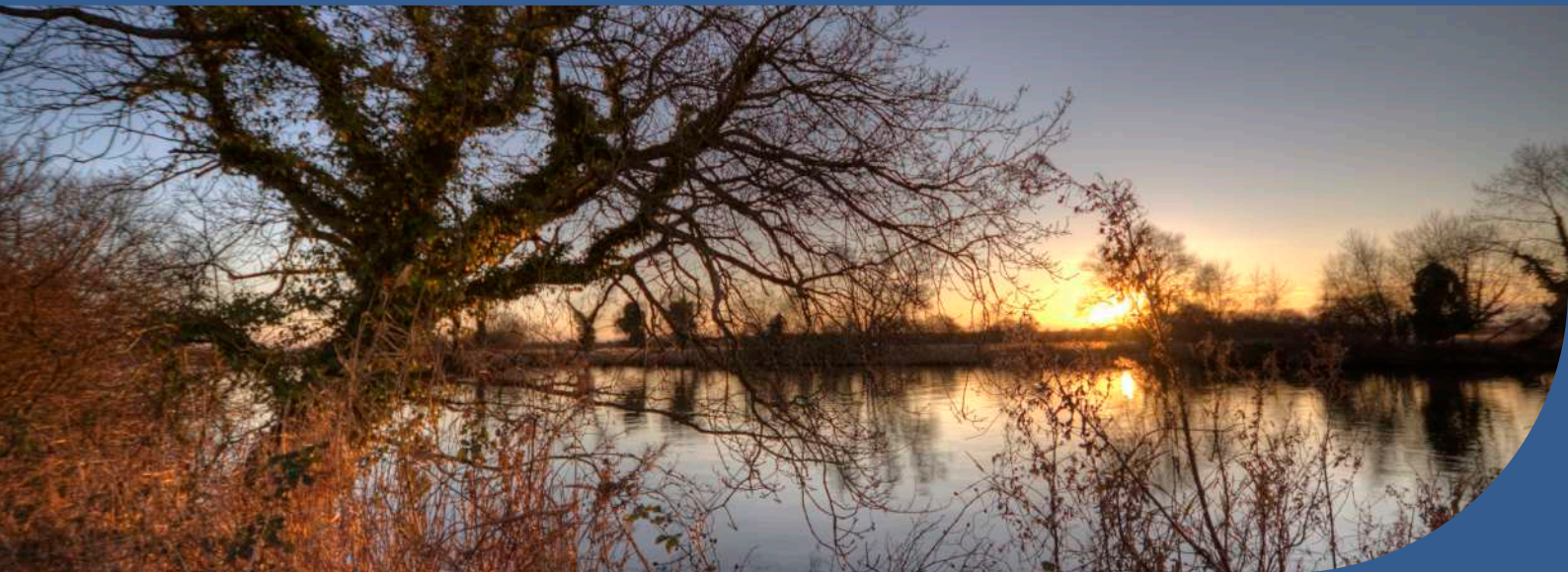


# Sustainability Appraisal and Strategic Environmental Assessment of the Greater Norwich Local Plan

**DRAFT**

**Volume 3 of 3: Appendices**

December 2020



**LEPUS** CONSULTING  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

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

## Volume 3 of 3: Appendices

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Front cover: River Yare at Strumpshaw Fen by Peter Munks

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# Appendices

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## Appendix A: SA Framework

Theme	Over-arching Objective	Decision making criteria for site allocations and general polices	Suggested indicators	Suggested targets
<b>Air Quality and Noise (ref: SA1)</b>	Minimise air, noise and light pollution to improve wellbeing.	<ul style="list-style-type: none"> <li>Will it have a significant impact on AQMAs in Norwich city central and Hoveton?</li> <li>Will it minimise impact on air quality?</li> <li>Will it minimise the impact of light and noise pollution?</li> </ul>	Concentration of selected air pollutants: <ol style="list-style-type: none"> <li>NO<sub>2</sub></li> <li>PM<sub>10</sub> (particulate matter)</li> </ol>	Decrease
<b>Climate Change Mitigation and Adaptation (ref: SA2)</b>	Continue to reduce carbon emissions, adapting to and mitigating against the effects of climate change.	<ul style="list-style-type: none"> <li>Will it minimise CO<sub>2</sub> emissions?</li> <li>Will it support decentralised and renewable energy generation?</li> <li>Will it minimise the risk of fluvial or surface water flooding?</li> </ul>	CO <sub>2</sub> 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
<b>Biodiversity, Geodiversity and Green Infrastructure (ref: SA3)</b>	Protect and enhance the area's biodiversity and geodiversity assets and expand the provision of green infrastructure.	<ul style="list-style-type: none"> <li>Will it minimise impact on designated sites and important species and habitats?</li> <li>Could it provide opportunities for bio- or geo-diversity enhancement?</li> <li>Could it contribute to green infrastructure networks?</li> <li>Will it help minimise the impact on air quality at designated sites?</li> <li>Will it ensure that current ecological networks are not compromised and future improvements in habitat connectivity are not prejudiced?</li> </ul>	Net change in Local Sites in "Positive Conservation Management"	Year on year improvements
			Percentage of SSSIs in: <ol style="list-style-type: none"> <li>favourable condition;</li> <li>unfavourable recovering;</li> <li>unfavourable no change;</li> <li>unfavourable declining; or</li> <li>destroyed/ part destroyed.</li> </ol>	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 impact on site of acknowledged biodiversity importance.	None
			Percentage of allocated residential development sites, or sites permitted for	Minimise



Theme	Over-arching Objective	Decision making criteria for site allocations and general polices	Suggested indicators	Suggested targets
			development of 10 or more homes, that have access to a semi-natural green space of at least 2ha within 400m.	
			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.
<b>Landscape (ref: SA4)</b>	Promote efficient use of land, while respecting the variety of landscape types in the area.	<ul style="list-style-type: none"> <li>Will it minimise impact on the landscape character of the area, including the setting of the Broads?</li> <li>Will it enable development of previously developed land?</li> <li>Will it make efficient use of land?</li> </ul>	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
<b>Housing (ref: SA5)</b>	Ensure that everyone has good quality housing of the right size and tenure to meet their needs.	<ul style="list-style-type: none"> <li>Will it ensure delivery of housing to meet needs in appropriate locations?</li> <li>Will it deliver affordable housing and other tenures to meet needs?</li> <li>Will it ensure a variety in the size and design of dwellings, to meet a range of circumstances and needs?</li> </ul>	Net housing completions	Meet or exceed annual trajectory requirements
			Affordable housing completions	tbc
			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
<b>Population and Communities (ref: SA6)</b>	Maintain and improve the quality of life of residents.	<ul style="list-style-type: none"> <li>Will it enhance existing, or provide new community facilities?</li> </ul>	No indicators for provision of community facilities have been identified	

Theme	Over-arching Objective	Decision making criteria for site allocations and general polices	Suggested indicators	Suggested targets
		<ul style="list-style-type: none"> <li>Will promote integration with existing communities?</li> </ul>		
<b>Deprivation (ref: SA7)</b>	To reduce deprivation.	<ul style="list-style-type: none"> <li>Will it help to reduce deprivation?</li> </ul>	Indicator and targets from IMD to be identified	
<b>Health (ref: SA8)</b>	To promote access to health facilities and promote healthy lifestyles.	<ul style="list-style-type: none"> <li>Will it maximise access to health services, taking into account the needs of an ageing population?</li> <li>Will it promote healthy lifestyles?</li> <li>Will it avoid impact on the quality and extent of existing assets, such as formal and informal footpaths?</li> </ul>	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	
<b>Crime (ref: SA9)</b>	To reduce crime and the fear of crime.	<ul style="list-style-type: none"> <li>Will it help design out crime from new development?</li> </ul>	Indicator and target for crime reduction to be identified	
<b>Education (ref: SA10)</b>	To improve skills and education.	<ul style="list-style-type: none"> <li>Will it enable access to education and skills training?</li> </ul>	Indicator and target for access to education facilities to be identified	
<b>Economy (ref: SA11)</b>	Encourage economic development covering a range of sectors and skill levels to improve employment opportunities for residents and maintain and enhance town centres.	<ul style="list-style-type: none"> <li>Will it promote Greater Norwich as a regional economic centre?</li> <li>Will it promote employment land provision to support existing and future growth sectors?</li> <li>Will it promote a range of employment opportunities?</li> <li>Will it promote vibrant town centres?</li> <li>Will it promote the rural economy?</li> </ul>	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)
			Annual count of jobs by BRES across the Plan area	Measure against GNLP annualised jobs targets (2,222 p.a in JCS.)
			Employment rate of economically active population	Increase
			Percentage of workforce employed in higher occupations	Annual increase of 1%
<b>Transport and Access to Services (ref: SA12)</b>	Reduce the need to travel and promote the use of sustainable transport modes.	<ul style="list-style-type: none"> <li>Does it reduce the need to travel?</li> <li>Does it promote sustainable transport use?</li> <li>Does it promote access to local services?</li> <li>Does it promote road safety?</li> </ul>	Percentage of residents who travel to work: <ul style="list-style-type: none"> <li>a) By private motor vehicle;</li> <li>b) By public transport;</li> <li>c) By foot or cycle; or</li> <li>d) Work at, or mainly at, home.</li> </ul>	Decrease in a), increase in b), c) and d).

Theme	Over-arching Objective	Decision making criteria for site allocations and general polices	Suggested indicators	Suggested targets
		<ul style="list-style-type: none"> <li>Does it promote strategic access to and within the area?</li> </ul>	IMD Access to services and housing	Increase the number of LSOAs in the least deprived 50% on the IMD for access to housing and services
<b>Historic Environment (ref: SA13)</b>	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"> <li>Does it enable the protection and enhancement of heritage assets, including their setting?</li> <li>Does it provide opportunities to reveal and conserve archaeological assets?</li> <li>Could it benefit heritage assets currently 'at risk'?</li> </ul>	Percentage of Conservation Areas with appraisals	Year on year increase
			Heritage at risk – number and percentage of <ul style="list-style-type: none"> <li>a) Listed buildings; and</li> <li>b) Scheduled Ancient Monuments.</li> </ul> on Buildings at Risk register	Year on year reduction
<b>Natural Resources, Waste and Contaminated Land (ref: SA14)</b>	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"> <li>Does it contribute to the minimisation of waste production and to recycling?</li> <li>Does it safeguard existing and planned mineral and waste operations?</li> <li>Will it help to remediate contaminated land?</li> <li>Does it avoid loss of the best and most versatile agricultural land (grades 1-3a)?</li> <li>Will there be adequate provision for waste and recycling facilities?</li> </ul>	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	
<b>Water (ref: SA15)</b>	Maintain and enhance water quality and ensure the most efficient use of water.	<ul style="list-style-type: none"> <li>Will it maximise water efficiency?</li> <li>Will it minimise impact on water quality?</li> <li>Will it impact on water discharges that affect designated sites?</li> <li>Will it contribute to achieving the River Basin Management Plan actions and objectives?</li> </ul>	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)	

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# Appendix B: Plan, Policy and Programme Review

