking and providing a high standard of amenity;
7. Create inclusive, resilient and safe communities in which people of all ages have good access to services and local job opportunities, can interact socially, be independent and have the opportunity for healthy and active lifestyles;
8. Be resource efficient, support sustainable waste management, reduce overheating, protect air quality, minimise pollution and take account of ground conditions;
9. Minimise flood risk, including reducing the causes and impacts of flooding, supporting a catchment approach to water management and using sustainable drainage. Development must also protect water quality and be water efficient. To achieve the latter:
 - o Housing development will meet the Building Regulations part G (amended 2016) water efficiency higher optional standard; and
 - o Non-housing development will meet the BREEAM “Very Good” water efficiency standard, or any equivalent successor.

If the potential to set more demanding standards locally is established by the Government up to 2018, the highest potential standard will be applied in Greater Norwich.

10. Minimise energy demand through the design and orientation of development and maximise the use of sustainable energy, local energy networks and battery storage to assist growth delivery. This will include:
 - o All new development will provide a 20% reduction against Part L of the 2013 Building Regulations (amended 2016);
 - o Appropriate non-housing development of 500 square metres or above will meet the BREEAM “Very Good” energy efficiency standard, or any equivalent successor.

Proposals for free standing decentralised, renewable and/or low carbon energy networks, except for wind energy schemes, will be supported subject to the acceptability of wider impacts.

Wind energy schemes will be supported where the proposal is in a suitable area as identified in a neighbourhood plan or other local plan documents.

To assist this broad-based approach:

- i. Planning applications for major developments will be required to be accompanied by a Sustainability Statement (including Health Impact

Assessments as appropriate)⁸ showing how development will support the above requirements, with housing development optionally making use of tools such as Building for Life 12 (or any successor). Other developments will meet the policy requirements as appropriate dependent on site characteristics and proposed uses. Flood risk assessments will be provided separately as required by Government guidance.

- ii. Master planning using a recognised community engagement process will be encouraged on larger sites and required for proposed developments of 200 dwellings or 20,000 square metres plus.
- iii. Delivery plans are required with planning applications for 100 dwellings plus to set out the timing of the delivery of developments. Where delivery cannot be demonstrated to be in accordance with agreed delivery plans for individual sites, the authorities may make use, where necessary, of their legal powers to bring about strategically significant development, including compulsory purchase.

C.5.1.1 This policy aims to ensure that development within Greater Norwich is sustainable. It outlines a number of requirements that new developments must adhere to in terms of social, economic and environmental issues, and requires major developments to submit a Sustainability Statement in order to demonstrate how the development would address these requirements.

C.5.2 SA Objective 1 – Air Quality and Noise

C.5.2.1 This policy states that development proposals should allow for delivery of new technologies such as electric cars. In terms of air quality, electric vehicles are an effective alternative to petrol- and diesel-powered vehicles as they emit a reduced volume of air pollutants which have a negative impact on human health and sensitive habitats. Therefore, this could potentially help to facilitate uptake of low emission vehicles and help to reduce traffic associated emissions. Furthermore, the promotion of public transport within this policy would be expected to help reduce reliance on car use and relieve local congestion and therefore, reduce traffic associated emissions and minimise reductions in air quality. Overall, a minor positive impact would be expected for this objective.

C.5.3 SA Objective 2 – Climate Change Mitigation and Adaptation

C.5.3.1 This policy states that development proposals should allow for delivery of new technologies such as electric vehicles. Therefore, this could

⁸ Health Impact Assessments are required for allocated sites of 500 dwellings plus, for non-allocated housing sites of 100 dwellings plus and for any housing proposal with a significant amount of housing for the elderly to show how the health care infrastructure needs of the new development are provided for.

potentially help to facilitate uptake of low emission vehicles and help to reduce Greater Norwich's contributions to GHG emissions and exacerbation of climate change. Improved access to local services, enhanced public transport networks, and the requirement to meet national carbon reduction targets would be expected to help minimise energy demand through design.

C.5.3.2 The requirement for improvements including a 'very good' energy efficiency for non-residential development and a 20% reduction in carbon associated with new dwellings within this policy would be expected to help reduce carbon emissions across the Plan area. This policy also states that renewable or low carbon energy generation schemes would be supported, subject to their associated wider impacts. The promotion of renewable or low carbon technologies would decrease reliance on energy that is generated from unsustainable sources, such as fossil fuels. A reduction in the burning of fossil fuels would reduce the volume of GHGs that are emitted into the atmosphere, which would help to reduce the contribution of GHGs to global climate change.

C.5.3.3 In line with government guidance, Flood Risk Assessments would be required for any new development under this policy, which would be expected to manage fluvial flood risk. Additionally, this policy states that flood risk should be minimised via incorporating sustainable drainage measures within development proposals. This would be expected to manage the risk of pluvial flooding to some extent. Furthermore, in terms of water consumption, this policy would help to ensure all development meets high water efficiency standards.

C.5.3.4 Within this policy, development proposals should contribute to the green infrastructure network. Increased green cover would be likely to provide an enhanced carbon storage capacity, and therefore help to mitigate anthropogenic climate change. Green infrastructure would also be expected to help reduce water runoff rates and as such, reduce the risk of both fluvial and pluvial flooding. Overall, a major positive impact on climate change mitigation and adaptation would be expected.

C.5.4 **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

C.5.4.1 This policy states that development proposals should contribute towards green infrastructure links. This could potentially provide additional habitat

and as such improve the biodiversity value of the landscape to some extent. A minor positive impact would therefore be expected.

- C.5.4.2 It is recommended that this policy could be expanded to include the requirement to ensure the protection of designated sites, and to result in a biodiversity net gain in line with national requirements, and Policy 3.

C.5.5 SA Objective 4 – Landscape

- C.5.5.1 This policy would be expected to protect and enhance the local landscape character and help to ensure that new development is well integrated into the surroundings, strengthening the sense of place. This policy also states that strategic gaps would be maintained, which would be expected to reduce the risk of urbanisation of the countryside and reduce the risk of coalescence between communities. The setting and character of Greater Norwich’s landscape, including sensitive landscape designations such as The Broads National Park, would be protected under this policy. A minor positive impact on landscape would therefore be expected.

C.5.6 SA Objective 5 – Housing

- C.5.6.1 This policy supports the growth of “*mixed, resilient and sustainable communities*”, and would be expected to ensure that residential development is provided to meet the differing needs of the population. Therefore, a minor positive impact on housing would be expected.

C.5.7 SA Objective 6 – Populations and Community

- C.5.7.1 This policy states that all new development must provide safe and sustainable access to local services and facilities including shops and community facilities. This could potentially include on-site provision of services, which would be expected to provide increased opportunities for social interaction and vibrant communities. Therefore, this would be likely to have a major positive impact on site end users’ access to local services.

C.5.8 SA Objective 7 – Deprivation

- C.5.8.1 This policy refers to the creation of sustainable, inclusive and safe communities, with improved provision of and access to local facilities. Therefore, this would be expected to help combat deprivation within these communities and as such a minor positive impact would be expected for this objective.

C.5.9 SA Objective 8 – Health

C.5.9.1 This policy states that development proposals should ensure good access to local services, including health care services and leisure centres, is provided. Furthermore, the contribution to the multi-functional green infrastructure network within this policy could potentially increase access to a diverse range of natural habitats. This policy could also improve the uptake of active travel, providing more opportunities for sustainable transport and facilitating healthier lifestyles. Access to outdoor space and natural habitats is known to be beneficial for mental and physical health. Overall, a minor positive impact would be expected.

C.5.10 SA Objective 9 – Crime

C.5.10.1 This policy states that development proposals should demonstrate how they would help to provide inclusive and safe communities. This could potentially help to reduce the fear of crime within communities, and therefore have a minor positive impact for this objective.

C.5.11 SA Objective 10 – Education

C.5.11.1 Under this policy, development proposals are required to ensure there is safe and sustainable access to local facilities including schools. This could potentially result in a minor positive impact on site end users' access to educational facilities.

C.5.12 SA Objective 11 – Economy

C.5.12.1 The delivery of new and changing technologies including provision of broadband, fibre optic networks and telecommunications infrastructures within this policy would be expected to help facilitate local businesses and provide opportunities for residents to work from home. Furthermore, the promotion of public transport and active travel could potentially provide sustainable transport options and help to improve commuter accessibility. This policy also refers to creating inclusive communities where local residents have good access to local job opportunities. A minor positive impact on the local economy would therefore be expected.

C.5.13 SA Objective 12 – Transport and Access to Services

C.5.13.1 This policy outlines requirements for new developments to manage travel demand, through providing safe and sustainable access to local services including schools, health care facilities, shops and leisure centres. This

would be expected to include improved pedestrian and cycle access to these facilities. Furthermore, within this policy the provision of public transport would be improved, which could potentially increase the uptake of sustainable transport and relieve local congestion to some extent. Therefore, a major positive impact would be expected for this objective.

C.5.14 SA Objective 13 – Historic Environment

C.5.14.1 This policy notes that measures should be included within new developments, to help ensure that local characteristics are considered, and that development is well integrated into its surroundings. The requirement to respect, protect and enhance the landscape character would be expected to include the character and setting of heritage assets. A minor positive impact on the local historic environment would be expected.

C.5.15 SA Objective 14 – Natural Resources, Waste and Contaminated Land

C.5.15.1 This policy requires development proposals to ensure resource efficiency and sustainable waste management. This would be expected to help minimise the volume of waste generated, and to ensure waste is disposed of appropriately and reducing harm to the natural environment. Ground conditions would be taken into account, and pollution minimised. This could therefore potentially result in a minor positive impact on natural resources.

C.5.15.2 However, it is recommended that this policy could potentially be enhanced by encouraging development on previously developed locations, in order to minimise the loss of agriculturally and ecologically important soil. This could be achieved through cross-reference to Policy 3.

C.5.16 SA Objective 15 – Water

C.5.16.1 Under this policy, water quality would be protected, and water efficiency would be promoted. This policy states that new housing developments must meet the water efficiency higher technical standard, and non-housing development must meet BREEAM ‘very good’ water efficiency standard. This would help to ensure that water efficiency is promoted throughout the Plan area, resulting in less water waste. Water stress is a key issue for the Plan area, and therefore it is important to retain emphasis on water efficiency in future revisions to the Plan. Therefore, a minor positive impact would be expected.

C.5.16.2 Although this policy would help to ensure that water efficiency is promoted throughout the Plan area, it is uncertain how the proposed development could impact water quality. This policy could potentially be further expanded to help ensure future development within Greater Norwich does not have a detrimental impact on local water quality, in terms of groundwater and watercourses. Specific wording relating to the management of surface water quantity and quality, and development in Flood Zones would further strengthen this policy.

C.6 Policy 3 – Environmental Protection and Enhancement

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
+	+	+	+	0	+	0	+	0	0	0	0	++	+	+

Policy 3 – Environmental Protection and Enhancement

The Built and Historic Environment

The development strategy of the plan and the sites proposed for development reflect the area’s settlement structure of the city, towns and villages, retaining the separate identities of individual settlements.

Development proposals will be required to conserve and enhance the built and historic environment through:

- Being designed to create a distinct sense of place and enhance local character taking account of local design guidance and providing measures such as heritage interpretation to further the understanding of local heritage issues;
- Avoiding harm to designated and non-designated heritage assets and historic character, and minimising harm if this is not possible; and
- Providing a continued or new use for heritage assets whilst retaining their historic significance.

The Natural Environment

Development proposals will be required to conserve and enhance the natural environment. Key elements of the natural environment include valued landscapes, biodiversity including priority habitats, networks and species, geodiversity, high quality agricultural land and soils. Greater levels of protection will be provided according to the statutory status and quality of the natural asset.

Development should deliver biodiversity net gain wherever possible.