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## B.1 Air

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to air
<b>European Air Quality Directive (1996)</b>	The Directive aims to improve air quality throughout Europe by controlling the level of certain pollutants and monitoring their concentrations. In particular, the Directive aims to establish levels for different air pollutants; draw up common methods for assessing air quality; methods to improve air quality; and make sure that information on air quality is easily accessible to EU Member States and the public.
<b>DEFRA et al: Clean Air Strategy 2019</b>	This Clean Air Strategy sets out how the Government will tackle all sources of air pollution, making air healthier to breathe, protecting nature and boosting the economy. The strategy includes targets such as a commitment to reduce PM2.5 concentrations across the UK, so that the number of people living in locations above the World Health Organisation (WHO) guideline level of 10 µg/m <sup>3</sup> is reduced by 50% by 2025.
<b>DEFRA et al: UK plan for tackling roadside nitrogen dioxide concentrations (2017)</b>	The focus of this plan is on Government's most immediate air quality challenge: to reduce concentrations of NO <sub>2</sub> around roads where levels are above legal limits. The aim is to achieve the statutory limit values for the whole of the UK within the shortest possible time. The objective of the UK Government, alongside the devolved administrations, is to transform the UK's most polluted towns and cities into clean and healthy urban spaces, supporting those most directly affected and ensuring that vehicle manufacturers play their part to improve the nation's air quality.
<b>National Planning Policy Framework (MHCLG, 2019)</b>	The NPPF states that plans should prevent development from contributing to, or being put at risk of, air or water pollution. Plans should consider the presence of Air Quality Management Areas (AQMA) and cumulative impacts on air quality from individual sites in local areas. Where available, opportunities to improve air quality should be taken forward.
<b>A Green Future: Our 25 Year Plan to Improve the Environment (2018)</b>	<p>The document sets out Government action to help achieve natural world regain and retain good health.</p> <p>The main goals of the Plan are to achieve:</p> <ul style="list-style-type: none"> <li>• Clean air;</li> <li>• Clean and plentiful water;</li> <li>• Thriving plants and wildlife;</li> <li>• A reduced risk of harm from environmental hazards such as flooding and drought;</li> <li>• Using resources from nature more sustainably and efficiently; and</li> <li>• Enhanced beauty, heritage and engagement with the natural environment.</li> </ul> <p>The 2019 Environment Bill (October 16<sup>th</sup>, 2019) will embed several of these aspects into the proposed new legislation.</p>
<b>Norwich City Council: Local Air Quality Management, Air Quality Action Plan (2015)</b>	In November 2012 Norwich City Council declared the whole of the city centre bounded approximately by the inner ring road as a single Air Quality Management Area. The document has been produced to improve air quality in Norwich, as part of the National Air Quality Strategy (NAQS).

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to air
	<p>The Air Quality Action Plan (AQAP) aims to:</p> <ul style="list-style-type: none"> <li>• Encourage sustainable transport;</li> <li>• Increase accessibility and social inclusion;</li> <li>• Improve health, safety and the environment;</li> <li>• Support the local economy including commerce and tourism;</li> <li>• Balance costs and benefits; and</li> <li>• Maintain public input and support.</li> </ul>

## B.2 Biodiversity, flora and fauna

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
<b>UN Convention on Biological Diversity (1992)</b>	The aims of the Convention include the conservation of biological diversity (including a commitment to significantly reduce the current rate of biodiversity loss), the sustainable use of its components and the fair and equitable sharing of the benefits arising out of the utilisation of genetic resources.
<b>Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)</b>	The Convention seeks to conserve wild flora and fauna and their natural habitats, and to monitor and control endangered and vulnerable species.
<b>Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992 (the Habitats Directive)</b>	<p>The main aim of the Habitats Directive is to promote the maintenance of biodiversity by requiring EU Member States to take measures to maintain or restore natural habitats and wild species listed on the Annexes to the Directive at a favourable conservation status, introducing robust protection for those habitats and species of European importance. In applying these measures Member States are required to take account of economic, social and cultural requirements, as well as regional and local characteristics.</p> <p>The provisions of the Directive require Member States to introduce a range of measures, including:</p> <ul style="list-style-type: none"> <li>• Maintain or restore European protected habitats and species listed in the Annexes at a favourable conservation status as defined in Articles 1 and 2;</li> <li>• Contribute to a coherent European ecological network of protected sites by designating Special Areas of Conservation (SACs) for habitats listed on Annex I and for species listed on Annex II. These measures are also to be applied to Special Protection Areas (SPAs) classified under Article 4 of the Birds Directive. Together SACs and SPAs make up the Natura 2000 network (Article 3);</li> <li>• Ensure conservation measures are in place to appropriately manage SACs and ensure appropriate assessment of plans and projects likely to have a significant effect on the integrity of an SAC. Projects may still be permitted if there are no alternatives,</li> </ul>



Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
	<p>and there are imperative reasons of overriding public interest. In such cases compensatory measures are necessary to ensure the overall coherence of the Natura 2000 network (Article 6);</p> <ul style="list-style-type: none"> <li>• Member States shall also endeavour to encourage the management of features of the landscape that support the Natura 2000 network (Articles 3 and 10);</li> <li>• Undertake surveillance of habitats and species (Article 11);</li> <li>• Ensure strict protection of species listed on Annex IV (Article 12 for animals and Article 13 for plants); and</li> <li>• Report on the implementation of the Directive every six years (Article 17), including assessment of the conservation status of species and habitats listed on the Annexes to the Directive.</li> </ul>
<b>Directive on the Conservation of Wild Birds 2009 (the Birds Directive)</b>	<p>The Birds Directive requires EU Member States to take measures to preserve a sufficient diversity of habitats for all species of wild birds and that special measures are taken to conserve the habitat of certain particularly rare species and of migratory birds.</p> <p>The provisions of the Directive require Member States to introduce a range of measures, including contributing to a coherent European ecological network of protected sites by designating SPAs classified under Article 4 of the Birds Directive. These measures are also to be applied to SACs for habitats listed on Annex I and for species listed on Annex II. Together SACs and SPAs make up the Natura 2000 network.</p>
<b>The Convention on Wetlands (Ramsar Convention)</b>	<p>The Ramsar Convention is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. This includes the designated of wetlands of international importance as Ramsar sites, which also contribute to the Natura 2000 network.</p>
<b>The Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations)</b>	<p>The Habitats Regulations transposes into national law the Habitats Directive and also consolidates all amendments that have been made to the previous 1994 Regulations. This means that competent authorities have a general duty in the exercise of any of their functions to have regard to the Directive.</p>
<b>The Countryside and Rights of Way Act 2000</b>	<p>The Act provides for public access on foot to certain types of land, amends the law relating to public rights of way, increases measures for the management and protection for SSSIs and strengthens wildlife enforcement legislation, and provides for better management of AONBs.</p>
<b>The Natural Environment and Rural Communities Act 2006</b>	<p>The Act makes provision in respect of biodiversity, pesticides harmful to wildlife and the protection of birds, and in respect of invasive non-native species. It alters enforcement powers in connection with wildlife protection and extends time limits for prosecuting certain wildlife offences. It addresses a small number of gaps and uncertainties which have been identified in relation to the law on sites of special scientific interest. And it amends the functions and constitution of National Park authorities, the functions of the Broads Authority and the law on rights of way.</p>
<b>DEFRA Wildlife and Countryside Act (1981, as amended)</b>	<p>The Wildlife and Countryside Act forms the principal mechanism for the legislative protection of wildlife in Great Britain.</p>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
<b>A Green Future: Our 25 Year Plan to Improve the Environment (2018)</b>	<p>The document sets out the Government’s action to help achieve natural world regain and retain good health.</p> <p>The main goals of the Plan are to achieve:</p> <ul style="list-style-type: none"> <li>• Clean air;</li> <li>• Clean and plentiful water;</li> <li>• Thriving plants and wildlife;</li> <li>• A reduced risk of harm from environmental hazards such as flooding and drought;</li> <li>• Using resources from nature more sustainably and efficiently; and</li> <li>• Enhanced beauty, heritage and engagement with the natural environment.</li> </ul> <p>The 2019 Environment Bill (October 16<sup>th</sup>, 2019) embeds several of these aspects into the proposed new legislation.</p>
<b>State of Nature Report (2019)</b>	<p>The report is not a plan or programme but an important document using best available data on the UK’s biodiversity, with a focus on the trends in species as the key evidence of how nature is faring. The report includes a review of the pressures acting upon nature, and the conservation response being made to counter these pressures, in order to give a rounded view of the UK’s nature in 2019.</p>
<b>DEFRA Biodiversity 2020: A strategy for England’s wildlife and ecosystem services (2011)</b>	<p>The England biodiversity strategy 2020 ties in with the EU biodiversity strategy in addition to drawing links to the concept of ecosystem services. The strategy’s vision for England is:</p> <p><i>“By 2050 our land and seas will be rich in wildlife, our biodiversity will be valued, conserved, restored, managed sustainably and be more resilient and able to adapt to change, providing essential services and delivering benefits for everyone”.</i></p> <p>The Strategy’s overall mission is <i>“to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people”.</i></p>
<b>TCPA: Biodiversity by Design: A Guide for Sustainable Communities (2004)</b>	<p>The development process should consider ecological potential of all areas including both greenfield and brownfield sites. Local authorities and developers have a responsibility to mitigate impacts of development on designated sites and priority habitats and species and avoid damage to ecosystems.</p>
<b>Our life insurance, our natural capital: an EU biodiversity strategy to 2020 (2011)</b>	<p>The EU biodiversity strategy follows on from the EU Biodiversity Action Plan (2006). It aims to halt the loss of biodiversity and ecosystem services across the EU by 2020. The strategy contains six targets and 20 actions. The six targets cover:</p> <ul style="list-style-type: none"> <li>• Full implementation of EU nature legislation to protect biodiversity;</li> <li>• Better protection for ecosystems, and more use of green infrastructure;</li> <li>• More sustainable agriculture and forestry;</li> <li>• Better management of fish stocks;</li> <li>• Tighter controls on invasive alien species; and</li> <li>• A bigger EU contribution to averting global biodiversity loss.</li> </ul>
<b>National Planning Policy Framework (MHCLG, 2019)</b>	<p>The NPPF seeks to streamline the planning system and sets out the Government’s planning policies and how these should be applied. At the heart of the NPPF is presumption in favour of sustainable development.</p>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
	<p>The NPPF includes guidance on promoting the conservation and enhancement of the natural environment. It requires the planning system to contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>• protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>• recognising the wider benefits of ecosystem services;</li> <li>• minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</li> <li>• preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and</li> <li>• remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</li> </ul>
<p><b>Natural England: Securing Biodiversity: A New Framework for Delivering Priority Species and Habitats in England</b></p>	<p>The guide sets out a framework which has been developed to enhance the recovery of priority habitats and species in England (published under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006).</p> <p>The Strategy seeks to:</p> <ul style="list-style-type: none"> <li>• encourage the adoption of an ecosystem approach and better embed climate change adaptation principles in conservation action;</li> <li>• achieve biodiversity enhancements across whole landscapes and seascapes;</li> <li>• achieve our priority habitat targets through greater collective emphasis on habitat restoration and expansion;</li> <li>• enhance the recovery of priority species by better integrating their needs into habitat-based work where possible, and through targeted species recovery work where necessary;</li> <li>• support the restoration of designated sites, including by enhancing the wider countryside in which they sit;</li> <li>• support the conservation of marine biodiversity, inside and outside of designated sites;</li> <li>• establish and implement a delivery programme, with agreed accountabilities, for priority species and habitats in England;</li> <li>• improve the integration of national, regional and local levels of delivery; and</li> <li>• improve the links between relevant policy-makers and biodiversity practitioners; strengthen biodiversity partnerships by clarifying roles at England, regional and local levels.</li> </ul>
<p><b>Making Space for Nature: a review of England's wildlife sites and ecological network (2010)</b></p>	<p>The Making Space for Nature report, which investigated the resilience of England's ecological network to multiple pressures, concluded that England's wildlife sites do not comprise of a coherent and resilient ecological network. The report advocates the need for a step change in conservation of England's wildlife sites to ensure they are able to adapt and become part of a strong and resilient network. The report summarises what needs to be done to improve England's wildlife sites to enhance the resilience and coherence of England's ecological network in four words; more, bigger, better, and joined. There are five key approaches which encompass these, which also consider of the land around the ecological network:</p> <ul style="list-style-type: none"> <li>• Improve the quality of current sites by better habitat management;</li> <li>• Increase the size of current wildlife sites;</li> </ul>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
	<ul style="list-style-type: none"> <li>• Enhance connections between, or join up, sites, either through physical corridors, or through ‘stepping stones’;</li> <li>• Create new sites; and</li> <li>• Reduce the pressures on wildlife by improving the wider environment, including through buffering wildlife sites.</li> </ul>
<b>DEFRA England’s Trees, Woods and Forests Strategy (2007)</b>	<p>The England’s Trees, Woods, and Forest Strategy aims to:</p> <ul style="list-style-type: none"> <li>• provide, in England, a resource of trees, woods and forests in places where they can contribute most in terms of environmental, economic and social benefits now and for future generations;</li> <li>• ensure that existing and newly planted trees, woods and forests are resilient to the impacts of climate change and also contribute to the way in which biodiversity and natural resources adjust to a changing climate;</li> <li>• protect and enhance the environmental resources of water, soil, air, biodiversity and landscapes (both woodland and non-woodland), and the cultural and amenity values of trees and woodland;</li> <li>• increase the contribution that trees, woods and forests make to the quality of life for those living in, working in or visiting England; and</li> <li>• improve the competitiveness of woodland businesses and promote the development of new or improved markets for sustainable woodland products and ecosystem services where this will deliver identify able public benefits, nationally or locally, including the reduction of carbon emissions.</li> </ul>
<b>The Natural Choice: Securing the Value of Nature. The Natural Environment White Paper. (HM Government 2011)</b>	<p>Published in June 2011, the Natural Environment White paper sets out the Government’s plans to ensure the natural environment is protected and fully integrated into society and economic growth. The White Paper sets out four key aims:</p> <p>(i) <u>Protecting and improving our natural environment</u></p> <p>There is a need to improve the quality of our natural environment across England, moving to a net gain in the value of nature. It aims to arrest the decline in habitats and species and the degradation of landscapes. It will protect priority habitats and safeguard vulnerable non-renewable resources for future generations. It will support natural systems to function more effectively in town, in the country and at sea. It will achieve this through joined-up action at local and national levels to create an ecological network which is resilient to changing pressures.</p> <p>(ii) <u>Growing a green economy</u></p> <p>The ambition is for a green and growing economy which not only uses natural capital in a responsible and fair way but also contributes to improving it. It will properly value the stocks and flows of natural capital. Growth will be green because it is intrinsically linked to the health of the country’s natural resources. The economy will capture the value of nature. It will encourage businesses to use natural capital sustainably, protecting and improving it through their day-to-day operations and the management of their supply chains.</p> <p>(iii) <u>Reconnecting people and nature</u></p> <p>The ambition is to strengthen the connections between people and nature. It wants more people to enjoy the benefits of nature by giving them freedom to connect with it. Everyone should have fair access to a good-quality natural environment. It wants to see every child in England given the opportunity to experience and learn about the natural environment. It wants to help people take more responsibility for their environment, putting local communities in control and making it easier for people to take positive action.</p>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
	<p>(iv) <u>International and EU leadership</u></p> <p>The global ambitions are:</p> <ul style="list-style-type: none"> <li>• internationally, to achieve environmentally and socially sustainable economic growth, together with food, water, climate and energy security; and</li> <li>• to put the EU on a path towards environmentally sustainable, low-carbon and resource-efficient growth, which is resilient to climate change, provides jobs and supports the wellbeing of citizens.</li> </ul>
<p><b>UK National Ecosystem Assessment (2011)</b></p>	<p>The UK National Ecosystem Assessment is the first analysis of the UK's natural environment and the benefits it provides to society and economic prosperity. The assessment leads on from the Millennium Ecosystem Assessment (2005) and analyses services provided by ecosystem set against eight broad habitat types. The ecosystem services provided by these habitat types have been assessed to find their overall condition. The assessment sought to answer ten key questions:</p> <ul style="list-style-type: none"> <li>• What are the status and trends of the UK's ecosystems and the services they provide to society?</li> <li>• What are the drivers causing changes in the UK's ecosystems and their services?</li> <li>• How do ecosystem services affect human well-being, who and where are the beneficiaries, and how does this affect how they are valued and managed?</li> <li>• Which vital UK provisioning services are not provided by UK ecosystems?</li> <li>• What is the current public understanding of ecosystem services and the benefits they provide?</li> <li>• Why should we incorporate the economic values of ecosystem services into decision-making?</li> <li>• How might ecosystems and their services change in the UK under plausible future scenarios?</li> <li>• What are the economic implications of different plausible futures?</li> <li>• How can we secure and improve the continued delivery of ecosystem services?</li> <li>• How have we advanced our understanding of the influence of ecosystem services on human well-being and what are the knowledge constraints on more informed decision making?</li> </ul>
<p><b>DEFRA Guidance for Local Authorities on Implementing Biodiversity Duty (2007)</b></p>	<p>The Duty is set out in Section 40 of the NERC Act 2006, and states that: <i>“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”</i>. Particular areas of focus include: Policy, Strategy and Procurement; Management of Public Land and Buildings; Planning, Infrastructure and Development; and Education, Advice and Awareness.</p>
<p><b>CABE Making Contracts Work for Wildlife: How to Encourage Biodiversity in Urban Parks (2006)</b></p>	<p>Advises on how to make the most of the potential for biodiversity in urban parks and it shows how the commitment of individuals and employers can make the difference between failure and inspiring success.</p>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
<b>Wild Anglia Local Nature Partnership (2012)</b>	<p>The LNP “acts at a strategic level to ensure that the natural environment is taken into account in decision making at all levels across Suffolk and Norfolk. The partnership has the remit to find local solutions that enhance the natural environment, improve society and strengthen the economy.”</p> <p>The strategic aims of Wild Anglia are:</p> <ul style="list-style-type: none"> <li>• Economic growth;</li> <li>• Exemplary green infrastructure;</li> <li>• Strengthening nature; and</li> <li>• Happy, healthy society.</li> </ul>
<b>Natural England Site Improvement Plan: River Wensum Special Area of Conservation (2014)</b>	<p>The Site Improvement Plan for River Wensum SAC sets out the qualifying features of the SAC for which it was designated. It presents the threats and pressures to which the SAC is vulnerable and lays out plans for management of the SAC to avoid and mitigate these adverse impacts, including those which may arise as a result of development. Identified threats and pressures to River Wensum SAC include physical modification, inappropriate weirs, dams and other structures, and siltation.</p>
<b>Natural England Site Improvement Plan: Broadland Special Area of Conservation and Special Protection Area (2014)</b>	<p>The Site Improvement Plan for Broadland SAC and SPA sets out the qualifying features of the site for which it was designated. It presents the threats and pressures to which the SAC and SPA are vulnerable and lays out plans for management of the area to avoid and mitigate these adverse impacts, including those which may arise as a result of development. Identified threats and pressures to Broadland SAC and SPA includes water pollution, climate change and invasive species.</p>
<b>Natural England Site Improvement Plan: Norfolk Valley Fens (2014)</b>	<p>The Site Improvement Plan for Norfolk Valley Fens SAC sets out the qualifying features of the SAC for which it was designated. It presents the threats and pressures to which the SAC is vulnerable and lays out plans for management of the area to avoid and mitigate these adverse impacts, including those which may arise as a result of development. Identified threats and pressures to Norfolk Valley Fens SAC includes inappropriate water levels, hydrological changes and water pollution.</p>
<b>Place Services: Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (2020)</b>	<p>This strategy has been produced to support LPAs in Norfolk in their statutory requirement to produce legally compliant Local Plans for their administrative areas. The report states that “<i>Green infrastructure (GI) provision is essential to divert and deflect visitors away from the sensitive Habitats Sites, and their rare species, in order to avoid adverse effects on the integrity of these sites from the individual development alone</i>”. This means that it is essential for mitigation options to be explored in Norfolk, in relation to other plans and projects in place, as explored in the RAMS section of the strategy which concluded that avoiding recreational impacts on Habitats Sites can be ensured through a “<i>suite of mitigation measures at the Habitats Sites</i>”.</p>
<b>Anglian River Basin District: River Basin Management Plan (2015)</b>	<p>The RBMP provides a framework for protecting and enhancing the benefits provided by a water environment. It presents the ecological, chemical and quantitative status of the surface and groundwater bodies present in the Anglian river basin. Objectives, according to the Water Framework Directive, are as follows:</p> <ul style="list-style-type: none"> <li>• To prevent deterioration of the status of surface waters and groundwater;</li> <li>• To achieve objectives and standards for protected areas;</li> </ul>



Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
	<ul style="list-style-type: none"> <li>• To aim to achieve good status for all water bodies or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status;</li> <li>• To reverse any significant and sustained upward trends in pollutant concentrations in groundwater;</li> <li>• The cessation of discharges, emissions and loses of priority hazardous substances into surface waters; and</li> <li>• Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants.</li> </ul>
<b>River Wensum Strategy Partnership: The River Wensum Strategy (2018)</b>	<p>This partnership has been established to develop a strategy to revitalise the River Wensum and is led by Norwich City Council working alongside various other authorities and groups. The strategy has shaped a 10 year strategy and 3 year action plan in order to achieve the following objectives:</p> <ul style="list-style-type: none"> <li>• Improving the management of the river corridor and its surroundings for the benefit of the city, residents of the wider Norwich area, and visitors;</li> <li>• Increasing access to, and use of, the area by all, including enhanced connectivity with wider Norfolk Trails network;</li> <li>• Enhancing the natural environment, biodiversity and green infrastructure;</li> <li>• Enhancing the river corridor's environmental, cultural and historic offer, in a manner which maximises the attractiveness of the area as a location to do business;</li> <li>• Enhancing the historic environment, ensuring its long term conservation where practicable, and making the most of the unique and significant heritage assets within the river corridor;</li> <li>• Addressing social deprivation and inequalities;</li> <li>• maximising the efficiency of public expenditure in the river corridor, where possible reducing the pressure on stretched public sector budgets; and</li> <li>• Identifying and exploiting external funding opportunities, including private sector investment.</li> </ul>

## B.3 Climatic factors

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to climatic factors
<b>UN Framework Convention on Climate Change (1992)</b>	Sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change.
<b>UN Paris Climate Change Agreement (2015)</b>	The Paris Agreement builds upon the UN Framework Convention on Climate Change. The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2°C above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5°C.
<b>IPCC Kyoto Protocol to the United Nations Framework Convention on Climate Change (1997)</b>	Commits member nations to reduce their emissions of carbon dioxide and other greenhouse gases or engage in emissions trading if they maintain or increase emissions of these gases.
<b>European Sustainable Development Strategy (2006)</b>	This Strategy identifies key priorities for an enlarged Europe. This includes health, social inclusion and fighting global poverty. It aims to achieve better policy integration in addressing these challenges, and to ensure that Europe looks beyond its boundaries in making informed decisions about sustainability. The Sustainable Development Strategy was reviewed in 2009 and " <i>underlined that in recent years the EU has mainstreamed sustainable development into a broad range of its policies. In particular, the EU has taken the lead in the fight against climate change and the promotion of a low-carbon economy. At the same time, unsustainable trends persist in many areas and the efforts need to be intensified</i> ". Sustainable development is a key focus of the EU and the strategy continues to be monitored and reviewed.
<b>European Floods Directive (2007)</b>	Requires Local Authorities to feed into the Preliminary Flood Risk Assessment, as well as the Local Flood Risk Strategy (already completed) and ensure that objectives within Local Plans compliment the objectives of the Directive.
<b>UK Renewable Energy Strategy (2009)</b>	The UK has committed to sourcing 15% of its energy from renewable sources by 2020 – an increase in the share of renewables from about 2.25% in 2008. The Renewable Energy Strategy sets out how the Government will achieve this target through utilising a variety of mechanisms to encourage Renewable Energy provision in the UK. This includes streamlining the planning system, increasing investment in technologies as well as improving funding for advice and awareness raising.
<b>UK Renewable Energy Roadmap Update (2013)</b>	This is the second Update to the 2011 Renewable Energy Roadmap. It sets out the progress that has been made and the changes that have occurred in the sector over the past year. It also describes the continuing high ambitions and actions along with the challenges going forward.
<b>The UK Low Carbon Transition Plan (2009)</b>	<p>The UK Low Carbon Transition Plan sets out how the UK will meet the Climate Change Act's legally binding target of a 34% cut in emissions on 1990 levels by 2020. It also seeks to deliver emissions cuts of 18% on 2008 levels.</p> <p>The main aims of the Transition Plan include the following:</p> <ul style="list-style-type: none"> <li>Producing 30% of energy from renewables by 2020;</li> </ul>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to climatic factors
	<ul style="list-style-type: none"> <li>• Improving the energy efficiency of existing housing;</li> <li>• Increasing the number of people in 'green jobs'; and</li> <li>• Supporting the use and development of clean technologies.</li> </ul>
<p><b>National Planning Policy Framework (MHCLG, 2019)</b></p>	<p>The NPPF seeks to streamline the planning system and sets out the Government's planning policies and how these should be applied. At the heart of the NPPF is presumption in favour of sustainable development.</p> <p>The NPPF includes guidance on climate change, flooding, and coastal change. Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>To increase the use and supply of renewable and low carbon energy and heat, plans should:</p> <ul style="list-style-type: none"> <li>• provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);</li> <li>• consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</li> <li>• identify 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.</li> </ul> <p>Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <ul style="list-style-type: none"> <li>• applying the sequential test and then, if necessary, applying the exception test;</li> <li>• safeguarding land from development that is required for current and future flood management;</li> <li>• using opportunities offered by new development to reduce the causes and impacts of flooding; and</li> <li>• where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.</li> </ul>
<p><b>Department for Transport: An Evidence Base Review of Public Attitudes to Climate Change and Transport Behaviour (2006)</b></p>	<p>This is a summary report of the findings of an evidence base review investigating the research base on public attitudes towards climate change and transport behaviour.</p>
<p><b>Carbon Trust: The Climate Change Challenge: Scientific</b></p>	<p>This report summarises the nature of the climate change issue. It explains the fundamental science and the accumulating evidence that climate change is real and needs to be addressed. It also explains the future potential impacts, including the outstanding uncertainties.</p>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to climatic factors
<b>Evidence and Implications (2005)</b>	
<b>Energy Saving Trust: Renewable Energy Sources for Homes in Urban Environments (2005)</b>	This document provides information about the integration of renewable energy sources into new and existing dwellings in urban environments. It covers the basic principles, benefits, limitations, costs and suitability of various technologies.
<b>HM Government: The Road to Zero (2018)</b>	This report outlines how the Government will support the transition to zero-emission road transport. This includes measures to reduce emissions from vehicles including specific targets for Heavy Goods Vehicles (HGVs), promoting low- and zero- emission cars and developing high quality electric vehicle infrastructure networks.
<b>Environment Agency, Adapting to Climate Change: A Checklist for Development (2005)</b>	The document contains a checklist and guidance for new developments to adapt to climate change. The main actions are summarised in a checklist.
<b>Environment Agency: Building a Better Environment: A Guide for Developers (2013)</b>	Guidance on addressing key environmental issues through the development process (focusing mainly on the issues dealt with by the Environment Agency), including managing flood risk, surface water management, use of water resources and preventing pollution.
<b>DECC Energy White Paper: Meeting the Energy Challenge (2007)</b>	Sets out Government's long-term energy policy, including requirements for cleaner, smarter energy; improved energy efficiency; reduced carbon emissions; and reliable, competitive and affordable supplies. The White Paper sets out the UK's international and domestic energy strategy, in the shape of four policy goals: <ul style="list-style-type: none"> <li>• aiming to cut CO<sub>2</sub> emissions by some 60% by about 2050, with real progress by 2020;</li> <li>• maintaining the reliability of energy supplies;</li> <li>• promoting competitive markets in the UK and beyond; and</li> <li>• ensuring every home is heated adequately and affordably.</li> </ul>
<b>Department of Energy and Climate Change: Microgeneration Strategy (2011)</b>	The strategy aims to improve the effectiveness of the Microgeneration Certification Scheme (MCS), enable policy makers and industry to understand the consumer protection structure and suitably sign post schemes in policy and create regulatory environment and assessment framework that enables accurate representation of contribution of microgeneration technologies to low carbon homes and buildings.

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to climatic factors
<b>Norwich Environmental Strategy 2020 - 2025 (2020)</b>	Taking account of the range of national targets and ambitions adopted by the Government for different aspects of the energy system, a set of strategic energy priorities for Norwich are presented in the strategy including: <ul style="list-style-type: none"> <li>• Priority 1: work with partners, through the Norwich 2040 City Vision, to develop a citywide response to climate change to reduce the city's carbon dioxide emissions;</li> <li>• Priority 2: reduce the council's own carbon dioxide emissions;</li> <li>• Priority 3: increase reuse and recycling in the city and reduce the amount of residual waste;</li> <li>• Priority 4: increase the energy efficiency of all the housing stock in the city;</li> <li>• Priority 5: ensure that new development is carried out in a sustainable way;</li> <li>• Priority 6: support and encourage more sustainable transport solutions;</li> <li>• Priority 7: support a low carbon economy in Norwich;</li> <li>• Priority 8: prepare for the impacts of climate change;</li> <li>• Priority 9: work with local communities to ensure our local environment is protected and enhanced where possible;</li> <li>• Priority 10: work with partners to promote behavioural change to establish a more sustainable society.</li> </ul>
<b>Norfolk Climate Change Strategy (2008)</b>	This Strategy aims to <i>“provide the vision and drive for Norfolk to tackle this challenge. It has been developed collectively by the local authorities of Norfolk and demonstrates the commitment of all council leaders to tackling this priority issue”</i> . This strategy recognises that the average carbon footprint per person in Norfolk was larger than the national average at the time of publishing, and therefore, is an important problem to address collectively.

## B.4 Cultural heritage

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
<b>Council of Europe: Convention on the Protection of the Architectural Heritage of Europe (1985)</b>	Aims for signatories to: <ul style="list-style-type: none"> <li>• protect their architectural heritage by means of identifying monuments, buildings and sites to be protected; preventing the disfigurement, dilapidation or demolition of protected properties;</li> <li>• provide financial support by the public authorities for maintaining and restoring the architectural heritage on its territory; and</li> <li>• support scientific research for identifying and analysing the harmful effects of pollution and for defining ways and means to reduce or eradicate these effects.</li> </ul>
<b>Council of Europe: The Convention on the Protection of Archaeological Heritage</b>	The convention defines archaeological heritage and identifies measures for its protection. Aims include integrated conservation of the archaeological heritage and financing of archaeological research and conservation.

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
<b>(Revised) (Valetta Convention) (1992)</b>	
<b>Planning (Listed Buildings and Conservation Areas) Act 1990</b>	<p>Section 66 states <i>“in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”</i>.</p> <p>Section 72 of the Act also seeks to ensure special attention is given to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising planning functions.</p>
<b>National Planning Policy Framework (MHCLG, 2019)</b>	<p>The NPPF seeks to streamline the planning system and sets out the Government’s planning policies and how these should be applied. At the heart of the NPPF is presumption in favour of sustainable development.</p> <p>The NPPF includes guidance on conserving and enhancing the historic environment. It seeks to ensure local authority plans recognise heritage assets as an irreplaceable resource and conserve them in a manner that reflects their significance.</p> <p>Local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; and</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ul>
<b>Circular on the Protection of World Heritage Sites, CLG 07/2009 2</b>	<p>The purpose of this circular, which applies only to England, is to provide updated policy guidance on the level of protection and management required for World Heritage Sites. The circular explains the national context and the Government’s objectives for the protection of World Heritage Sites, the principles which underpin those objectives, and the actions necessary to achieve them.</p>
<b>Historic England: Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (2008)</b>	<p>This Historic England document sets out the framework for the sustainable management of the historic environment. This is presented under the following six headline principles:</p> <p>Principle 1: The historic environment is a shared resource.</p> <p>Principle 2: Everyone should be able to participate in sustaining the historic environment.</p> <p>Principle 3: Understanding the significance of places is vital.</p> <p>Principle 4: Significant places should be managed to sustain their values.</p> <p>Principle 5: Decisions about change must be reasonable, transparent and consistent.</p> <p>Principle 6: Documenting and learning from decisions is essential.</p>
<b>Historic England (2015) The Historic Environment in Local Plans, Historic Environment</b>	<p>The purpose of this Historic England Good Practice Advice note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related guidance given in the PPG.</p>



Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
<b>Good Practice Advice in Planning: 1</b>	
<b>Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2</b>	The purpose of this Historic England Good Practice Advice note is to provide information in relation to assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
<b>Historic England (2015) The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3</b>	This document sets out guidance, against the background of the NPPF and the related guidance given in the PPG, on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
<b>The Historic Environment and Site Allocations in Local Plans Historic England Advice Note 3 (2015)</b>	The purpose of this Historic England Advice Note is to support all those involved in the Local Plan site allocation process in implementing historic environment legislation, the relevant policy in the NPPF and the related guidance given in the PPG. In addition to these documents, this advice should be read in conjunction with the relevant Good Practice Advice and Historic England advice notes. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.
<b>Historic England (2016) Sustainability Appraisal and Strategic Environmental Assessment Historic England Advice Note 8</b>	The purpose of this Historic England Advice Note is to support all those involved in assessing the effects of certain plans on the historic environment. It offers advice on heritage considerations during the Sustainability Appraisal and Strategic Environmental Assessment process, and on implementing historic environment legislation, the relevant policy in the NPPF and the related guidance given in the PPG as well as the Marine Policy Statement.
<b>Norwich City Council (2014) Heritage Investment Strategy</b>	This document sets out a strategy that the local council can work to in order to “ <i>successfully manage heritage assets</i> ”. The document outlines that the strategy will help to: <ul style="list-style-type: none"> <li>• Recognise how the conservation and promotion of the council’s historic assets can improve the quality of life of Norwich’s citizens, promote business investment, boost tourism and benefit the environment.</li> <li>• Find the optimal viable use for heritage assets that maximises financial returns from asset management while having due regard to responsible conservation practice.</li> <li>• Find new uses for unused or underused assets.</li> <li>• Secure external investment in the city’s heritage assets.</li> </ul>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
	<ul style="list-style-type: none"> <li>Promote community participation in the development and delivery of heritage projects, raise awareness of these projects and provide educational opportunities for members of the community.</li> </ul>

## B.5 Human health

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to human health
<b>EC Together for Health: A Strategic Approach for the EU 2008-2013 (2007)</b>	Building on current work, this Strategy aims to provide an overarching strategic framework spanning core issues in health as well as health in all policies and global health issues.
<b>Department of Health: Healthy Lives, Healthy People: Our strategy for public health in England White Paper (2010)</b>	<p>The Strategy sets out the Government's approach to tackling threats to public health and dealing with health inequalities. It sets out an approach that will:</p> <ol style="list-style-type: none"> <li>1) protect the population from health threats – led by central government, with a strong system to the frontline;</li> <li>2) empower local leadership and encourage wide responsibility across society to improve everyone's health and wellbeing, and tackle the wider factors that influence it;</li> <li>3) focus on key outcomes, doing what works to deliver them, with transparency of outcomes to enable accountability through a proposed new public health outcomes framework;</li> <li>4) reflect the Government's core values of freedom, fairness and responsibility by strengthening self-esteem, confidence and personal responsibility; positively promoting healthy behaviours and lifestyles; and adapting the environment to make healthy choices easier; and</li> <li>5) balance the freedoms of individuals and organisations with the need to avoid harm to others, use a 'ladder' of interventions to determine the least intrusive approach necessary to achieve the desired effect and aim to make voluntary approaches work before resorting to regulation.</li> </ol>
<b>Public Health England: Strategy 2020 – 2025</b>	The strategy sets out priorities within the public health system and areas of focus including addressing health inequalities and narrowing the 'health gap' between poor and wealthy communities, reducing rates of infectious diseases, addressing unhealthy behaviours and ensuring the potential of new technologies is realised.
<b>Department for Digital, Culture, Media &amp; Sport: Playing to win: a new era for sport (2008)</b>	The Government's vision for sport and physical activity for 2012 and beyond is to increase significantly levels of sport and physical activity for people of all ages and to achieve sustained levels of success in international competition. The ambition is for England to become a truly world leading sporting nation. The vision is to give more people of all ages the opportunity to participate in high quality competitive sport.
<b>Department of Health &amp;</b>	This sets out the Government's response to a review into the health of Britain's working age population conducted by Dame Carol Black.