To enhance the natural capital of Greater Norwich, the natural assets and connections between them which form the Green Infrastructure Network illustrated in map 8 will be

protected and enhanced. Protection will be achieved through effective management of development in accordance with the policies of the development plan. Enhancement will be achieved through the provision of on-site green infrastructure as appropriate and co-ordination of infrastructure funding and investment, including the Community Infrastructure Levy. This may include the establishment of a new country park or parks, along with additional forms of green infrastructure identified through local green infrastructure strategies.

All housing development is required to mitigate impact on sites protected under the Habitats Regulations Directive.

- C.6.1.1 This policy outlines the GNPD's approach to retain, protect and enhance the built environment in terms of the Plan area's historic assets and cultural significance, as well as the natural environment in terms of designated and undesignated assets and through long-term improvements to the green infrastructure network.
- C.6.1.2 This policy states that the natural environment would be conserved and enhanced, including further development of the green infrastructure network. Increased green cover would be expected to contribute towards improved air quality through filtering and removing air pollutants, and increased uptake of carbon dioxide. A minor positive impact on air quality would therefore be expected (SA Objective 1). Due to the enhanced carbon storage capacity, this could potentially help to mitigate anthropogenic climate change. Green infrastructure would also be expected to help reduce water runoff rates and as such, reduce the risk of both fluvial and pluvial flooding. A minor positive impact on climate change mitigation and adaptation would therefore be expected (SA Objective 2).
- C.6.1.3 The enhancements to the green infrastructure network within this policy would be likely to help improve habitat connectivity and the provision of stepping-stone habitats. These habitats are particularly important when considering global climatic trends, as they provide opportunities for the movement of species and adaptation to climate change. This policy requires development proposals to conserve and enhance the natural environment and result in an overall biodiversity net gain, through the continued protection of important habitats, species and geodiversity. The provision of amenity green infrastructure and requirement for housing developments to provide mitigation measures could potentially help to reduce adverse impacts on sensitive biodiversity sites. A minor positive

impact on biodiversity, geodiversity and green infrastructure would therefore be expected (SA Objective 3).

- C.6.1.4 It is recommended that this policy could be enhanced by providing greater clarity regarding the protection of all designated biodiversity sites. Defining a target for biodiversity net gain, expressed as a percentage, would strengthen the policy. The findings of the HRA should feed into the wording of this policy, or other Development Management policies which provide specific detail regarding the identified potential impacts on European sites.
- C.6.1.5 The provision of amenity green infrastructure would also be likely to provide local residents with good access to locations for leisure and recreation and help promote vibrant and interactive communities. Therefore, a minor positive impact on the local population would be expected (SA Objective 6). Furthermore, the development of a multi-functional green infrastructure network within this policy would increase access to outdoor space and natural habitats, which is known to be beneficial for mental and physical health. Therefore, a minor positive impact would be expected for the health objective (SA Objective 8).
- C.6.1.6 The increased cover of green infrastructure under this policy would be likely to help reduce water runoff rates and reduce infiltration. Trees and woodland in particular would be likely to improve soil stability and provide increased capacity for natural water storage. Therefore, this could potentially help to protect the quality of groundwater and watercourses and reduce the likelihood of pollutants entering watercourses. A minor positive impact would be expected for the water objective (SA Objective 15). Furthermore, under this policy, high quality agricultural land would be protected. This would be expected help to minimise the loss of important soil across the Plan area, and therefore have a minor positive impact on natural resources (SA Objective 14).
- C.6.1.7 This policy states that development proposals should conserve and enhance the built and historic environment. This development is required to be in keeping with the settlement structure, in order to help conserve and enhance the local character and sense of place. Valued landscapes would be protected by this policy. A minor positive impact on the local landscape would therefore be expected (SA Objective 4). Under this policy, development proposals must not cause harm to designated and non-designated heritage assets or the local historic character.

Furthermore, new development would be designed in a way that enhances the local character and incorporates heritage assets under this policy. This could include the redevelopment of heritage assets in order to provide new uses, whilst retaining the important setting and character of the asset. Therefore, a major positive impact on the local historic environment would be expected (SA Objective 13).

C.6.1.8 This policy could be improved by cross-referencing to the relevant landscape character assessments, and providing greater clarity about what is considered to be a 'valued' landscape.

C.7 Policy 4 – Strategic Infrastructure

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
-	-	0	+/-	0	+	0	+	0	++	+	++	+/-	0	+

Policy 4 – Strategic Infrastructure

Strategic infrastructure improvements will be undertaken to support timely delivery of the Greater Norwich Local Plan and the wider growth needs of the area. Key elements will be:

Transport

Transport improvements will support and embrace new technologies and develop the role of Norwich as the regional capital, support strategic growth in the Cambridge Norwich Tech Corridor, improve access to market towns and rural areas and promote sustainable and active transport.

Transport infrastructure will be brought forward to support the development aims of this plan. A considerable shift towards non-car modes will be promoted in the Norwich urban area over the plan period. High density growth will be focused in locations with good access to improved sustainable transport networks and interchanges in Norwich, creating a virtuous cycle where clean transport is prioritised, less use is made of cars and space is used more efficiently and attractively.

This will be achieved by:

- Implementation of the Transport for Norwich Strategy including:
 - Significant improvements to the bus, cycling and walking network to promote modal shift;
 - Developing the role of the park and ride system;
 - A cross valley bus link between the University of East Anglia and the rest of Norwich Research Park; and
 - Delivery of the Norwich Western Link road.

- Enhancement of the Major Road Network including provision of the A140 Long Stratton bypass.
- Protection of the function of strategic transport routes (corridors of movement).
- Supporting improvements to the A47, including delivery of the Blofield to North Burlingham, Thickethorne and Easton to East Tuddenham improvements being progressed by Highways England.
- Promoting enhancement of rail services, including improved journey times and reliability to London and Cambridge, supporting the East-West Rail link and innovative use of the local rail network.
- Continued investigation of and support for rail freight opportunities.
- Supporting the growth and regional significance of Norwich Airport for both leisure and business travel to destinations across the UK and beyond.
- Continuing to improve public transport accessibility to and between main towns and key service centres, taking account of Norfolk County Council's market towns network improvement strategies.

Other Strategic Infrastructure

The Greater Norwich local authorities and partners will lobby for the timely delivery of improvements to infrastructure, including that set out in appendix 1 and to:

- The energy supply network including increased capacity at primary substations at Cringleford, Peachman Way, Sprowston and Earlham Grid Local and/or innovative smart solutions to off-set the need for reinforcement;
- The waste water network, at Whitlingham water recycling centre and the Yare Valley sewer⁹, to protect designated habitats; and
- Health care infrastructure.

School capacity will be increased to provide for growth by improvements to existing schools and the provision of new schools as required, including primary schools on strategic development sites and a new high school in the North East growth area as identified in appendix 1.

In line with other policies in this plan, a multi-functional strategic green infrastructure network will be further developed as set out in map 8.

On-site and local infrastructure, services and facilities

Development proposals will provide on-site services and facilities and support local infrastructure capacity improvements through on-site provision, providing land and developer contributions.

⁹ Clarification dependent on Water Cycle Study

- C.7.1.1 This policy focuses on the delivery of strategic infrastructure required to support growth within the Greater Norwich Plan area. This includes the provision of local services and infrastructure, as well as meeting strategic transport, energy, water, health and education needs.
- C.7.1.2 This policy outlines a number of improvements to transportation within the Plan area, including significant improvements to public transport provision and road links through the Transport for Norwich Strategy. Improved provision of buses, including developments to the park and ride system, and improvements to the cycling and footpath networks would be likely to improve the uptake of sustainable transport.
- C.7.1.3 Improvements to the existing road network, including the main transport routes, would be likely to provide better connections for more rural areas of Norwich. This policy would also help to promote the enhancement of existing rail services, providing improved services to major centres outside the Plan area such as London and Cambridge. A major positive impact on transport and access to services would therefore be expected (SA Objective 12).
- C.7.1.4 Transport improvements would be expected to improve access to existing facilities. Further improvements to local infrastructure facilitated through developer contributions towards on-site services and facilities would be expected to provide good access to local services for site end users. A minor positive impact would therefore be expected for the populations and community objective (SA Objective 6).
- C.7.1.5 Transport improvements and improved access to local infrastructure would be likely to include improved access to schools, and the implementation of a cross valley bus link between the University of East Anglia and Norwich Research Park would be likely to improve site end users' access to higher education. Under this policy, school capacity within the Plan area would be increased, via extensions to existing schools or provision of new schools where required, including primary schools on strategic development sites and a new high school in the North East growth area. Therefore, a major positive impact on site end users' access to primary and secondary education would be expected (SA Objective 10).
- C.7.1.6 Furthermore, the transport improvements within this policy would be expected to provide good connections to key employment areas including

the Cambridge Norwich Tech Corridor and town centres. This would be likely to improve access to employment opportunities. This policy also states that the growth of Norwich International Airport would be supported. Expansion of this airport would be expected to provide increased opportunities for business travel and provide additional employment opportunities. These improvements would also be likely to improve site end users' access to employment locations, and therefore result in a minor positive impact on the local economy (SA Objective 11).

C.7.1.7 Improvements to public transport provision and enhancement of sustainable travel options, aiming to result in "*a considerable shift towards non car modes*" could potentially help to reduce site end users' reliance on personal car use, and as such reduce GHG emissions. Despite this, it would be likely that the improvements to infrastructure within this policy including the enhancement to the major road network, rail services and Norwich International Airport would result in a reduction in local air quality and increase in noise pollution to some extent. A minor negative impact on air quality and noise would therefore be expected (SA Objective 1). Furthermore, these infrastructure improvements would be likely to result in an increase in carbon emissions to some extent. A minor negative impact on climate change mitigation would therefore be expected (SA Objective 2).

C.7.1.8 This reduction in air quality could potentially have adverse implications for human health, such as by increasing the risk of respiratory disorders. However, in terms of access to health facilities, the enhancements to the road network would be expected to help improve connections of more rural areas to the major centres where health facilities are likely to be concentrated. Improvements to health care infrastructure under this policy could potentially help to improve site end users' access to GP surgeries and NHS hospital facilities across the Plan area. Improved bus links would be expected to help improve connections to existing and potential new facilities, and improved pedestrian access through foot and cycle paths would help to encourage healthy lifestyles. Overall, a minor positive impact would be expected for the health and wellbeing of residents (SA Objective 8).

C.7.1.9 Detail regarding the scale and location of enhancements to the road networks are not known at this stage. Therefore, potential adverse impacts on the local landscape character, or the setting of any heritage assets located in these areas, are unknown. These are recorded as

uncertain impacts under the landscape and historic environment (SA Objectives 4 and 13).

- C.7.1.10 It would not be anticipated that the enhancements to the transport networks would result in a loss of previously undeveloped land, or ecologically/agriculturally important soil. A negligible impact on natural resources would be expected (SA Objective 14).
- C.7.1.11 This policy notes that the integrity of designated habitats should be protected via improvements to some elements of the waste water network. This would be likely to ensure the quality and biodiversity value of these habitats is not adversely affected. Furthermore, improvements to the green infrastructure network would be supported under this policy. However, the improvements to infrastructure within this policy including enhancements to the road, rail and air travel networks would be likely to result in adverse impacts on biodiversity to some extent, for example in terms of air quality impacts. Overall, a negligible impact on biodiversity would be expected (SA Objective 3).
- C.7.1.12 The improvements to the waste water network, including Whitlingham water recycling centre and the Yare Valley sewer system, would be expected to result in a minor positive impact on water efficiency (SA Objective 15).

C.8 Policy 5 - Homes

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
0	0	0	0	++	+	+	+	0	+	0	0	0	0	0

Policy 5 - Homes

Residential proposals should address the need for homes for all sectors of the community having regard to the latest housing evidence, including a variety of homes in terms of tenure and cost. New homes should provide for a good quality of life in mixed and inclusive communities and major development proposals should provide adaptable homes to meet varied and changing needs.

This will be achieved as follows:

Affordable Housing

Major residential development proposals¹⁰ and purpose-built student accommodation will provide:

- At least 33% affordable housing on-site across the plan area, except in Norwich City Centre where the requirement is at least 28%, unless the site is allocated in this Plan or a Neighbourhood Plan for a different percentage of affordable housing;
- Affordable housing on-site except where exceptional circumstances justify off-site provision;
- A mix of affordable housing sizes, types, and tenures in agreement with the local authority, taking account of the most up-to-date local evidence of housing need. This will include 10% of the affordable homes being available for affordable home ownership where this meets local needs;
- Affordable housing of at least equivalent quality to the market homes on-site.

The sub-division of a site to avoid affordable housing provision will not be permitted.

Space Standards

¹⁰ 10 dwellings or more

All housing development proposals must meet the Government's Nationally Described Space Standard for internal space or any successor.

Accessible and Specialist Housing

Development proposals providing specialist housing options for older people's accommodation and others with support needs, including sheltered housing, supported housing, extra care housing and residential/nursing care homes will be supported on sites with good access to local services including on sites allocated for residential use.

Proposals are particularly encouraged where Norfolk County Council identifies a strategic need for extra care housing.

To meet changing needs by providing accessible and adaptable homes, proposals for major housing development are required to provide at least 20% of homes to the Building Regulation M4(2) standard or any successor.

Gypsies and Travellers, Travelling Show People and Residential Caravans

Development for Gypsy and Traveller sites, Travelling Show People sites and residential caravans will be acceptable where proposals:

- Have safe and sustainable access to schools and facilities;
- Have suitable vehicular access;
- Provide for ancillary uses and landscaping; and
- Are of a scale which is in keeping with its surroundings, including small-scale extensions to existing sites.

For transit pitches the following additional criteria apply:

- The site is conveniently accessible to the main 'A' and 'B' class road network; and
- An agreement is in place for satisfactory site management, including the maximum period and frequency of stay.

Purpose-built Student Accommodation

Development proposals for purpose-built student accommodation will be supported at the UEA campus where they are in accordance with the UEA Development Framework Strategy (DFS).

Away from UEA campus, proposals for purpose-built student accommodation will be supported where the need for the development is justified by the current or proposed size of Norwich's higher educational institutions and the proposal will:

- Be in a location otherwise suitable for residential development with sustainable access to the institutions served;
- Be of a scale large enough to provide for high standards of student welfare;

- Contribute to a mixed and inclusive neighbourhood, not dominating existing residential communities;
- Provide a mix of accommodation types for a wide range of students; and
- Make provision for the delivery of a quantum of affordable housing that would be expected if the site were developed for general needs housing. Such provision may be made off-site through a commuted sum as set out in supplementary planning documents.

All consents will be restricted so the use of the accommodation is secured for students only.

Self/Custom-Build

Except for flats, at least 5% of plots on residential proposals of 40 dwellings or more should provide serviced self/custom-build plots unless:

- A lack of need for such plots can be demonstrated; or
- Plots have been marketed for 12 months and have not been sold.

C.8.1.1 This policy would be expected to help ensure that residential needs for all sectors of the community are met, including provision of affordable housing, custom-build housing, as well as accommodation for older people, students, Gypsies and Travellers, and Travelling Showpeople. Therefore, a major positive impact on housing provision across the Plan area would be expected (SA Objective 5).

C.8.1.2 This provision of housing to meet the needs of all sectors of the community would be likely to help promote inclusive and vibrant communities, and as such have a minor positive impact on the local population and community (SA Objective 6). Adaptable homes for older residents or those with specific needs would be expected to ensure that vulnerable people receive accommodation and care that is appropriate to their needs and seeks to improve health. Furthermore, this policy would help to ensure all development meets the internal space standards. Therefore, a minor positive impact would be expected on health and wellbeing (SA Objective 8).

C.8.1.3 Development proposals for student accommodation associated with the University of East Anglia would be supported under this policy. This would be expected to help facilitate purpose built, high-quality affordable accommodation for people studying higher education, and therefore would be likely to have a minor positive impact on education (SA Objective 10).

C.8.1.4 Deprivation can be measured using a range of indices. It is likely that the development of more high-quality affordable homes and increased educational opportunities would have a minor positive impact on deprivation (SA Objective 7).

C.9 Policy 6 – The Economy

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
-	-	0	+	0	0	0	0	0	+	++	0	0	+	0

Policy 6 – The Economy

Sufficient employment land is allocated in accessible locations to meet identified need and provide for choice.

The needs of small, medium and start-up businesses are addressed through:

- the allocation and retention of smaller scale employment sites across the area;
- encouraging the provision of small-scale business opportunities in all significant residential and commercial developments and through the appropriate use of rural buildings;
- encouraging flexible building design and innovative approaches in new and existing residential developments to encourage local working and business opportunities.

Larger scale needs are addressed through the allocation of sufficient land to provide a choice and range of sites, including strategic sites targeted at specific sectors. Investment strategies will ensure that a readily available supply of land is maintained throughout the Plan period.

Land identified for employment uses in this Local Plan will only be considered for other uses that are ancillary to and supportive of its employment role.

Tourism, leisure, environmental and cultural industries will be promoted and assisted by:

- the general emphasis in this Local Plan on achieving high quality design, resource efficiency, environmental enhancement and retention of local distinctiveness;
- implementation of the green infrastructure network;
- encouragement for sustainable tourism initiatives and development that supports cultural industries; and

- promotion of the creative industries cluster focussed on the city centre.

Opportunities for innovation, skills and training will be expanded through facilitating the expansion of, and access to, vocational, further and higher education provision.

Strategic employment areas

Strategic employment areas and their main uses are:

Strategic Employment area and their primary uses	Existing land available (hectares, April 2018)	New allocations (hectares)	Total employment allocations (hectares)
Norwich city centre with a focus on expansion of office, digital and creative industries, retail and leisure provision	30.83 (all part of mixed-use sites)	0	30.8
The Norwich Airport area and in particular: <ul style="list-style-type: none"> • A new site on the northern edge of the airport accessed directly from the Broadland Northway of 40ha of which at least 50% will be reserved for airport related activities; and • A site of around 30ha at the A140/Broadland Northway junction and focussed on uses benefiting from an airport location. 	35	40	75
Browick Interchange, Wymondham	22	0	22
Longwater - consolidation of activity through intensification and completion of the existing allocation	12	0	12
Rackheath (for general employment uses)	25.6	0	25.6
The complex of general business parks at Thorpe St Andrew (Broadland Business Park, St	33.1	0	33.1

Andrews Business Park and Broadland Gate)			
Norwich Research Park including the Norfolk and Norwich University Hospital and the University of East Anglia; providing for significant expansion of health, higher education and science park activity	32.7	6.9	39.6
Hethel including a technology park of around 20ha managed to focus on advanced engineering and the growth of technology capabilities	20	0.8	20.8
The Food Enterprise Park at Easton/Honingham	18.7	0	18.7
Total	229.9	47.7	277.6

Town Centres

The development of new retailing, leisure, offices and other main town centre uses will be subject to the sequential approach, as defined by government policy and guidance, and will be encouraged at a scale appropriate to the form and functions of the following hierarchy of defined centres:

1. Norwich city centre;
2. The town centres of Aylsham, Diss, Harleston and Wymondham, and within the Norwich urban area, the large district centres at Anglia Square/Magdalen Street and Riverside;
3. The large village and district centres of: Acle, Coltishall, Hethersett, Hingham, Loddon, Long Stratton, Poringland and Reepham, and within the Norwich urban area at Aylsham Road, Drayton Road, Bowthorpe, Dereham Road, Eaton centre, Earlham House, Larkman centre, Plumstead Road, Old Catton and Dussindale (Thorpe St Andrew). New district centres to be established in accordance with the Growth Triangle Area Action Plan; and
4. Local centres, including new and enhanced local centres serving major growth locations.

Development should seek to enhance the environment and economy of centres, and of villages with more dispersed services, to protect their function and avoid the loss of commercial premises or local services.

- C.9.1.1 Policy 6 aims to deliver inclusive economic growth through the delivery of employment land and supporting infrastructure in order to meet the varied needs of the Greater Norwich Plan area whilst maintaining sustainable growth across a variety of sectors.
- C.9.1.2 The provision of employment land under this policy, including land suitable for businesses of a range of scales and situated in accessible locations, would be expected to ensure that employment needs across the Plan area are met. Furthermore, emphasis is made within this policy to the provision of employment choice, and the promotion of a range of industries including tourism and cultural sectors. Therefore, this policy would be expected to have a major positive impact on the local economy (SA Objective 12).
- C.9.1.3 This policy includes improvements to the provision of vocational, further and higher education provision. In addition to improving local employability skills, this would be expected to have a minor positive impact on access to a range of education opportunities (SA Objective 10).
- C.9.1.4 Through the implementation of this policy, it would be expected that the local character and distinctiveness would be retained, through high-quality design and enhancement of the local area, including the implementation of the green infrastructure network. Therefore, this would be likely to result in a minor positive impact on SA Objective 4, through the safeguarding and enhancement of the local landscape character. It is noted that this policy provides the opportunity to emphasise how green infrastructure delivery could be incorporated within employment as well as housing development.
- C.9.1.5 By focusing development of employment sites firstly in Norwich city centre, followed by town and district centres, large villages and lastly local centres, it would be likely that this policy would help to promote the efficient use of land including development on brownfield sites. Therefore, this would be expected to help protect agriculturally important land. A minor positive impact would be expected on natural resources (SA Objective 14).
- C.9.1.6 The majority of the allocations within this policy comprise existing employment sites. However, the proposed development of approximately 50ha of new employment sites across the Plan area within this policy

would be expected to result in a reduction in local air quality to some extent. Furthermore, this policy includes allocations within Norwich city centre. This could potentially result in a worsening of air quality within or in close proximity to the Central Norwich AQMA. Therefore, a minor negative impact on local air quality would be expected (SA Objective 1).

C.9.1.7 Although the implementation of the green infrastructure network noted within this policy would be expected to increase the carbon storage capacity of the natural environment and help the adaptation to climate change to some extent, it would be likely that the development of employment space would result in an increase in carbon emissions to some extent. Furthermore, the development of new employment sites would be likely to generate a greater volume of traffic as a result of people commuting to work. Therefore, a minor negative impact on climate change mitigation and adaptation would be expected (SA Objective 2).

C.9.1.8 It is recommended that this policy could be enhanced through the inclusion of the approach to the rural economy in Greater Norwich, including agricultural businesses.

C.10 Policy 7.1 – The Norwich Urban Area Including the Fringe Parishes

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
--	--	-	0	++	++	+	+	0	++	++	+	0	--	-

Policy 7.1 – The Norwich Urban Area including the fringe parishes

Norwich and the fringe parishes¹¹ will be the area’s major focus for jobs, homes and service development to enhance its regional centre role and to promote major regeneration, the growth of strategic and smaller scale extensions and redevelopment to support neighbourhood renewal. The area will provide 30,500 additional homes and sites for a significant increase in jobs, including around 257 hectares of undeveloped land allocated for employment use.

To achieve this, development sites will be focussed in the city centre, in strategic regeneration areas in East Norwich and the Northern City Centre and at strategic urban extensions¹² in the north-east and west as well as other locations across the urban area as follows:

Housing

Part of Norwich Urban area	Existing deliverable commitment (including uplift & delivery 2018/19)	New allocations	Total deliverable housing commitment 2018 - 2038

¹¹ The Norwich fringe is the built-up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle

¹² Strategic urban extensions/strategic housing growth locations will each provide over 1,000 new homes from 2018 to 2038

City centre			
Northern City Centre Strategic Regeneration Area	1,891	50	1,941
Other city centre sites ¹³	2,729	130	2,859
City centre total	4,620	180	4,800
East Norwich			
East Norwich Strategic Regeneration Area	780	1,220	2,000
Elsewhere in the urban area (* denotes strategic urban extensions)			
Colney	4	0	4
Costessey ¹⁴	520	0	520
Cringleford*	1,721	0	1,721
Drayton	318	0	318
Easton*	1,045	0	1,045
Hellesdon*	1,330	0	1,330
Other sites in Norwich ¹⁵	2,143	180	2,323
Three Score, Bowthorpe*	900	0	900
Taverham*	114	1,400	1,514
The Growth Triangle*	12,019	1,415	13,434
Thorpe St. Andrew	354	0	354
Trowse	244	0	244

¹³ Detailed in appendix 1

¹⁴ 1,000 contingency site at Costessey to be brought forward if delivery of housing in the GNLP area does not meet local plan targets not included in these figures.