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to human health
<b>Department for Work and Pensions. Improving health and work: changing lives: The Government's Response to Dame Carol Black's Review of the health of Britain's working-age population (2008)</b>	<p>The vision is to: <i>"create a society where the positive links between work and health are recognised by all, where everyone aspires to a healthy and fulfilling working life and where health conditions and disabilities are not a bar to enjoying the benefits of work"</i>.</p> <p>To achieve the vision three key aspirations have been identified:</p> <ol style="list-style-type: none"> <li>1. creating new perspectives on health and work;</li> <li>2. improving work and workplaces; and</li> <li>3. supporting people to work.</li> </ol> <p>Through these three aspirations Britain's working population will fulfil their full potential, create stronger communities and help relieve the financial burden of health problems on the economy.</p>
<b>Department of Health: Our health, our care, our say: a new direction for community services (2006)</b>	<p>This document puts emphasis on moving healthcare into the community and will therefore have an impact on sustainable development considerations, including supporting local economies and how people travel to healthcare facilities.</p> <p>The vision is:</p> <ul style="list-style-type: none"> <li>• Putting people more in control of their own health and care;</li> <li>• Enabling and supporting health, independence and well-being; and</li> <li>• Rapid and convenient access to high-quality, cost-effective care.</li> </ul>
<b>Health and Social Care Act 2012</b>	<p>The Health and Social Care Act seeks:</p> <ul style="list-style-type: none"> <li>• to establish and make provision about a National Health Service Commissioning Board and clinical commissioning groups and to make other provision about the National Health Service in England;</li> <li>• to make provision about public health in the UK;</li> <li>• to make provision about regulating health and adult social care services;</li> <li>• to make provision about public involvement in health and social care matters, scrutiny of health matters by local authorities and co-operation between local authorities and commissioners of health care services;</li> <li>• to make provision about regulating health and social care workers; to establish and make provision about a National Institute for Health and Care Excellence;</li> <li>• to establish and make provision about a Health and Social Care Information Centre and to make other provision about information relating to health or social care matters;</li> <li>• to abolish certain public bodies involved in health or social care; and</li> <li>• to make other provision about health care.</li> </ul>
<b>Forestry Commission: Trees and Woodlands - Nature's Health Service (2005)</b>	<p>Provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.</p>
<b>Social Exclusion Unit:</b>	<p>The primary aims are to prevent social exclusion and reintegrate people who have become excluded. Improvement is required in the areas of truancy, rough sleeping, teenage pregnancy, youth at risk and deprived neighbourhoods.</p>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to human health
<b>Preventing Social Exclusion (2001)</b>	
<b>DEFRA (2010) Noise Policy Statement for England (NPSE)</b>	<p>This document seeks to clarify the underlying principles and aims in existing policy documents, legislation and guidance that relate to noise. The key aims of this document are as follows:</p> <ul style="list-style-type: none"> <li>• Avoid significant adverse impacts on health and quality of life;</li> <li>• Mitigate and minimise adverse impacts on health and quality of life; and</li> <li>• Where possible, contribute to the improvement of health and quality of life.</li> </ul>
<b>European Environmental Noise Directive (2002)</b>	<p>The Environmental Noise Directive focuses on three action areas:</p> <ol style="list-style-type: none"> <li>1. The determination of exposure to environmental noise.</li> <li>2. Ensuring that information on environmental noise and its effects is made available to the public.</li> <li>3. Preventing and reducing environmental noise where necessary and preserving environmental noise quality where it is good.</li> </ol>
<b>DEFRA (2010) Noise Policy Statement for England (NPSE)</b>	<p>This document seeks to clarify the underlying principles and aims in existing policy documents, legislation and guidance that relate to noise. The key aims of this document are as follows:</p> <ul style="list-style-type: none"> <li>• Avoid significant adverse impacts on health and quality of life;</li> <li>• Mitigate and minimise adverse impacts on health and quality of life; and</li> <li>• Where possible, contribute to the improvement of health and quality of life.</li> </ul>
<b>Norfolk County Council: Public Health Strategy 2016 – 2020</b>	<p>The strategy acknowledges that in a number of areas, the health of Norfolk residents compares well to people in other areas of the country. However, in other areas there are improvements to be made. This document stresses that “Public Health is everyone’s responsibility” and the strategy comprises of the following objectives:</p> <ul style="list-style-type: none"> <li>• Reduce the risks of ill health that people might impose on others.</li> <li>• Ensure that people have appropriate access to services and information that they need to improve their health.</li> <li>• Pay special attention to the health of children and young people and other vulnerable people.</li> <li>• To help people overcome addictions and other unhealthy behaviours.</li> <li>• To reduce the causes of ill health.</li> <li>• Support people to make healthier choices and support employers to promote healthy workplaces.</li> </ul>

## B.6 Landscape

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to landscape
<b>Council of Europe: European Landscape Convention</b>	The European Landscape Convention aims to promote the protection, management and planning (including active design and creation) of Europe’s landscapes, both rural and urban, and to foster European co-operation on landscape issues.

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to landscape
<b>(2006)</b>	
<b>MHCLG: National Design Guide: Planning practice guidance for beautiful, enduring and successful places (2019)</b>	This design guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
<b>The Countryside and Rights of Way Act 2000</b>	The Act provides for public access on foot to certain types of land, amends the law relating to public rights of way, increases measures for the management and protection for SSSIs and strengthens wildlife enforcement legislation, and provides for better management of AONBs.
<b>English Heritage and CABE: Guidance on Tall Buildings (2007)</b>	Provides advice and guidance on good practice in relation to tall buildings in the planning process and to highlight other related issues, which need to be taken into account, i.e. where tall buildings would and would not be appropriate.
<b>National Planning Policy Framework (MHCLG, 2019)</b>	The NPPF states that development could seek to promote or reinforce local distinctiveness; both aesthetic considerations and connections between people and places should be considered. The NPPF also promotes the protection and enhancements of valued landscapes, giving greatest weight to National Parks and AONBs.
<b>Broads Authority: Broads Plan 2017</b>	<p>The Broads Plan sets out a long-term vision for the area, and "<i>shorter-term actions to benefit the environment, local communities and visitors</i>". This Plan covers the period 2017 – 2022, and involves ten 'aspirations' to achieve within the time-frame of the Plan. These include:</p> <ul style="list-style-type: none"> <li>• Improve water capture and efficient water use across the Broadland Rivers Catchment, and develop a longer-term integrated flood risk management strategy for the Broads and related coastal frontage;</li> <li>• Improve water capture and efficient water use across the Broadland Rivers Catchment, and develop a longer-term integrated flood risk management strategy for the Broads and related coastal frontage and to;</li> <li>• Improve water capture and efficient water use across the Broadland Rivers Catchment, and develop a longer-term integrated flood risk management strategy for the Broads and related coastal frontage</li> </ul>
<b>Norfolk Coast Partnership: Norfolk Coast AONB Management Plan 2019 - 2024</b>	<p>The Norfolk Coast Area of Outstanding Natural Beauty Five Year Strategy (2019-24) is a working document which sets out the Norfolk Coast Partnership approach to management of the Area.</p> <p>The Strategy aims to:</p> <ul style="list-style-type: none"> <li>• Explain the duties of the Norfolk Coast Partnership and how it operates</li> <li>• Identify the distinctive landscape character of the Area and its special qualities</li> <li>• Identify the key external factors that drive change in the Area</li> <li>• Present a vision for the future of the Area</li> <li>• Set out agreed objectives which will help secure that vision</li> <li>• Outline how progress will be monitored and reviewed</li> </ul>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to landscape
<p><b>Suffolk Coast &amp; Heaths AONB Advisory Committee and Partnership: Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan 2018 – 2023.</b></p>	<p>The purpose of this Plan is to “fulfil the statutory duty placed on local authorities to adopt and publish a Plan for the nationally designated area, as outlined in Section 89 of the Countryside and Rights of Way Act (2000)”. The Plan includes a 20-year vision which can be summarised as “An area of special wildlife, landscape, seascape and heritage qualities that are conserved and enhanced with the needs of people living, working and visiting the AONB.” The Plan’s various objectives are categorised into the following five themes:</p> <ul style="list-style-type: none"> <li>• Landscape</li> <li>• Coast and Estuary</li> <li>• Land Use and Wildlife</li> <li>• Enjoying the Area</li> <li>• Working together</li> </ul>

## B.7 Population and material assets

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to population and material assets
<b>National Planning Policy Framework (MHCLG, 2019)</b>	<p>The NPPF seeks to streamline the planning system and sets out the Governments planning policies and how these should be applied. At the heart of the NPPF is presumption in favour of sustainable development.</p> <p>The NPPF includes guidance on promoting healthy communities, and requires Local Planning authorities to aim to achieve places which:</p> <ul style="list-style-type: none"> <li>• promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</li> <li>• are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and</li> <li>• enable and support healthy lifestyles, especially where this would 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.</li> </ul> <p>In order to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>• plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</li> <li>• guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</li> <li>• ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and</li> <li>• ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>
<b>Countryside Agency: The Countryside in and Around Towns – A vision for connecting town and country in the pursuit of sustainable development (2005)</b>	<p>A vision for the landscape of urban/rural fringe environments and how to better manage these areas and make improvements. Key functions for the environment include: a bridge to the country; a gateway to the town; a health centre; a classroom; a recycling and renewable energy centre; a productive landscape; a cultural legacy; a place for sustainable living; an engine for regeneration; and a nature reserve.</p>
<b>Accessible Natural Green</b>	<p>Aims to help Local Authorities develop policies which acknowledge, protect and enhance the contribution natural spaces make to local sustainability. Three aspects of natural space in cities and towns are discussed: their biodiversity; their ability to cope with urban pollution;</p>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to population and material assets
<b>Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003)</b>	ensuring natural spaces are accessible to everyone. The report aims to show how size and distance criteria can be used to identify the natural spaces which contribute most to local sustainability.
<b>UN The Aarhus Convention (1998)</b>	The Aarhus Convention links environmental rights and human rights. It establishes that sustainable development can be achieved only through the involvement of all stakeholders and links government accountability and environmental protection.
<b>EU Sustainable Development Strategy (2006)</b>	This Strategy identifies key priorities for an enlarged Europe. This includes health, social inclusion and fighting global poverty. It aims to achieve better policy integration in addressing these challenges, and to ensure that Europe looks beyond its boundaries in making informed decisions about sustainability. The sustainable Development Strategy was review in 2009 and <i>“underlined that in recent years the EU has mainstreamed sustainable development into a broad range of its policies. In particular, the EU has taken the lead in the fight against climate change and the promotion of a low-carbon economy. At the same time, unsustainable trends persist in many areas and the efforts need to be intensified”</i> . Sustainable development is a key focus of the EU and the strategy continues to be monitored and reviewed.
<b>Social Exclusion Unit: Preventing Social Exclusion (2001)</b>	The primary aims are to prevent social exclusion and reintegrate people who have become excluded. Improvement is required in the areas of truancy, rough sleeping, teenage pregnancy, youth at risk and deprived neighbourhoods.
<b>ODPM &amp; Home Office: Safer Places: The Planning System and Crime Prevention (2004)</b>	Practical guide to designs and layouts that may help with crime prevention and community safety, including well-defined routes, places structured so that different uses do not cause conflict, places designed to include natural surveillance and places designed with management and maintenance in mind.
<b>Cabinet Office: Reaching Out: An Action Plan on Social Exclusion (2006)</b>	Sets out an action plan to improve the life chances of those who suffer, or may suffer in the future, from disadvantage. Guiding principles for action include better identification and earlier intervention; systematically identifying ‘what works’, promoting multi-agency working; personalisation, rights and responsibilities; and supporting achievement and managing underperformance.
<b>European Environmental Noise Directive (2002)</b>	The Environmental Noise Directive focuses on three action areas: <ol style="list-style-type: none"> <li>1. The determination of exposure to environmental noise.</li> <li>2. Ensuring that information on environmental noise and its effects is made available to the public.</li> <li>3. Preventing and reducing environmental noise where necessary and preserving environmental noise quality where it is good.</li> </ol>
<b>DEFRA (2010) Noise Policy Statement for England (NPSE)</b>	This document seeks to clarify the underlying principles and aims in existing policy documents, legislation and guidance that relate to noise. The key aims of this document are as follows: <ul style="list-style-type: none"> <li>• Avoid significant adverse impacts on health and quality of life;</li> <li>• Mitigate and minimise adverse impacts on health and quality of life; and</li> <li>• Where possible, contribute to the improvement of health and quality of life.</li> </ul>



Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to population and material assets
<b>European Waste Framework Directive (1975, updated 2006)</b>	The objective of the Directive is the protection of human health and the environment against harmful effects caused by the collection, transport, treatment, storage and tipping of waste. Particular focus is placed on the re-use of recovered materials as raw materials; restricting the production of waste; promoting clean technologies; and the drawing up of waste management plans.
<b>DEFRA. Our Waste, Our Resources: A strategy for England (2018)</b>	This strategy sets out how the government will preserve stocks of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy. The strategy will minimise the damage caused to the natural environment by reducing and managing waste safely and carefully, and by tackling waste crime. It combines actions the government will take now with firm commitments for the coming years and gives a clear longer-term policy direction in line with the 25 Year Environment Plan. This strategy is the blueprint for eliminating avoidable plastic waste over the lifetime of the 25 Year Plan, doubling resource productivity, and eliminating avoidable waste of all kinds by 2050.
<b>Norfolk County Council: The Joint Health and Wellbeing Strategy (2018)</b>	<p>Launched in 2018, the strategy promotes the shared commitment of partner organisations to taking collective responsibility for health and wellbeing in the area. The key priorities outlined in the report are:</p> <ul style="list-style-type: none"> <li>• A single sustainable system – working together, leading the change and using our resources in the most effective way.</li> <li>• Prioritising prevention – supporting people to be healthy, independent and resilient throughout life. Offer help early to prevent and reduce demand for specialist services.</li> <li>• Tackling inequalities in communities – providing support for those who are most in need and address wider factors that impact on wellbeing, such as housing and crime.</li> <li>• Integrating ways of working – collaborating in the delivery of people-centred care to make sure services are joined-up, consistent and make sense to those who use them</li> </ul>
<b>Norfolk County Council: Core Strategy and Minerals and Waste Development Management Policies Development Plan 2010 – 2026 (2011)</b>	<p>The Core Strategy, outlined in this document, “sets out the spatial vision for future mineral extraction and associated development and waste management facilities in Norfolk.” It contains strategic objectives and policies that make clear where mineral extraction and associated development and waste management facilities should be or should not be located in Norfolk. The aims of the Plan are as follows:</p> <ul style="list-style-type: none"> <li>• To meet minerals and waste requirements in a sustainable manner and help to deliver sustainable growth;</li> <li>• To reduce the impact of mineral extraction and associated development and waste management facilities on the transport system;</li> <li>• To protect and enhance the natural, historic and built environment in relation to mineral extraction and associated development and waste management facilities;</li> <li>• To mitigate climate change; and</li> <li>• To promote social inclusion, and human health and well being.</li> </ul>

## B.8 Soil

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to soil
<b>National Planning Policy Framework (MHCLG, 2019)</b>	The NPPF states that plans should prevent development from contributing to, or being put at risk of, air or water pollution. The NPPF states that planning should protect and enhance soils, particularly those recognised as best and most versatile agricultural land (Grades 1, 2 and 3a).
<b>DEFRA: Safeguarding our Soils: A Strategy for England (2009)</b>	The Soil Strategy for England outlines the Government's approach to safeguarding our soils for the long term. It provides a vision to guide future policy development across a range of areas and sets out the practical steps that are needed to take to prevent further degradation of our soils, enhance, restore and ensure their resilience, and improve understanding of the threats to soil and best practice in responding to them. Key objectives of the strategy include: <ul style="list-style-type: none"> <li>• Better protection for agricultural soils;</li> <li>• Protecting and enhancing stores of soil carbon;</li> <li>• Building the resilience of soils to a changing climate;</li> <li>• Preventing soil pollution;</li> <li>• Effective soil protection during construction and development; and</li> <li>• Dealing with our legacy of contaminated land.</li> </ul>
<b>DEFRA (2012) Environmental Protection Act 1990: Part 2A. Contaminated Land Statutory Guidance</b>	This document establishes a legal framework for dealing with contaminated land in England. This document provides guidelines for how local authorities should implement the regime, including how they should go about deciding whether land is contaminated land in the legal sense of the term. Key aims are as follows: <ul style="list-style-type: none"> <li>• To identify and remove unacceptable risks to human health and the environment.</li> <li>• To seek to ensure that contaminated land is made suitable for its current use.</li> <li>• To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.</li> </ul>
<b>Soils Lead Coordination Network: Soils and the Natural Heritage: a Vision by the Soils LCN for the Protection of the UK Soil Resource and Sustainable Use of Soils (2007)</b>	This document sets out the Soils Lead Coordination Network's vision for soil conservation. The 'desired outcomes' of the vision are as follows: <ol style="list-style-type: none"> <li>(i) Maintaining the diversity and biodiversity of UK soils;</li> <li>(ii) Controlling and when appropriate reversing loss of soil carbon and water-holding capacity;</li> <li>(iii) Reducing accelerated soil erosion and sediment transport into watercourses; and</li> <li>(iv) Ensuring appropriate status of soils in mitigation and remediation scenarios to control the impact of climate change.</li> </ol>

## B.9 Water

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to water
<b>European Water Framework Directive (2000)</b>	This provides an overarching strategy, including a requirement for EU Member States to ensure that they achieve 'good ecological status' by 2015. River Basin Management Plans were defined as the key means of achieving this. They contain the main issues for the water environment and the actions we all need to take to deal with them.
<b>HM Government Strategy for Sustainable Construction (2008)</b>	This Strategy encourages the construction industry to adopt a more sustainable approach towards development and identifies eleven themes for targeting action, which includes conserving water resources.
<b>DEFRA: The Water Environment (Water Framework Directive) (England and Wales) Regulations (2003)</b>	Requires all inland and coastal waters to reach 'good status' by 2015. It mandates that: <ul style="list-style-type: none"> <li>• development must not cause a deterioration in status of a waterbody; and</li> <li>• development must not prevent future attainment of 'good status', hence it is not acceptable to allow an impact to occur just because other impacts are causing the status of a water body to already be less than good.</li> </ul> This is being done by establishing a river basin district structure within which demanding environmental objectives are being set, including ecological targets for surface waters.
<b>Environment Agency: Building a Better Environment: A Guide for Developers (2013)</b>	Guidance on addressing key environmental issues through the development process (focusing mainly on the issues dealt with by the Agency), including managing flood risk, surface water management, use of water resources, preventing pollution.
<b>European Nitrates Directive (1991)</b>	The European Nitrates Directive aims to protect water quality across Europe by preventing nitrates from agricultural sources polluting ground and surface waters and by promoting the use of good farming practices.
<b>European Drinking Water Directive (1998)</b>	The Drinking Water Directive sole aim is to is to protect human health from adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean
<b>European Landfill Directive (1999)</b>	This Directive aims to prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, groundwater, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from the landfilling of waste, during the whole lifecycle of the landfill.
<b>European Urban Waste Water Directive (1991)</b>	The Directive's main objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors and concerns the collection, treatment and discharge of: <ul style="list-style-type: none"> <li>• Domestic wastewater;</li> <li>• Mixture of wastewater; and</li> <li>• Wastewater from certain industrial sectors.</li> </ul>

Title of plan or programme	Main objectives of relevant plans, policies and programmes in relation to water
<b>Environment Agency: Water for people and the environment - A Strategy for England and Wales (2009)</b>	<p>The strategy looks at the steps needed, in the face of climate change, to manage water resources to the 2040s and beyond, with the overall aim of improving the environment while allowing enough water for human uses.</p> <p>The strategy sets out actions with the aim to:</p> <ul style="list-style-type: none"> <li>• support housing and associated development where the environment can cope with the additional demands placed on it;</li> <li>• allow a targeted approach where stress on water resources is greatest;</li> <li>• ensure water is used efficiently in homes and buildings, and by industry and agriculture;</li> <li>• provide greater incentives for water companies and individuals to manage demand;</li> <li>• share existing water resources more effectively;</li> <li>• further reduce leakage;</li> <li>• ensure that reliable options for resource development are considered; and</li> <li>• allocate water resources more effectively in the future.</li> </ul>
<b>Anglian River Basin District: river basin management plan (2015)</b>	<p>The RBMP provides a framework for protecting and enhancing the benefits provided by a water environment. It presents the ecological, chemical and quantitative status of the surface and groundwater bodies present in the Anglian river basin. Objectives, according to the Water Framework Directive, are as follows:</p> <ul style="list-style-type: none"> <li>• To prevent deterioration of the status of surface waters and groundwater;</li> <li>• To achieve objectives and standards for protected areas;</li> <li>• To aim to achieve good status for all water bodies or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status;</li> <li>• To reverse any significant and sustained upward trends in pollutant concentrations in groundwater;</li> <li>• The cessation of discharges, emissions and losses of priority hazardous substances into surface waters; and</li> <li>• Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants.</li> </ul>
<b>Anglian Water: Water Resources Management Plan (2019)</b>	<p>The Plan sets out how Anglian Water maintains the balance between supply and demand for water. Their priorities for the future include keeping bills for customers at a minimum, taking a fair and balanced approach for all stakeholders and delivering long term environmental benefits.</p>

# Appendix C: Policy Assessments

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# C.1 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 delivery of the following between 2018 and 2038:

- to meet the need for around 40,550 new homes, sites are committed<sup>1</sup> for a minimum of 49,492 new homes;
- to aid delivery of 33,000 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.

### Settlement Hierarchy

The settlement hierarchy is:

1. Norwich urban area (Norwich and Norwich Fringe<sup>2</sup>)
2. Main towns
3. Key service centres
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

<sup>1</sup> This includes existing allocated sites carried forward, new allocations made through the GNLP, sites with planning consent and allowances for delivery on small scale (from policy 7.5) and other windfall sites.

<sup>2</sup> 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.