¹⁵ As above

Other sites in urban area (Old Catton, Keswick, Sprowston)	53	0	53
Elsewhere in urban area total	20,765	2,995	23,760
Norwich Urban Area Total	26,165	4,395	30,560

Employment

Part of Norwich Urban Area	Existing undeveloped employment allocations (hectares, April 2018)	New allocations (hectares)	Total undeveloped employment allocations (hectares)
See policies 1 and 6 for the strategic sites in the Norwich Urban Area	187.9	46.9	245.8
Hellesdon	1.4	0	1.4
Taverham	5.6	0	5.6
Harford Bridge	4	0	4
Norwich urban area total	198.9	46.9	256.8

Other small-scale housing and employment development will be acceptable in principle elsewhere in the Norwich urban area subject to meeting other policies in the development plan.

The City Centre

Norwich city centre's strategic role as key driver for the Greater Norwich economy will be strengthened. Development in the city centre will provide a high density mix of employment, housing, leisure and other uses. Intensification of uses within the city centre to strengthen its role as a main regional employment, retail, cultural and visitor centre, providing a vibrant and diverse experience for all, will be supported.

Comprehensive redevelopment of the large district centre at Anglia Square and surrounding vacant land will provide a viable, high density, housing-led mixed-use development including retailing, employment, community and leisure facilities. The redevelopment of Anglia Square will be the catalyst for change in the wider Northern City Centre strategic regeneration area identified on the Key Diagram and defined in map 9.

1. Economy

To ensure a strong employment base, development should provide a range of floorspace, land and premises as part of mixed-use developments. Development should promote more intensive use of land to meet identified needs for start-up and grow-on space for small and medium sized enterprises including the digital creative industries, technology, financial and cultural and leisure services clusters. To support this, loss of existing office floorspace will be resisted.

Development of buildings for further and higher education, training and lifelong learning will be supported in the city centre. The development of purpose-built student accommodation will be accepted where it accords with the criteria in policy 5.

2. Retail and main town centre uses

The centre's retail function will be supported as part of a complementary range of uses. Provision for any additional comparison retail floorspace will primarily be met through the intensification of retail use on existing sites.

Proposals for new development and change of use in primary and secondary retail areas and large district centres (as defined in policy 6) will be accepted where they:

- Contribute to meeting identified needs for new retail floorspace and other main town centre uses, including speciality and independent shopping and small-scale retailing; or
- Promote diversification of services and facilities to ensure that vitality and vibrancy can be maintained throughout the day and evening; or
- Provide mixed-use development including housing, high quality employment, flexible working, education, leisure, culture and entertainment, where this supports and complements the function of the centre; or
- Secure the beneficial redevelopment and adaptation of disused and underused land and premises including redundant retail floorspace.

3. Leisure, culture and entertainment and the visitor economy

The city centre's leisure cultural and entertainment offer will be supported and expanded. Development of new leisure and cultural facilities, hotels and other visitor accommodation to strengthen the city centre's role as a visitor and cultural destination will be accepted in accessible locations well related to centres of activity and transport hubs. Leisure uses, including uses supporting the evening and late-night economy, will be accepted in all areas of the centre where noise and disturbance issues can be mitigated.

4. Housing

To maximise the potential of the city centre to deliver new homes, housing will be required on the specific allocated sites detailed in the Sites document.

5. The Natural and Built Environment

The protect and enhance the distinctive natural and built environment and heritage assets of the city centre:

- New development proposals should address the principles set out in the City Centre Conservation Area Appraisal (or any successor), providing innovative and sustainable design;
- Riverside development should provide a riverside walk and assist in delivering the priorities of the River Wensum Strategy (or any successor);
- New landmark buildings at the gateways to the city centre will be accepted where they are of exceptional quality and help to define or emphasise the significance of the gateway.

6. Access and Transportation

Development will be required to contribute to measures promoted by Transport for Norwich to improve accessibility, connectivity, legibility and permeability within the city centre.

East Norwich

Development of sites allocated in the East Norwich strategic regeneration area identified on the Key Diagram and defined on map 8 including Carrow Works, the Deal Ground and the Utilities Site will contribute to the comprehensive long-term development of an innovative, high density, sustainable, mixed-use gateway quarter. This will provide a minimum of 2,000 additional homes in the plan period. East Norwich also has the potential to act as a long-term catalyst for regeneration of the wider area, potentially including the following sites if they become available:

- Redevelopment of land adjoining the railway between the Deal Ground and Carrow Works as part of the wider East Norwich strategic growth area masterplan supplementary planning document;
- Land east of Norwich City F.C.;
- Intensification of uses at Riverside; and
- Regeneration in the Rouen Road area.

Site proposals within the East Norwich strategic regeneration area will meet the requirements of an area-wide masterplan to ensure co-ordinated development. This will include:

- Creating a distinct, sustainable mixed-use community and new gateway quarter for the city, built at high densities, taking account of its setting adjacent to the Broads;

- The provision of area-wide infrastructure and services, including retained employment opportunities, a new local centre, and a new primary school should need be established;
- Establishing an integrated access and transportation strategy which emphasises sustainable accessibility and traffic restraint, and allows for connectivity and permeability within and between the sites in the strategic regeneration area and beyond, including north-south links between Trowse and Bracondale and the north bank of the Wensum and Thorpe Road / Yarmouth Road, and east-west between the city centre and Whitlingham Country Park and the Broads including an extended riverside walk on the north and south banks of the Wensum. Proposals should be designed for ease of access to, and by, public transport, with appropriate bridge provision to ensure the sites are fully permeable by sustainable transport modes;
- Planning development effectively to manage and mitigate the impact of vehicular traffic from the site/s on the local highway network including the Martineau Lane roundabout, Bracondale and King Street;
- Protecting and enhancing green infrastructure assets, corridors and open spaces within the area, including enhancing linkages from the city centre to the Broads, the wider rural area and elsewhere in Norwich, to include pedestrian/cycle links between Whitlingham Country Park and the city centre;
- Providing for sustainable energy generation, including a local energy network serving the area as a whole;
- Protecting and enhancing heritage assets, Carrow Abbey, Carrow House, Trowse Pumping Station, Thorpe Hall and their settings, and the Bracondale , Thorpe Ridge, Trowse and Thorpe St Andrew Conservation Areas;
- Achieving high quality, locally distinctive, energy efficient and flood resilient design which addresses identified risks from river and surface water flooding and mitigates against potential sources of noise and air pollution and establishes strong built frontages along the River Wensum and the defining network of streets and spaces with the sites;
- Addressing and remediating site contamination; and
- Planning to allow scope for greater use of the Rivers Wensum and Yare for water-based recreation, leisure and tourism including the potential inclusion of marinas and riverside moorings and access for waterborne freight subject to not impeding navigation of either river.

Elsewhere in the urban area including the fringe parishes

The remainder of the urban area including the fringe parishes will provide for a significant proportion of the total growth in Greater Norwich. Development will provide a range of sites for different types of housing, employment and community uses that are accessible and integrate well with the existing communities. It will provide

necessary infrastructure, with a focus on public transport, walking and cycling, as well as social and green infrastructure.

Growth will include:

- Development of strategic and smaller scale urban extensions at existing locations committed for housing and employment uses as set out in the tables above (including that within the adopted Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle Area Action Plan), with uplift on existing allocated sites in Cringleford, Easton and Three Score (Bowthorpe);
- Significant new development proposals (including the expansion of the Norwich Research Park, and a large new allocation for homes in the Growth Triangle in Sprowston);
- Development at the University of East Anglia to cater for up to 5,000 additional students by 2038 through intensification of uses within the campus and its limited expansion;
- Development sites in the Sites document which will support neighbourhood-based renewal on brownfield sites, with densities highest in the most accessible locations; and
- Enhancements to the green infrastructure network which will include links to and within the Wensum, Yare, Tud and Tas Valleys, Marriott's Way and from Mousehold through the north-east growth triangle as set out in map 8, along with local networks.

In addition, a large contingency site is identified in Costessey to be brought forward if delivery of housing in the GNLP area does not meet local plan targets.

C.10.1 SA Objective 1 – Air Quality and Noise

C.10.1.1 The development proposed under this policy would be expected to result in an increase in vehicles within the Plan area as a result of new residents, employees and visitors. Despite this policy seeking to manage and mitigate the impact of vehicular traffic on the road network, it would be expected that the poor air quality conditions within Norwich would be exacerbated, primarily due to an increased volume of traffic as a result of personal car use. Development proposals directed towards the city would be likely to expose site end users to higher levels of air and noise pollution, particularly associated with the network of main roads in and around Norwich. Development proposals would also be likely to be located within or in close proximity to Central Norwich AQMA. In addition, the proposed development of 30,500 dwellings would be expected to decrease air quality further within and around the city. Therefore, a major negative impact on air and noise quality would be expected under this policy.

C.10.2 SA Objective 2 – Climate Change Mitigation and Adaptation

C.10.2.1 This policy includes the requirement for development in East Norwich to provide sustainable energy generation. This, along with the provision of good access to sustainable modes of transport in and around the city, focusing on improving public transport, walking and cycling, would be likely to help reduce carbon emissions emitted within Norwich.

C.10.2.2 There are areas of fluvial flood risk following the southern boundary of Norwich District and located within the centre of the city, following the River Wensum, as well as significant areas of fluvial flood risk within Norwich Fringe, predominantly associated with the River Yare and River Tud in the north west, and the River Wensum and River Tas in the south east. There are also numerous areas of surface water flood risk within and surrounding the city. It is expected that this policy would help to address flooding issues, including through the utilisation of “*flood resilient design*”. The green infrastructure provision within this policy would also be expected to help reduce water runoff rates and as such, reduce the risk of both fluvial and pluvial flooding.

C.10.2.3 In 2017, Greater Norwich had a total annual carbon footprint of 2,073,300 tonnes CO₂, and residents had an average annual carbon footprint of 5.2 tonnes CO₂ per person. At 2.07 people per dwelling, the development of 30,500 new dwellings could increase the local population by approximately 63,135 people. The introduction of 63,135 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 328,302 tonnes, or 15.8%. Overall, a major negative impact on climate change mitigation and adaptation would be expected.

C.10.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

C.10.3.1 The River Wensum SAC is located to the north west of Norwich. Sections of The Broads SAC and Broadland SPA/Ramsar are located to the north and the west. Some of the development proposals within this policy, situated in the fringe settlements, would be located within close proximity to these designations. Although it is assumed that the development would be in line with the requirements for Policy 3 to result in biodiversity net gain, it cannot be ruled out that these European designated sites would be adversely impacted by the development proposed under this policy. The HRA process will inform the development of the Local Plan and the

locations of future development to ensure no adverse impacts on site integrity of European sites.

C.10.3.2 The policy also requires all development to be conformity with the River Wensum Strategy. This strategy aims to revitalise the river, to improve access and enhance the river corridor. One of the objectives of this strategy is *“enhancing the natural environment, including water quality, biodiversity and green infrastructure”*. Therefore, it is anticipated that development proposals under this policy would have regard to this strategy and help to protect the River Wensum, especially those located in close proximity to the river such as at Drayton.

C.10.3.3 There are three SSSIs located within Norwich; Sweetbriar Road Meadows, Norwich, St James’ Pit and a small proportion of the River Wensum. There are several SSSIs located around Norwich, including Caistor St Edmund Chalk Pit, Yare Broads and Marshes, and River Wensum. The majority of the city centre and many of the surrounding areas are located within a SSSI IRZ which states that *“all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures”* should be consulted on with Natural England.

C.10.3.4 It is considered unlikely that the proposed development would have any adverse impact on nearby National Nature Reserves. However, there are several stands of ancient woodland, County Wildlife Sites and Local Nature Reserves located in close proximity to Norwich Fringe. Overall, there is the potential for adverse impacts on designated sites and biodiversity features at this stage of assessment, therefore, Policy 7.1 could potentially have a minor negative impact on biodiversity.

C.10.4 SA Objective 4 – Landscape

C.10.4.1 Directing a large proportion of housing growth to Norwich and the surrounding fringe settlements would be likely to be in-keeping with the local character. This could potentially help to minimise possible adverse impacts on character and views. This policy aims to provide attractive, sustainable locations for growth which integrate well with the existing communities. Good design could potentially reduce impacts on landscape and visual receptors, for example the nearby Whitlingham Country Park and Catton Country Park.

C.10.4.2 A proportion of The Broads National Park is located within Norwich City Centre, comprising the River Wensum. Under this policy, development proposals should take account of the sites “*setting adjacent to the Broads*” and seek to support the priorities of the River Wensum Strategy. In line with this and Policy 2 of the GNLP, it would be unlikely that development proposals would result in significant adverse impacts on The Broads National Park. Therefore, a negligible impact on the landscape would be expected.

C.10.5 SA Objective 5 – Housing

C.10.5.1 The provision of 30,500 new homes within this policy would be expected to satisfy the housing need for Greater Norwich over the Plan period and would therefore have a major positive impact on local housing provision.

C.10.6 SA Objective 6 – Populations and Community

C.10.6.1 It is anticipated that under this policy, the majority of site end users would be located in areas with good access to essential services such as a convenience store, as well as local landscape designations and community facilities, such as playing fields and allotments. Furthermore, this policy seeks to support and expand Norwich’s provision of leisure, cultural and entertainment facilities, and provide green links to Norwich and The Broads. Access to services and increased social interaction would be expected to have a major positive impact on the local population and community.

C.10.7 SA Objective 7 – Deprivation

C.10.7.1 Deprivation can be measured using a range of indices. It is likely that the development of more high-quality affordable homes and increased job opportunities would have a minor positive impact on deprivation.

C.10.8 SA Objective 8 – Health

C.10.8.1 Although there are many GP surgeries situated within Norwich city, many areas within the Norwich Fringe would be likely to be located outside of a sustainable distance to a GP surgery. Norfolk and Norwich University Hospital is located to the west of Norwich District, and therefore the Norwich Fringe settlements to the west would be located within a sustainable distance to this NHS hospital, whereas those situated on the eastern side of Norwich may have somewhat restricted access. There is one leisure centre within Norwich, Riverside Leisure Centre, located to the

south east. Under this policy, it is anticipated that public transport links would be provided in order to ensure social infrastructure is accessible, and therefore this could potentially ensure that site end users at all potential development sites would have improved access to these health and leisure services.

C.10.8.2 Development proposals directed towards Norwich and the surrounding fringe settlements would be expected to provide the majority of site end users with good access to a diverse range of natural habitats and the PRoW network, which would be expected to help facilitate healthy and active lifestyles.

C.10.8.3 Overall, Policy 7.1 would be expected to have a minor positive impact on health and wellbeing as although not all development proposals may be located within a sustainable distance to all health care services, improved transport would be likely to ensure all site end users have access to these facilities.

C.10.9 SA Objective 9 – Crime

C.10.9.1 At this stage, it is uncertain how the development of homes and employment land allocated within this policy would affect crime rates across the Plan area. A negligible impact would be expected.

C.10.10 SA Objective 10 – Education

C.10.10.1 There are numerous primary and secondary schools located within Norwich city and the surrounding areas. The majority of residents within Norwich and its outskirts would be expected to have excellent access to primary and secondary education facilities. However, new residents in some areas such as Trowse, Cringleford and Easton allocated within this policy could potentially have somewhat restricted access to secondary schools. Education provision is planned by Norfolk County Council following specific guidance for new development. This policy states that necessary social infrastructure, including public transport, walking and cycling provision, will be required alongside the proposed growth.

C.10.10.2 In addition, development proposals for East Norwich under this policy would be required to include *“the provision of area-wide infrastructure and services, including a new local centre and a primary school”*. Furthermore, this policy outlines development at the University of East Anglia, providing an increased capacity for students. Therefore, a major positive impact

would be expected overall in regard to residents' access to primary, secondary, and higher education facilities.

C.10.11 SA Objective 11 – Economy

C.10.11.1 There are numerous key employment locations within and surrounding Norwich District, including the University of East Anglia and Norwich International Airport. It is anticipated that a range of employment opportunities would be accessible via local public transport or walking and cycling.

C.10.11.2 This policy proposes the development of 257ha of employment space providing opportunities for a range of businesses, and supports the expansion of several employment allocations, including at Norwich Research Park and the University of East Anglia. Furthermore, as the loss of existing employment floorspace would be resisted under this policy, and a range of employment floorspace would be expected to be provided, it is anticipated that this policy would result in a significant net gain of employment floorspace. Overall, a major positive impact on the local economy would be expected.

C.10.12 SA Objective 12 – Transport and Access to Services

C.10.12.1 The proposed development within Norwich City Centre and East Norwich would be expected to have excellent access to railway services at Norwich Station. However, the proposed development proposed at Three Score, the University of East Anglia and the majority of the Norwich Fringe under this policy would be likely to have somewhat limited access to railway stations.

C.10.12.2 Within Norwich there are good transport links in the form of bus and rail services, to areas within the Plan area and nationally. This policy states that development would have a “*focus on public transport, walking and cycling*”. This would be expected to help to provide site end users with better connections to workplaces and social infrastructure, and to improve existing pedestrian and bus links including those to onward travel facilities such as railway stations. By locating site end users within close proximity to these transport services, they would be expected to have good access to these sustainable transport options. However, the scale of development would be likely to situate a large number of site end users near an already congested road transport network. New development would therefore be expected to add pressure to the network.

C.10.12.3 Under this policy, “development will be required to contribute to measures promoted by Transport for Norwich to improve accessibility, connectivity, legibility and permeability within the city centre”. Therefore, it would be expected that despite traffic congestion issues within the city centre, this policy would be likely to ensure site end users have good access to areas in and around the city centre, Norfolk and nationally. As a significant proportion of the proposed housing growth is to be located in the Norwich Fringe, it is recommended that this policy could be expanded to specify how this population increase will be supported in terms of sustainable transport.

C.10.12.4 Therefore, overall this policy would be likely to ensure site end users have excellent access to areas in and around the city centre, Norfolk and nationally. Overall, a minor positive impact would be expected.

C.10.13 SA Objective 13 – Historic Environment

C.10.13.1 There are numerous Listed Buildings located within Norwich District, primarily focused towards the historic city centre. There are also numerous Scheduled Monuments also located in and around the city. In addition, there are nine Registered Parks and Gardens within Norwich District, which include Eaton Park, Chapelfield Gardens and Waterloo Park. In addition, there are three Registered Parks and Gardens located just outside of Norwich District; Crown Point, Catton Hall and Intwood Hall. Norwich City Centre Conservation Area is located in the centre of Norwich and numerous Conservation Areas surround the city centre, which include Mile Cross, Hellesdon, Cringleford, Heigham Grove, Thorpe Ridge and Thorpe St Andrew Conservation Areas.

C.10.13.2 This policy states that development proposals should integrate well with existing communities. It is assumed that this policy would be in line with the requirements of Policy 3 to ensure that heritage assets and the local historic environment are conserved and enhanced. Particular reference is made to the protection and enhancement of heritage assets within East Norwich including Carrow Abbey and its setting, as well as Conservation Areas and assets in surrounding areas.

C.10.13.3 This policy states that development proposals “*should address the principles set out in the City Centre Conservation Area Appraisal*”¹⁶. The Appraisal sets out the key heritage assets of the city and evaluates the significance of features within it. It is anticipated that by addressing the principles of this Appraisal, all future development within Norwich District would have regard to the current historic character and therefore, have a negligible impact on the local historic environment.

C.10.13.4 However, a change of policy wording from “*should*” to “*will*” would strengthen this policy. This policy could also be expanded to highlight opportunities for heritage-led regeneration.

C.10.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

C.10.14.1 The majority of Norwich District is located on ALC land described as ‘urban’. The land surrounding Norwich city comprises a mixture of ALC Grades 3 and 4, as well as areas described as ‘non-agricultural’ and ‘urban’. Although this policy promotes growth at existing locations which could provide opportunities for the redevelopment of brownfield sites, some of the development proposed under this policy could potentially result in the loss of BMV land, for example at Three Score, Cringleford and Easton, which primarily comprise ALC Grade 3 land.

C.10.14.2 Between 2017 and 2018, a total of 145,898 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2017 and 2018 was 409.5kg. Assuming new residents generate 409.5kg per capita, 63,135 people could be expected to increase the total annual waste generated in the Plan area by 25,853.8 tonnes, or 17.7%. Therefore, a major negative impact on natural resources across the Plan area would be expected.

C.10.15 SA Objective 15 – Water

C.10.15.1 The entirety of Norwich District and the majority of the fringe area is located within the inner zone, outer zone or catchment of a groundwater SPZ (Zone I, II or III). A network of watercourses surrounds Norwich district, including the River Yare and River Tas to the south east of the city, and the River Wensum and River Tud to the north west. The River

¹⁶ Norwich City Council (2007) Norwich City Centre, Conservation Area Appraisal. Available at: https://www.norwich.gov.uk/downloads/20254/conservation_area_appraisals [Date Accessed: 26/06/19]

Wensum passes through the centre of Norwich and the River Yare follows the southern boundary of Norwich District. At this stage of assessment, it cannot be ruled out that development proposals under Policy 7.1 could potentially increase the risk of contamination of groundwater sources and above ground watercourses, such as the River Wensum and River Yare. Therefore, this policy could potentially have a minor negative impact on water quality. Furthermore, water stress is a key issue for the Plan area, and therefore it is important to retain emphasis on water efficiency in future revisions to the Plan.

C.11 Policy 7.2 – The Main Towns

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
--	--	-	-	++	++	+	+	0	++	++	+	0	--	-

Policy 7.2 – The Main Towns

The Main Towns of Aylsham, Diss (with Roydon), Harleston, Long Stratton and Wymondham will continue to be developed to enhance their function as attractive places to live and providers of employment and services to serve the towns and their hinterlands, with substantial levels of development expected to take place. This will provide for around 6,300 additional homes and sites for employment and commercial land and related infrastructure.

The identified levels of development including growth committed in the Long Stratton and Wymondham Area Action Plans are:

Housing

Main Town	Existing deliverable commitment (including uplift & delivery 2018/19)	New allocations	Total deliverable housing commitment 2018 - 2038
Aylsham	221	300	521
Diss (with Roydon)	343	400	743
Harleston	173	450	623
Long Stratton	1,892	0	1,892

Wymondham ¹⁷	2,463	100	2,563
Total	5,092	1,250	6,342

Other residential development will be acceptable elsewhere within settlement boundaries subject to meeting the criteria of other policies in the Development Plan.

Employment

Main Town	Existing undeveloped employment allocations (hectares, April 2018)	New employment allocations (hectares)	Total employment allocations (hectares)
See Policy 1 for the strategic site in the main towns at Browick Road, Wymondham	22	0	22
Aylsham	4	0	4
Diss (with Roydon)	10.8	0	10.8
Harleston	6.8	0	6.8
Long Stratton	12.5	0	12.5
Wymondham	2.1	0	2.1
Total	58.2	0	58.2

Other small-scale employment development will be acceptable in principle elsewhere in the towns subject to meeting other policies in the development plan.