## Policy 1 – The Sustainable Growth Strategy

strategic jobs 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 and 2019/20)	New allocations	Total minimum deliverable housing commitment 2018 - 2038
Norwich urban area	26,019	6,672	32,691
The main towns of Wymondham, Aylsham, Diss (with part of Roydon), Harleston and Long Stratton	5,151	1,655	6,806
The key service centres of Acle, Blofield, Brundall, Hethersett, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham	2,984	695	3,679
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)	482	4,220
	In South Norfolk (see policy 7.4 and the South Norfolk Village Clusters Housing Site Allocations Local Plan for specific allocations)	1,392	
<b>Allocations Total</b>	<b>36,692</b>	<b>10,704</b>	<b>47,396</b>
Homes delivered though policy 7.5	NA		800
Windfall allowance	NA		1,296
<b>Overall Total</b>			<b>49,492</b>

Policies 7.1 to 7.5 provide details on 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 Housing Site Allocations Local 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. Elsewhere in village clusters, subject to the requirements of policy 7.4.
3. On sites of up to 3 to 5 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 in line with the requirements on the new plan-making system. 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 adoption.

## Policy 1 – The Sustainable Growth Strategy

### Economy

Key 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 key 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 services.

C.1.1.1 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.1.2 SA Objective 1 – Air Quality and Noise**

C.1.2.1 This policy seeks to deliver 49,492 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 quantity of residential and employment development proposed 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.1.3 SA Objective 2 – Climate Change Mitigation and Adaptation**

C.1.3.1 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 and the development of renewable or low carbon energy networks. This helps to reduce Greater Norwich's contributions to greenhouse gas (GHG) emissions and the exacerbation of climate change.



C.1.3.2 Furthermore, Policy 2 would be expected to ensure that flood risk is minimised, sustainable drainage measures are incorporated within development proposals, and that the green infrastructure network is protected and enhanced. 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.1.3.3 Despite this, the development of 49,492 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 2018, Greater Norwich had a total annual carbon footprint of 2,081,742 tonnes CO<sub>2</sub>, and residents had an average annual carbon footprint of 5.12 tonnes CO<sub>2</sub> per person. At 2.23 people per dwelling, the development of 49,492 new dwellings could increase the local population by approximately 110,367 people. The introduction of 110,367 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 565,079 tonnes, or 27.1%. Overall, a major negative impact on climate change mitigation and adaptation would be expected.

#### **C.1.4 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

C.1.4.1 Within this policy, in line with Policy 2, development proposals would be required to contribute towards the green infrastructure network. However, the development of 49,492 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.1.5 SA Objective 4 – Landscape**

C.1.5.1 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 49,492 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.1.6 SA Objective 5 – Housing**

C.1.6.1 The provision of 49,492 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 housing provision within Greater Norwich.

#### **C.1.7 SA Objective 6 – Populations and Community**

C.1.7.1 The housing and employment floorspace 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.1.8 SA Objective 7 – Deprivation**

C.1.8.1 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.1.9 SA Objective 8 – Health**

C.1.9.1 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. 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 seeks to encourage walking and cycling, 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.1.10 SA Objective 9 – Crime**

C.1.10.1 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.1.11 SA Objective 10 – Education**

C.1.11.1 This policy states that infrastructure to support housing allocations would be provided in line with Policy 4, which includes improvements to existing schools and the provision of new schools as required, as well as 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. Therefore, a major positive impact on site end users' access to primary and secondary education would be expected.

### **C.1.12 SA Objective 11 – Economy**

C.1.12.1 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.1.13 SA Objective 12 – Transport and Access to Services**

C.1.13.1 Policy 1 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. By focusing development as per the settlement hierarchy set out in this policy, more development is likely to be directed towards larger settlements where there are existing transport options and good access to services. Therefore, a major positive impact would be expected for this objective.

### **C.1.14 SA Objective 13 – Historic Environment**

C.1.14.1 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 proposals will 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.1.15 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

C.1.15.1 The settlement hierarchy identifies Norwich 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.

C.1.15.2 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 49,492 new dwellings across the Plan area within this policy would be expected to result in a net loss of ecologically and agriculturally important soil.

C.1.15.3 Between 2018 and 2019, a total of 143,524 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2018 and 2019 was 409.3kg. Assuming new residents generate 409.3kg per capita, 110,367 new residents could be expected to increase the total annual waste generated in the Plan area by 45,173 tonnes, or 31.5%. Therefore, a major negative impact on natural resources across the Plan area would be expected.

### **C.1.16 SA Objective 15 – Water**

C.1.16.1 The development of 49,492 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.

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## C.2 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, to enhancing the environment, and to mitigating and adapting to climate change, assisting in meeting national greenhouse gas emissions targets. 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, recreation/ leisure/community/faith facilities and libraries;
2. Make provision for delivery of new and changing technologies (including broadband, fibre optic networks, telecommunications, construction methods 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, having regard to relevant green infrastructure strategies and delivery plans;
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 net densities are 25 dwellings per hectare across the plan area and 40 in Norwich<sup>3</sup>.
5. Respect, protect and enhance local character and aesthetic quality (including landscape, townscape, and the historic environment), taking account of landscape or historic character assessments, design guides and codes, and maintain strategic gaps and landscape settings, including river valleys, undeveloped approaches and the character and setting of the Broads;
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 including public art where appropriate, with layouts that encourage walking and cycling, whilst also integrating parking in a manner that does not dominate the streetscape and providing a high standard of amenity through planting and the careful choice of materials;
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. Support efficient water management. Flood risk should be minimised, including avoiding developing in areas at significant risk of flooding, reducing the causes and impacts of flooding, supporting a catchment approach to water management and using sustainable drainage. Development must protect water quality, both surface and groundwater, and be water efficient. To achieve the latter:

<sup>3</sup> 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.

## Policy 2 – Sustainable Communities

- Housing development will meet the Building Regulations part G (amended 2016) water efficiency higher optional standard;
- 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, 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:
- All new development will provide a 19% reduction against Part L of the 2013 Building Regulations (amended 2016);
  - Appropriate non-housing development of 500 square metres or above will meet the BREEAM “Very Good” energy efficiency standard, or any equivalent successor;
- except where a lower provision is justified because the requirement would make the development unviable.

Proposals for free standing decentralised, renewable and/or low carbon energy networks, except for wind energy schemes, will be supported subject 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 or has been demonstrated to have the support of the local community.

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)<sup>4</sup> showing how development will support the above requirements, with housing development taking account of the National Design Guide (and any subsequent related publications) and optionally making use of tools such as Building for a Healthy Life (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 particularly 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. In considering the use of such powers regard will be had to any change of circumstances that might affect delivery, particularly economic factors.

- C.2.1.1 This policy aims to ensure that development within Greater Norwich is sustainable. It outlines a number of requirements that new development proposals 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.

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<sup>4</sup> 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.

## C.2.2 SA Objective 1 – Air Quality and Noise

C.2.2.1 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 and travel by walking or cycling within this policy would be expected to help reduce reliance on car use and relieve local congestion, and as a result, reduce traffic associated emissions and minimise reductions in air quality. Overall, a minor positive impact would be expected for this objective.

## C.2.3 SA Objective 2 – Climate Change Mitigation and Adaptation

C.2.3.1 This policy states that development proposals should allow for delivery of new technologies such as electric vehicles. Therefore, this could potentially help to facilitate uptake of low emission vehicles and help to reduce Greater Norwich's contributions to carbon 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.2.3.2 The requirement for improvements including a 'very good' energy efficiency for non-residential development and a 19% 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.2.3.3 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, including avoiding developing in areas at significant risk of flooding"* including incorporating sustainable drainage measures within development proposals. This would be expected to manage the risk of pluvial flooding to some extent.

C.2.3.4 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.2.4 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

C.2.4.1 Policy 2 seeks to ensure development proposals enhance the environment. 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 on biodiversity would therefore be expected.

## **C.2.5 SA Objective 4 – Landscape**

C.2.5.1 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.2.6 SA Objective 5 – Housing**

C.2.6.1 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.2.7 SA Objective 6 – Populations and Community**

C.2.7.1 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.2.8 SA Objective 7 – Deprivation**

C.2.8.1 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.2.9 SA Objective 8 – Health**

C.2.9.1 This policy states that development proposals should ensure good access to local services is provided, including access to health care services and leisure centres. 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 also seeks to encourage 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.2.10 SA Objective 9 – Crime**

C.2.10.1 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, a minor positive impact would be expected.

### **C.2.11 SA Objective 10 – Education**

C.2.11.1 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.2.12 SA Objective 11 – Economy**

C.2.12.1 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 safe and convenient access, 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.2.13 SA Objective 12 – Transport and Access to Services**

C.2.13.1 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. The promotion of public transport and encouraging residents to walk and cycle would be expected to reduce the number of vehicles on the road and relieve local congestion to some extent. Therefore, a major positive impact would be expected for this objective.

### **C.2.14 SA Objective 13 – Historic Environment**

C.2.14.1 This policy notes that measures should be included within new developments, to help ensure that local characteristics, including the historic environment, are considered, and that development is well integrated into its surroundings. The requirement to respect, protect and enhance the local 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.

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## **C.2.15 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- C.2.15.1 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 thus 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.2.16 SA Objective 15 – Water**

- C.2.16.1 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 optional standard of 110 litres per person per day as set out in the Buildings Regulation Part G, and non-housing development must meet BREEAM ‘very good’ water efficiency standard or equivalent. 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.3 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 and other guidance, undertaking a heritage impact assessment if significant impacts might arise, 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, unless there are overriding benefits from the development that outweigh that harm or loss and the harm has been minimised;
- providing a continued or new use for heritage assets whilst retaining their historic significance.

In applying the above, regard will be given to the level of importance of the heritage asset.

#### The Natural Environment

Development proposals will be required to conserve and enhance the natural environment (including valued landscapes, biodiversity including priority habitats, networks and species, ancient trees and woodlands, geodiversity, high quality agricultural land and soils) through:

- being designed to respect and retain, and add to, natural assets; taking account of local design and other guidance, and undertaking landscape, biodiversity or other appropriate assessments if significant impacts might arise;
- avoiding harm to designated and non-designated assets of the natural environment unless there are overriding benefits from the development and the harm has been minimised.

In applying the above, regard will be given to the level of importance of the natural element.

In addition, development will deliver net biodiversity gain through the provision of on-site or off-site natural features, creating new or enhancing existing green infrastructure networks that have regard to and help to achieve the local green infrastructure strategies. It will need to be

### Policy 3 – Environmental Protection and Enhancement

demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain) on the existing situation.

All residential development will address the potential visitor pressure, caused by residents of the development, that would detrimentally impact on sites protected under the Habitats Regulations Directive through:

- the payment of a contribution towards the cost of mitigation measures at the protected sites (as determined under the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy plus an allowance for inflation); and
- the provision or enhancement of adequate green infrastructure, either on the development site or nearby, to provide for the informal recreational needs of the residents as an alternative to visiting the protected sites. This will equate to a minimum of 2 hectares per 1,000 population and will reflect Natural England's Accessible Natural Greenspace Standard.

C.3.1.1 This policy outlines the GNDP'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.3.1.2 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. A heritage impact assessment must be prepared if the proposed development could result in a significant impact on heritage assets. 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.3.1.3 The provision of new or enhancements to existing green infrastructure networks under 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 deliver at least 10% 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. Policy 3 also seeks to ensure that the impacts of residential development, including visitor disturbance at biodiversity sites designated under the Habitats Regulations Directive contribute to *"the cost of mitigation measures at the protected sites"*<sup>5</sup> and *"provision or enhancement of adequate*

<sup>5</sup>Place Services (2020) Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy.

*green infrastructure, either on the development site or nearby, to provide for the informal recreational needs of the residents as an alternative to visiting the protected sites*". The policy also seeks for a biodiversity assessment to be carried out if significant impact on biodiversity assets may arise. A major positive impact on biodiversity, geodiversity and green infrastructure would therefore be expected (SA Objective 3).