Retail and other town-centre type uses should be located in or adjoining the town centres. Proposals which support speciality and independent shopping, small-scale retailing and diversification of services and facilities will be encouraged.

Enhancements to the multi-functional green infrastructure network will be provided by development to contribute to the strategic network as set out in map 8 and to linking local networks.

¹⁷ The settlement of Wymondham is also identified as a contingency for 1,000 additional dwellings to be brought forward if delivery of housing in the GNLP area does not meet local plan targets. At this Regulation 18 stage, no specific site has been identified to provide this contingency housing allowance.

C.11.1 SA Objective 1 – Air Quality and Noise

C.11.1.1 The proposed development of 6,300 dwellings, 36ha of employment land, and supporting infrastructure under this policy would be expected to result in an increase in vehicles within the Plan area as a result of new residents, employees and visitors. This would be likely to result in a reduction in local air quality, to some extent. All of the Main Towns identified within this policy are located in close proximity to main roads which would be likely to expose site end users to higher levels of air and noise pollution. Therefore, a major negative impact on air and noise quality would be expected under this policy.

C.11.2 SA Objective 2 – Climate Change Mitigation and Adaptation

C.11.2.1 Aylsham, Diss, Harleston and Wymondham are surrounded by areas at risk of fluvial flooding. All of the identified Main Towns are also in areas at risk of surface water flooding to some extent. It is assumed that this policy would help to address flooding issues, in line with Policy 2. Enhancements to the green infrastructure network within this policy would also be expected to help reduce water runoff rates and as such, reduce the risk of both fluvial and pluvial flooding.

C.11.2.2 In 2017, Greater Norwich had a total annual carbon footprint of 2,073,300 tonnes CO₂, and residents had an average annual carbon footprint of 5.2 tonnes CO₂ per person. At 2.07 people per dwelling, the development of 6,300 new dwellings could increase the local population by approximately 13,041 people. The introduction of 13,041 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 67,813 tonnes, or 3.3%. Overall, a major negative impact would be expected for this objective.

C.11.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

C.11.3.1 It is considered unlikely that the proposed development within the Main Towns would have any adverse impact on Natura 2000 sites, SSSIs, National Nature Reserves or Local Nature Reserves. However, there are several stands of ancient woodland and County Wildlife Sites surrounding these towns. Furthermore, as the majority of the development proposals within this policy would be located on previously undeveloped land, a significant loss of ecologically important soil would be likely. Overall, an adverse impact on designated sites and biodiversity features cannot be

ruled out at this stage of assessment, therefore, Policy 7.2 could potentially have a minor negative impact on local biodiversity.

C.11.4 SA Objective 4 – Landscape

C.11.4.1 None of the identified Main Towns are located in close proximity to sensitive landscapes including The Broads National Park or Country Parks. However, under this policy, it is likely that development proposals would be located primarily on previously undeveloped greenfield land and as such, could potentially result in adverse impacts on landscape character and views. Good design could potentially reduce impacts on landscape and visual receptors. Despite this, overall a minor negative impact on the local landscape would be expected.

C.11.5 SA Objective 5 – Housing

C.11.5.1 The provision of 6,300 new homes within this policy would be expected to satisfy the housing need for Greater Norwich over the Plan period and would therefore have a major positive impact on local housing provision.

C.11.6 SA Objective 6 – Populations and Community

C.11.6.1 It is anticipated that under this policy, the majority of site end users would be located in areas with good access to essential services including social and green infrastructure. This would be expected to include services such as a convenience store, as well as local landscape designations and community facilities, such as playing fields and allotments. Access to services and the increased social interaction they could provide would be expected to have a major positive impact on the local population and community.

C.11.7 SA Objective 7 – Deprivation

C.11.7.1 Deprivation can be measured using a range of indices. It is likely that the development of more high-quality affordable homes and increased job opportunities would have a minor positive impact on deprivation.

C.11.8 SA Objective 8 – Health

C.11.8.1 The majority of proposed development within the Main Towns would be located within a sustainable distance to a GP surgery. Diss, Long Stratton and Wymondham are also located within a sustainable distance to a leisure centre. However, all of the Main Towns are located significantly outside

the target distance of an NHS hospital with an A&E department, with the nearest being Norfolk and Norwich University Hospital.

C.11.8.2 Existing transport links, such as bus services, would be likely to provide connections between the Main Towns and other settlements including Norwich city. Furthermore, it is assumed that this policy would be in line with the requirements of other policies, such as Policy 4, to provide improved sustainable transport connections including access to onward travel options, and therefore this could help to ensure that site end users at all potential development sites would have improved access to these essential health services.

C.11.8.3 Development proposals directed towards the identified Main Towns would be expected to provide site end users with good access to a diverse range of natural habitats and the PRoW network to facilitate healthy and active lifestyles.

C.11.8.4 Overall, a minor positive impact on health and wellbeing would be expected as although not all development proposals may be located within a sustainable distance to all health care services, improved transport would be likely to ensure all site end users have access to these facilities.

C.11.9 SA Objective 9 – Crime

C.11.9.1 At this stage, it is uncertain how the development of homes and employment land allocated within this policy would affect crime rates across the Plan area. A negligible impact would be expected.

C.11.10 SA Objective 10 – Education

C.11.10.1 All of the Main Towns contain a secondary school and several primary schools. Therefore, it is anticipated this this policy would have a major positive impact by placing the majority of new residents in locations with excellent access to educational facilities.

C.11.11 SA Objective 11 – Economy

C.11.11.1 It would be expected that the Main Towns contain numerous employment opportunities, such as those associated with suburban business parks and town centre retail areas. Furthermore, within this policy, 36ha of employment land is allocated within these Main Towns. It is anticipated that a range of employment opportunities would be accessible via local

public transport or walking and cycling. Overall, it would be expected that this policy would result in a net gain in employment floorspace, and therefore a major positive impact on the local economy would be expected.

C.11.12 SA Objective 12 – Transport and Access to Services

C.11.12.1 Development proposals within Diss and Wymondham would be likely to be located within a sustainable distance to nearby railway stations. The proposed development within the other Main Towns would be likely have somewhat limited access to railway stations.

C.11.12.2 Further development within these Main Towns could potentially add pressure to the congested road network within the town centres. However, it is assumed that this policy would be in conformity with the requirements of other policies, such as Policy 4, to promote sustainable transport. This would also be expected to improve access to onward travel facilities such as railway stations. As several of these Main Towns (notably Aylsham, Diss and Harleston) are located on the outskirts of Greater Norwich, these improved transport links would be essential in order to provide site end users with better connections to Norwich city, workplaces and social infrastructure.

C.11.12.3 Therefore, this policy would be likely to ensure site end users have good access to the city centre, Norfolk and nationally. Overall, a minor positive impact would be expected.

C.11.13 SA Objective 13 – Historic Environment

C.11.13.1 All of the identified Main Towns contain several Listed Buildings and coincide with, or are located in close proximity to, a Conservation Area. Blickling Hall Registered Park and Garden is located to the north of Aylsham, and Kimberley Hall to the north west of Wymondham. The outskirts of Diss and Aylsham contain Scheduled Monuments, and ‘Wymondham Abbey’ and ‘Moot Hill’ Scheduled Monuments are located within Wymondham town.

C.11.13.2 It is assumed that this policy would be in line with the requirements of Policy 3 to ensure that heritage assets and the local historic environment are conserved and enhanced. Policy 7.2 could be expanded to make reference to these requirements. It is expected that development within

the Main Towns would have regard to the current historic character and therefore, have a negligible impact on the local historic environment.

C.11.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

C.11.14.1 Between 2017 and 2018, a total of 145,898 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2017 and 2018 was 409.5kg. Assuming new residents generate 409.5kg per capita, 13,041 people could be expected to increase the total annual waste generated in the Plan area by approximately 5,340 tonnes, or 3.7%.

C.11.14.2 Under this policy, it is likely that development proposals would be located primarily on previously undeveloped greenfield land and as such, result in a net loss of agriculturally and ecologically valuable soils. As Aylsham, Harleston and Long Stratton are located on Grades 2 or 3 land, it is likely that this policy would result in a net loss of BMV land. This impact would be permanent and non-reversible and would also reduce the carbon sink capacity of soils across the Plan area. Overall, a major negative impact on natural resources would be expected.

C.11.15 SA Objective 15 – Water

C.11.15.1 Areas within Aylsham and Diss are located within the inner zone, outer zone and catchment of a groundwater SPZ (Zones I, II and III). Wymondham is located within the catchment of a groundwater SPZ. There are numerous watercourses located within close proximity to the Main Towns; The River Bure surrounds Aylsham, the River Waveney is located to the south of Diss and Harleston and the River Tiffey surrounds Wymondham. At this stage of assessment, it cannot be ruled out that some of the development proposals under this policy could potentially increase the risk of contamination of groundwater sources and above ground watercourses. Therefore, this policy could potentially have a minor negative impact on water quality. Furthermore, water stress is a key issue for the Plan area, and therefore it is important to retain emphasis on water efficiency in future revisions to the Plan.

C.12 Policy 7.3 – The Key Service Centres

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
--	--	-	-	++	+	+	-	0	+	++	-	0	--	-

Policy 7.3 – The Key Service Centres

The Key Service Centres of Acle, Blofield, Brundall, Hethersett, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham will continue to be developed to enhance their function as places to live and providers of employment and services to serve the settlement and its hinterland, with significant levels of development expected to take place in the majority of centres. This will provide for a minimum of 3,253 additional homes and sites for 11.79 hectares employment / commercial land and related infrastructure.

The main areas for development are:

Housing

Key Service Centre	Existing deliverable commitment (including uplift & delivery 2018/19)	New allocations	Total deliverable housing commitment 2018 - 2038
Acle	191	200	391
Blofield	338	15	353
Brundall	175	0	175
Hethersett	1,369	0	1,369

Hingham	16	100	116
Loddon / Chedgrave	200	200	400
Poringland / Framingham Earl	467	0	467
Reepham	142	0	142
Wroxham	4	0	4
Total	2,902	515	3,417

The sites to meet the above targets are in the Sites document.

Other residential development will be acceptable elsewhere within settlement boundaries subject to meeting the criteria of other policies in the Development Plan.

Employment

Key Service Centre	Existing undeveloped employment allocations (hectares, April 2018)	New allocations. (hectares)	Total employment allocations (hectares)
Acle	0.7	0	0.7
Hingham	2.2	0	2.2
Loddon / Chedgrave	1.8	0	1.8
Poringland / Framingham Earl	4.3	0	4.3
Reepham	2.8	0	2.8
Total	11.8	0	11.8

Other small-scale employment development will be acceptable in principle elsewhere in the key service centres subject to meeting other policies in the development plan.

Enhancements to the multi-functional green infrastructure network will be provided by development to contribute to the strategic network as set out in map 8 and to linking local networks.

C.12.1 SA Objective 1 – Air Quality and Noise

C.12.1.1 The proposed development of 3,253 dwellings, 11.8ha of employment land, and supporting infrastructure under this policy would be expected to result in an increase in vehicles within the Plan area as a result of new residents, employees and visitors. This would be likely to result in a reduction in local air quality, to some extent. Acle, Blofield, Brundall, Loddon and Wroxham are located in close proximity to main roads and railway lines which could potentially be sources of air and noise pollution. Therefore, a major negative impact on air and noise quality would be expected under this policy.

C.12.2 SA Objective 2 – Climate Change Mitigation and Adaptation

C.12.2.1 Acle, Brundall, Loddon, Chedgrave and Wroxham are surrounded by areas of fluvial flood risk. There are large areas of surface water flood risk within Acle, Higham, Loddon, Chedgrave, Poringland and Wroxham as well as surrounding Brundall, Blofield, Hethersett and Reepham. It is assumed that this policy would help to address flooding issues, in line with Policy 2. Enhancements to the green infrastructure network within this policy would also be expected to help reduce water runoff rates and as such, reduce the risk of both fluvial and pluvial flooding.

C.12.2.2 In 2017, Greater Norwich had a total annual carbon footprint of 2,073,300 tonnes CO₂, and residents had an average annual carbon footprint of 5.2 tonnes CO₂ per person. At 2.07 people per dwelling, the development of 3,253 new dwellings could increase the local population by approximately 6,733 people. The introduction of 6,734 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 35,015 tonnes, or 1.7%. Overall, a major negative impact would be expected for this objective.

C.12.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

C.12.3.1 Acle, Brundall, Blofield, Loddon, Chedgrave, Reepham and Wroxham are located in close proximity to Natura 2000 sites including sections of the ‘Norfolk Valley Fens’ SAC, ‘The Broads’ SAC and ‘Broadland’ SPA/Ramsar. Development proposals in these locations could potentially result in increased threats and pressures to these nationally designated sites.

C.12.3.2 Many of the Key Service Centres identified within this policy are also located in close proximity to SSSIs. Brundall and Blofield are located in close proximity to 'Mid-Yare' National Nature Reserve (NNR). Wroxham is located in close proximity to 'Bure Marshes' NNR. Furthermore, there are several stands of ancient woodland and County Wildlife Sites surrounding these settlements. Additionally, as the majority of the development proposals within this policy would be located on previously undeveloped land, a significant loss of ecologically important soil would be likely. As a result, it is anticipated that by directing development to these locations, Policy 7.3 could potentially have a minor negative impact on biodiversity assets located within the Plan area.

C.12.4 SA Objective 4 – Landscape

C.12.4.1 Acle, Blofield, Brundall, Loddon, Chedgrave and Wroxham are located in close proximity to The Broads National Park. It is anticipated the development proposals directed to these locations could potentially be visible from, and/or alter the setting of, this National Park. Policy 7.1 states development proposals should take account of the sites "*setting adjacent to the Broads*". Greater reference to The Broads National Park could also be made within this policy, due to the close proximity of growth to this sensitive landscape. Overall, in line with this and Policy 2 of the GNLP, it would be unlikely that development proposals would result in adverse impacts on The Broads National Park. Therefore, a negligible impact on the local landscape would be expected.

C.12.4.2 However, under this policy, it is likely that development proposals would be located primarily on previously undeveloped greenfield land and as such, could potentially result in adverse impacts on landscape character and views. Good design could potentially reduce impacts on landscape and visual receptors. Despite this, overall a minor negative impact on the local landscape would be expected.

C.12.5 SA Objective 5 – Housing

C.12.5.1 The provision of 3,253 new homes within this policy would be expected to satisfy the housing need for Greater Norwich over the Plan period and would therefore have a major positive impact on local housing provision.

C.12.6 SA Objective 6 – Populations and Community

C.12.6.1 It is anticipated that under this policy, the Key Service Centres would provide site end users with good access to essential services including social and green infrastructure. This would be expected to include services such as a convenience store, as well as local landscape designations and community facilities, such as playing fields and allotments. However, as some of the proposed development within this policy is directed to the periphery of these Key Service Areas, some site end users could potentially be located outside of a sustainable walking distance to central services such as shops and post offices. Overall, the majority of site end users would be likely to have good access to services and the increased social interaction they could provide, and therefore a minor positive impact on the local population and community would be expected.

C.12.7 SA Objective 7 – Deprivation

C.12.7.1 Deprivation can be measured using a range of indices. It is likely that the development of more high-quality affordable homes and increased job opportunities would have a minor positive impact on deprivation.

C.12.8 SA Objective 8 – Health

C.12.8.1 The proposed development within all of the Key Services Centres would be likely to be located within a sustainable distance to a GP surgery. However, this policy would direct a large proportion of new residents to locations outside the target distance of an NHS hospital with an A&E department or a leisure centre. Only Hethersett is located within a sustainable distance of Norfolk and Norwich University Hospital. None of the Key Service Centres are located within a sustainable distance to a leisure centre.

C.12.8.2 It is assumed that this policy would be in line with the requirements of other policies, such as Policy 4, to provide improved sustainable transport connections including access to onward travel options, and therefore this could help to improve access to some of these essential health services.

C.12.8.3 Development proposals directed towards the identified Key Service Centres would be expected to provide site end users with good access to a diverse range of natural habitats and the PRow network to facilitate healthy and active lifestyles.

C.12.8.4 Overall, a minor negative impact on health and wellbeing would be expected as not all development proposals would be located within a sustainable distance to health care services and due to the rural nature of the area, it is considered unlikely that improved transport would provide all site end users with sustainable access to these facilities.

C.12.9 SA Objective 9 – Crime

C.12.9.1 At this stage, it is uncertain how the development of homes and employment land allocated within this policy would affect crime rates across the Plan area. A negligible impact would be expected.

C.12.10 SA Objective 10 – Education

C.12.10.1 All of the Key Service Centres are located within a sustainable distance to a primary school. Acle, Hethersett, Loddon and Chedgrave, Poringland and Framingham Earl, Reepham and Wroxham are also located within a sustainable distance to a secondary school. However, the proposed development within Brundall, Blofield and Hingham would be likely to be located outside a sustainable distance to a secondary school. It is assumed that this policy would be in conformity with the requirements of other policies, such as Policy 4, to promote sustainable transport. This could potentially help to improve access to social infrastructure such as schools. Overall, it is anticipated this policy would have a minor positive impact by placing the majority of new residents in locations with good access to educational facilities.

C.12.11 SA Objective 11 – Economy

C.12.11.1 It would be expected that some of the market towns within the Key Service Centres listed in this policy, for example Hingham and Loddon, would provide employment opportunities such as those associated with local businesses, retail areas, and out-of-town business parks. Furthermore, 11.8ha of employment land is allocated within these Key Service Centres. It is anticipated that a range of employment opportunities would be accessible via local public transport or walking and cycling. Overall, it would be expected that this policy would result in a net gain in employment floorspace, and therefore a major positive impact on the local economy would be expected.

C.12.12 SA Objective 12 – Transport and Access to Services

C.12.12.1 Development proposals within Acle, Blofield, Brundall and Wroxham would be likely to be located within a sustainable distance to nearby railway stations. The proposed development within the other Key Service Centres would be likely have limited access to railway stations, especially Reepham which is located over 14km from the nearest station.

C.12.12.2 It is assumed that this policy would be in conformity with the requirements of other policies, such as Policy 4, to promote sustainable transport. This could potentially help to improve access to workplaces and social infrastructure. However, as these Key Service Areas are located in primarily rural areas across Greater Norwich, this would be unlikely to provide all site end users with sustainable connections to Norwich city centre, Norfolk and nationally. Overall, a minor negative impact would be expected.

C.12.13 SA Objective 13 – Historic Environment

C.12.13.1 Salle Park Registered Park and Garden (RPG) is located to the north east of Reepham. Langley Park RPG is located to the north west of Loddon and Chedgrave. The settlements of Hingham, Loddon, Chegrave, Reepham and Wroxham coincide with, or are located in close proximity to, Conservation Areas. There are several Scheduled Monuments located to the north of Framingham Earl. All of the identified Key Service Centres contain several Listed Buildings.

C.12.13.2 It is assumed that this policy would be in line with the requirements of Policy 3 to ensure that heritage assets and the local historic environment are conserved and enhanced. Policy 7.3 could be expanded to make reference to these requirements. It is expected that development within the Key Service Areas would have regard to the current historic character and therefore, have a negligible impact on the local historic environment.

C.12.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

C.12.14.1 Between 2017 and 2018, a total of 145,898 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2017 and 2018 was 409.5kg. Assuming new residents generate 409.5kg per capita, 6,734 people could be expected to increase

the total annual waste generated in the Plan area by approximately 2,757 tonnes, or 1.9%.

C.12.14.2 Under this policy, it is likely that development proposals would be located primarily on greenfield land and as such, result in a net loss of agriculturally and ecologically valuable soils. As all of the identified Key Service Centres are located wholly or partially on Grades 2 or 3 land, it is likely that this policy would result in a net loss of BMV soils. This impact would be permanent and non-reversible and would also reduce the carbon sink capacity of soils across the Plan area. Overall, a major negative impact on natural resources would be expected.

C.12.15 SA Objective 15 - Water

C.12.15.1 Blofield, Brundall, Hethersett, Hingham, Poringland, Farmingham Earl, Reepham and Wroxham are located within the catchment of a groundwater SPZ (Zone III). There are numerous watercourses located within close proximity to the Key Service Centres; The River Chet is located between Loddon and Chedgrave, the Run Dike is located between Brundall and Blofield and the River Bure is located north east of Acle and surrounds Wroxham. At this stage of assessment, it cannot be ruled out that some of the development proposals under this policy could potentially increase the risk of contamination of groundwater sources and above ground watercourses. Therefore, this policy could potentially have a minor negative impact on water quality. Furthermore, water stress is a key issue for the Plan area, and therefore it is important to retain emphasis on water efficiency in future revisions to the Plan.

C.13 Policy 7.4 –Village Clusters

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
-	--	-	-	++	+	+	--	0	+	-	-	0	--	-

Policy 7.4 –Village Clusters

Housing

To provide a minimum of 4,083 homes as set out in Policy 1 and to support village services, provide choice for the market and promote delivery of a variety of housing types and tenures, housing development will be supported in principle on a range of sites within the village clusters defined in appendix 5. To achieve this:

1. Sites in village clusters to provide a minimum of 1,200 homes will be allocated through a South Norfolk village clusters plan;
2. Sites in village clusters in Broadland to provide up to 480 homes are allocated in the Greater Norwich Local Plan Sites Plan.

The sites in Broadland consist of:

1. Existing sites with planning permission and allocated sites set out in the GNLP Sites document, and in Neighbourhood Plans; and
2. Windfall development sites within, adjacent or well related to settlement boundaries with good access to services, including safe routes to schools, subject to other policies of the Local Plan.

These windfall sites in Broadland can be delivered:

- a) Through market led housing development for a minimum of 15 dwellings, which must include 33% affordable housing, in village clusters where suitable sites have not been submitted for allocation in this plan (see appendix 5). The amount of growth in each cluster should reflect primary school capacity and accessibility to services.
- b) Through affordable housing led development, which may include an element of market housing (including self/custom build) if necessary for viability, up to a maximum of 15 dwellings in total.

The cumulative amount of windfall development permitted during the Plan period should not have a negative impact on the character and scale of settlements in any village cluster and should reflect the cluster’s growth potential as set out in appendix 5.

Employment

The allocated Employment Areas are:

Location	Existing undeveloped employment allocations (hectares, April 2018)	New allocations (hectares)	Total employment allocations (hectares)
See Policies 1 and 6 for the strategic site at Hethel	20	0.8	20.8
Brooke	4.8	0	4.8
Foulsham	1.1	0	1.1
Lenwade	2.4	0	2.4
Lingwood	2.3	0	2.3
Total	30.6	0.8	31.4

Other small-scale employment development will be acceptable in principle elsewhere within village development boundaries or through the re-use of rural buildings subject to meeting other policies in the development plan.

Enhancements to the multi-functional green infrastructure network provided by development will contribute to the strategic network as set out in map 8 and to linking local networks.

C.13.1 SA Objective 1 – Air Quality and Noise

C.13.1.1 This policy would direct development towards villages where the air is likely to be of higher quality than in larger settlements and urban areas. These areas are located away from AQMAs and are generally situated away from main roads or railway lines which are sources of air and noise pollution. The proposed development of 4,083 dwellings, 31.4ha of employment land, and supporting infrastructure within these rural villages could potentially reduce the current air quality. Therefore, a minor negative impact would be expected.

C.13.2 SA Objective 2 – Climate Change Mitigation and Adaptation

C.13.2.1 The main areas of fluvial flood risk across the Plan area are to the east, associated with the network of watercourses including the Rivers Yare, Bure and Waveney. The majority of the Plan area is at risk of surface water flooding, with South Norfolk generally being at greater risk than Broadland. By distributing sites within villages across the Plan area under this policy, it would be expected that there would be greater scope to direct development proposals away from land at risk of fluvial or pluvial flooding, which would be expected to have a positive impact in terms of climate change adaptation.

C.13.2.2 In 2017, Greater Norwich had a total annual carbon footprint of 2,073,300 tonnes CO₂, and residents had an average annual carbon footprint of 5.2 tonnes CO₂ per person. At 2.07 people per dwelling, the development of 4,083 new dwellings could increase the local population by approximately 8,452 people. The introduction of 8,452 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 43,949 tonnes, or 2.1%. Therefore overall, this policy would be expected to have a major negative impact for this objective, in terms of carbon emissions across the Plan area.

C.13.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

C.13.3.1 This policy would offer flexibility over where to locate sites. It is therefore likely that the Plan would be able to direct development towards sites that do not coincide with, and are not adjacent to, sensitive biodiversity designations such as SSSIs, NNRs, LNRs and stands of ancient woodland. However, smaller sites would also require development at a number of locations. The preference for developing on previously developed land is somewhat limited under this policy. Development proposals at a number of greenfield sites would be expected to result in a net loss in vegetation cover and ecologically valuable soil across the Plan area, whilst also contributing to further fragmentation of local ecological networks. As such, an overall minor negative impact on biodiversity features across the Plan area would be expected.

C.13.4 SA Objective 4 – Landscape

C.13.4.1 Broads National Park is located to the east of the Plan area. It is anticipated the development proposals directed to some of these Village Cluster locations could potentially be visible from, and/or alter the setting

of, this National Park. It is assumed that, as stated within Policy 7.1, development proposals should take account of the sites “*setting adjacent to the Broads*”. Greater reference to The Broads National Park could be made within this policy, due to the close proximity of growth to this sensitive landscape. Overall, in line with this and Policy 2 of the GNLP, it would be unlikely that development proposals would result in adverse impacts on The Broads National Park. Therefore, a negligible impact on the local landscape would be expected.

C.13.4.2 However, under this policy, it is likely that development proposals would be located primarily on previously undeveloped greenfield land and as such, could potentially result in adverse impacts on landscape character and views. Good design could potentially reduce impacts on landscape and visual receptors. Despite this, overall a minor negative impact on the local landscape would be expected.

C.13.5 SA Objective 5 – Housing

C.13.5.1 The proposed development of 4,083 houses across the identified villages would be expected to have a major positive impact on the housing provision across the Plan area. By locating new residential development across these small villages, there is the opportunity for the Plan to diversify the housing market in numerous locations across the Plan area.

C.13.6 SA Objective 6 – Populations and Community

C.13.6.1 Policy 7.4 allocates a number of sites within existing settlements, and states that windfall development will be supported if the proposed sites are located within, adjacent, or well related to settlement boundaries with good access to services. Under this policy, it is considered likely that site end users would be located in close proximity to local services such as a convenience store and to local landscape designations, including playing fields and allotments. As such, development under this policy would be likely to provide site end users with good access to essential services and as such, result in a minor positive impact on opportunities for integration with the local community.

C.13.7 SA Objective 7 – Deprivation

C.13.7.1 Deprivation can be measured using a range of indices. It is likely that the development of more high-quality affordable homes and increased job opportunities would have a minor positive impact on deprivation.

C.13.8 SA Objective 8 – Health

C.13.8.1 It would be expected that under this policy, site end users would have excellent access to a diverse range of natural habitats and outdoor recreation opportunities via the local PRoW network. However, this policy would direct a large portion of new residents to locations outside the target distance of an NHS hospital with an A&E department, a GP surgery or a leisure centre. Options for accessing these health services via public transport modes would also be likely to be very limited for new residents. As a result, a major negative impact on site end users' access to health care facilities would be expected.

C.13.9 SA Objective 9 – Crime

C.13.9.1 At this stage, it is uncertain how the development of homes and employment land allocated within this policy would affect crime rates across the Plan area. A negligible impact would be expected.

C.13.10 SA Objective 10 – Education

C.13.10.1 Under this policy, it is required that windfall development proposals are located within or adjacent to settlement boundaries with good access to services, including safe routes to schools. This would be expected to ensure new residents have good access to the nearest primary or secondary school and limits the amount of growth by local school capacity. However, due to the rural and remote nature of many of these Village Clusters, it is unlikely that all development would be located in a sustainable distance from these schools. Overall, a minor positive impact would be expected in regard to access to education.

C.13.11 SA Objective 11 – Economy

C.13.11.1 Within this policy, 31.4ha of employment land is allocated within Brooke, Foulsham, Lenwade and Lingwood. By directing employment land towards these villages, this policy could potentially make a positive contribution towards boosting the vitality of these smaller settlements and improve the access to employment for site end users in these areas.

C.13.11.2 However, as this policy directs development towards rural villages, site end users in some locations could potentially be located relatively far away from employment opportunities. Therefore, overall this policy could potentially have a minor negative impact on the local economy.

C.13.12 SA Objective 12 – Transport and Access to Services

C.13.12.1 There is a vast network of PRowS across Greater Norwich. This would be likely to provide good pedestrian access within and around these settlements. However, many of the Village Clusters are situated in remote areas within Greater Norwich, with limited access to railway stations, which are primarily located within Norwich and the east of the Plan area, with some stations also located to the west of South Norfolk. Site end users in more rural locations would also be expected to have limited access to regular bus services, despite some expected transport improvements in line with Policy 4. It is likely that a large proportion of site end users would be situated outside the target distance of public transport links. The rural location of development proposals under this policy would be expected to contribute to a relatively high reliance on personal car use and therefore, a minor negative impact would be expected.

C.13.13 SA Objective 13 – Historic Environment

C.13.13.1 Heritage assets are widely distributed throughout the Plan area, many of which are associated with historic village settlements. Many of the sites delivered under this policy would be likely to be located in close proximity to Listed Buildings or Conservation Areas. Potential adverse impacts on these heritage assets would be largely determined by the precise location, design and layout of development. Much of the proposed development within these villages would be likely to be relatively small scale and as such, there would be good scope for avoiding or mitigating potential adverse impacts on local historic assets. It is assumed that this policy would be in line with the requirements of Policy 3 to ensure that heritage assets and the local historic environment are conserved and enhanced. Policy 7.4 could potentially be expanded to make reference to these requirements. It is expected that development within the Village Clusters would have regard to the current historic character and therefore, have a negligible impact on the local historic environment.

C.13.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

C.13.14.1 Under this policy, it is likely that development will occur at a number of greenfield sites, which would be expected to result in a net loss of agriculturally and ecologically valuable soils. As the significant majority of soils in the Plan area are Grade 3 land, it is likely that this policy would result in a net loss of BMV land. This impact would be permanent and non-

reversible and would also reduce the carbon sink capacity of soils across the Plan area.

- C.13.14.2 Between 2017 and 2018, a total of 145,898 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2017 and 2018 was 409.5kg. Assuming new residents generate 409.5kg per capita, 8,452 people could be expected to increase the total annual waste generated in the Plan area by approximately 3,461 tonnes, or 2.4%. Overall, a major negative impact on natural resources would be expected.

C.13.15 SA Objective 15 – Water

- C.13.15.1 The centre and west of Greater Norwich are located within groundwater SPZs. There is also a network of rivers and watercourses located across the Plan area. As development under this policy will be located in rural villages spread out across the Plan area, it is considered likely that some development would be located within groundwater SPZs or in close proximity to watercourses. As a result, development under this policy could potentially increase the risk of contamination of groundwater sources or watercourses and therefore a minor negative impact would be expected. Furthermore, water stress is a key issue for the Plan area, and therefore it is important to retain emphasis on water efficiency in future revisions to the Plan.

C.14 Policy 7.5 – Small Scale Windfall Housing Development

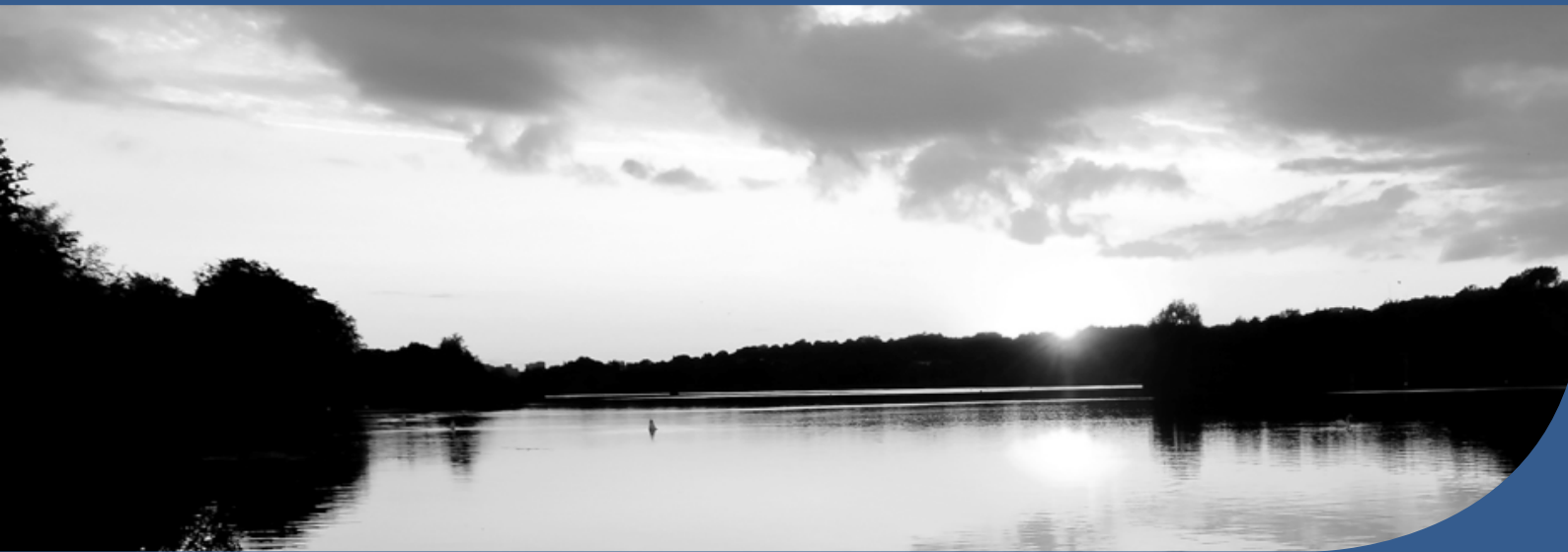
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
0	0	0	+	+	0	0	0	0	0	0	0	0	+	0

Policy 7.5 – Small Scale Windfall Housing Development

Development of up to a maximum of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Self/custom build will be supported. Proposals will particularly respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.

- C.14.1.1 Policy 7.5 seeks to restrict windfall development within parishes to three additional dwellings, located adjacent to the development boundary or amongst the existing settlement at infill sites.
- C.14.1.2 The provision of up to three additional dwellings per parish within this policy would be expected to contribute towards meeting the identified housing need for Greater Norwich over the Plan period and would therefore have a minor positive impact on local housing provision (SA Objective 5).
- C.14.1.3 Through directing new development to infill sites, and small amounts of development to the edges of existing settlements, this policy could potentially help to promote the efficient use of land including development on brownfield sites. Therefore, this could also consequently help to protect agriculturally important land. A minor positive impact would be expected on natural resources (SA Objective 14).

C.14.1.4 Furthermore, this policy seeks to ensure that windfall housing development proposals conserve the built and natural environment. This development is required to be in keeping with the settlement structure, in order to help conserve the local character and sense of place. A minor positive impact on the local landscape would therefore be expected (SA Objective 4).



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