- C.3.1.4 This policy states that the natural environment would be conserved and enhanced, including further contribution to 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). 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.3.1.5 The provision of amenity green infrastructure would also be likely to provide local residents with good access to space 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.3.1.6 The increased green infrastructure cover promoted 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.4 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 focussed 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 networks to promote modal shift;
  - developing the role of the park and ride system;
  - changing attitudes to travel;
  - 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, Thickthorn 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.

## Policy 4 – Strategic Infrastructure

### Other Strategic Infrastructure

The Greater Norwich local authorities and partners including utility companies will work together in relation to 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;
- Water supply and sewerage network improvements including the waste-water network at Whitlingham water recycling centre and the Yare Valley sewer<sup>6</sup> to protect designated habitats;
- 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.

- C.4.1.1 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.4.1.2 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.4.1.3 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.4.1.4 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).

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<sup>6</sup> Clarification dependent on Water Cycle Study

- C.4.1.5 Transport improvements and enhanced 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.4.1.6 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 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 opportunities, and therefore, result in a minor positive impact on the local economy (SA Objective 11).
- C.4.1.7 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 transport-related 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.4.1.8 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 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.4.1.9 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.4.1.10 It would not be anticipated that the enhancements to the transport networks would result in a significant loss of previously undeveloped land, or ecologically/agriculturally important soil. A negligible impact on natural resources would be expected (SA Objective 14).
- C.4.1.11 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.4.1.12 The improvements to the water supply and waste water network, including Whittingham 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.5 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 proposals<sup>7</sup> 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%, where
  - a) the site is allocated in a Neighbourhood Plan for a different percentage of affordable housing, or
  - b) for brownfield sites where the applicant can demonstrate that particular circumstances justify the need for a viability assessment at decision-making stage;
- 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

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. Irrespective of C2 or C3 use class

<sup>7</sup> 10 dwellings or more

## Policy 5 – Homes

classification, specialist older people's housing will provide 33% affordable housing or 28% in the city centre.

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)[1] 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;
- 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 a policy compliant proportion 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;
- plots have been marketed for 12 months and have not been sold.

- C.5.1.1 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, Travellers, and Travelling Showpeople. Therefore, a major positive impact on housing provision across the Plan area would be expected (SA Objective 5).

- C.5.1.2 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.5.1.3 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.5.1.4 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.6 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. Opportunities for sustainable access to sites should be maximised through development proposals and infrastructure investment.
- The needs of small, medium and start-up businesses are addressed through:
  - the allocation and retention of smaller scale employment sites across the area, with limited expansion where this can be justified;
  - 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 key<sup>8</sup> 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;
  - protection, enhancement and expansion of the green infrastructure network;
  - encouragement for sustainable tourism initiatives and development that supports cultural industries;
  - 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.

#### Key strategic employment areas

Key strategic employment areas and their main uses are:

<sup>8</sup> Key strategic employment areas are identified as “Tier 1” and of particular significance to economic growth in the Norfolk Strategic Planning Framework

## Policy 6 – The Economy

Strategic Employment area and their primary uses	Existing undeveloped 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	30.8 (all part of mixed-use sites)	0	30.8
The Norwich Airport area and in particular: <ul style="list-style-type: none"> <li>a new site on the northern edge of the airport accessed directly from the Broadland Northway of 46.5ha and focussed on aviation related activities; and</li> <li>a site of around 35ha at the A140/Broadland Northway junction and focussed on uses benefiting from an airport location</li> </ul>	35	46.5	81.5
Browick Interchange, Wymondham (for general employment uses)	22	0	22
Longwater - consolidation of activity through intensification of employment uses 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 Andrews Business Park and Broadland Gate);	33.1	0	33.1
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 supporting the agri-food sector	18.7	0	18.7
<b>Total</b>	<b>229.9</b>	<b>54.2</b>	<b>284.1</b>

### Town Centres

The development of new retailing, leisure, offices and other main town centre uses will be subject to the sequential approach and out-of-centre impact assessment, 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, Harford Place (Hall Road/Sandy Lane), Larkman centre, Plumstead Road, Sprowston Road, Old Catton and Dussindale (Thorpe St Andrew). New district centres to be established in accordance with the Growth Triangle Area Action Plan;
4. Local centres, including new and enhanced local centres serving major growth locations.

## Policy 6 – The Economy

Development and investment consistent in scale with the function of the centre are encouraged at all levels of the hierarchy to enhance the range of businesses and facilities available locally. 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.

Small scale retail and leisure developments serving local needs are encouraged to serve new residential developments and, subject to impact on local amenity, in existing residential areas and to support village life and promote active travel.

- C.6.1.1 Policy 6 aims to deliver inclusive economic growth through the delivery of 284ha 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.6.1.2 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 help 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.6.1.3 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.6.1.4 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.6.1.5 The majority of the allocations within this policy comprise existing employment sites. However, the proposed development of approximately 54ha 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.6.1.6 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.6.1.7 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 landscape, through the safeguarding and enhancement of the local landscape character (SA Objective 4). 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. Although Policy 6 seeks to protect, enhance and expand the green infrastructure network, the development of 54ha of new employment land could potentially result in the loss of some habitats, and therefore, on balance, a negligible impact on biodiversity would be likely (SA Objective 3).

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## C.7 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 – Norwich Urban Area including the fringe parishes

Norwich and the fringe parishes<sup>9</sup> 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 extensions<sup>10</sup> 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
<b>City centre</b>			
Northern City Centre Strategic Regeneration Area	1,533	25	1,558
Other city centre sites	2,724	200	2,924
City centre total	4,257	225	4,482
<b>East Norwich</b>			
East Norwich Strategic Regeneration Area	770	3,230	4,000
<b>Elsewhere in the urban area (* denotes strategic urban extensions)</b>			
Colney	4	200	204
Costessey	529	0 <sup>11</sup>	529

<sup>9</sup> 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

<sup>10</sup> Strategic urban extensions/strategic housing growth locations will each provide over 1,000 new homes from 2018 to 2038

<sup>11</sup> An 800-home contingency site at Costessey will be brought forward if delivery of housing in the GNLP area does not meet local plan targets. It is not included in these figures (see also the Site allocations plan).

### Policy 7.1 – Norwich Urban Area including the fringe parishes

Cringleford*	1,771	0	1,771
Drayton	404	0	404
Easton*	1,046	0	1,046
Hellesdon*	1,351	0	1,351
Other sites in Norwich	2,160	180	2,340
Three Score, Bowthorpe*	908	0	908
Taverham*	121	1,417	1,538
The Growth Triangle*	12,087	1,420	13,507
Thorpe St. Andrew	386	0	386
Trowse	181	0	181
Other sites in urban area (Old Catton, Keswick, Sprowston)	44	0	44
Elsewhere in urban area total	20,992	3,217	24,209
<b>Norwich Urban Area Total</b>	<b>26,019</b>	<b>6,672</b>	<b>32,691</b>

#### 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
<b>Norwich urban area total</b>	<b>198.9</b>	<b>46.9</b>	<b>256.8</b>

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

## Policy 7.1 – Norwich Urban Area including the fringe parishes

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 early evening economy, will be accepted within the defined city centre leisure area where noise and disturbance issues can be mitigated and where they do not have detrimental effect on the retail offering, especially in the primary retail area. A sequential approach will be used to determine applications for leisure uses outside the defined leisure area. Late-night uses will only be accepted in the designated Late-Night Activity Zone.

### 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 Built, Natural and Historic Environment

To protect and enhance the distinctive natural and built environment and heritage assets of the city centre:

- A programme of improvements to public spaces, as illustrated in a public realm infrastructure plan, will be implemented through a combination of public investment on the highway / publicly owned land and private investment in association with development proposals;
- New development proposals will respect the character of the city centre conservation area and address the principles set out in the City Centre Conservation Area Appraisal (or any successor), providing innovative and sustainable design; in particular in relation to scale, mass, height, layout and materials
- Riverside development will assist in delivering the policies/ priorities of the River Wensum Strategy (or any successor), including provision of a riverside walk. Riverside development should support and enable achievement of the strategy's longer-term plans.

### 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 9 including Carrow Works, the Deal Ground and the Utilities Site will create a highly sustainable mixed-use gateway quarter accommodating substantial housing growth and optimising economic benefits. Development across the sites will provide in the region of 4,000 additional homes in the plan period and significant new employment.

### Policy 7.1 – Norwich Urban Area including the fringe parishes

opportunities for around 6,000 jobs. 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.;
- Land owned by Network Rail on Lower Clarence Road and Koblenz Avenue
- 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:

- an exemplar design approach, building at high densities and maximising the riverside regeneration potential to create a distinct, highly sustainable mixed-use community and new gateway quarter for the city, taking account of its setting adjacent to the Broads; .
- creating an inclusive, resilient and safe community in which people of all ages have good access to high quality homes that meet housing needs the provision of area-wide economic and social infrastructure and services, including (but not limited to) the creation of new 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, the railway station 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, Carrow Abbey County Wildlife Site 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 the sites' and wider city's rich heritage assets and their settings;
- 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

## Policy 7.1 – Norwich Urban Area including the fringe parishes

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.7.1 SA Objective 1 – Air Quality and Noise

C.7.1.1 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 the 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 32,691 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.7.2 SA Objective 2 – Climate Change Mitigation and Adaptation

C.7.2.1 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 networks, would be likely to help reduce carbon emissions emitted within Norwich.

C.7.2.2 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.7.2.3 In 2018, Greater Norwich had a total CO<sub>2</sub> emission estimate of 2,081,742 tonnes CO<sub>2</sub>, and residents had an average annual carbon footprint of 5.12 tonnes CO<sub>2</sub> per person. At 2.23 people per dwelling, the development of 32,691 new dwellings could increase the local population by approximately 72,901 people. The introduction of 72,901 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 373,253 tonnes, or 17.9%. Overall, a major negative impact on climate change mitigation and adaptation would be expected.

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

C.7.3.1 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. The requirements set out in Policy 3 of the GNLP ensure *“residential development will address the potential visitor pressure, caused by residents of the development, that would detrimentally impact on sites protected under the Habitats Regulations Directive”*, which would include developer contributions and the provision and enhancement of adequate green infrastructure. These requirements would be likely to help ensure residential development in Norwich and the fringe does not significantly impact these European designated sites.

C.7.3.2 Policy 7.1 requires all development to be in 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.7.3.3 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.7.3.4 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 to occur, and therefore, Policy 7.1 could potentially have a minor negative impact on biodiversity.



#### **C.7.4 SA Objective 4 – Landscape**

C.7.4.1 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.7.4.2 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. 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.7.5 SA Objective 5 – Housing**

C.7.5.1 The provision of 32,691 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.7.6 SA Objective 6 – Populations and Community**

C.7.6.1 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 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.7.7 SA Objective 7 – Deprivation**

C.7.7.1 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.7.8 SA Objective 8 – Health**

C.7.8.1 Although there are many GP surgeries situated within Norwich city, many areas within the Norwich Fringe are 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,

could potentially ensure that site end users at all potential development sites would have improved access to these health and leisure services.

C.7.8.2 Development proposals directed towards Norwich and the surrounding fringe settlements would be expected to situate the majority of site end users in areas 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.7.8.3 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 healthcare services, improved transport would be likely to ensure that all site end users have access to these facilities.

### C.7.9 SA Objective 9 – Crime

C.7.9.1 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.7.10 SA Objective 10 – Education

C.7.10.1 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.7.10.2 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.7.11 SA Objective 11 – Economy

C.7.11.1 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.7.11.2 This policy proposes the development of 256.8ha of employment floorspace 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.7.12 SA Objective 12 – Transport and Access to Services**

C.7.12.1 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 development within the Norwich Fringe under this policy would be likely to have somewhat limited access to railway stations.

C.7.12.2 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.7.12.3 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.

C.7.12.4 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. As a result, a minor positive impact would be expected.

### **C.7.13 SA Objective 13 – Historic Environment**

C.7.13.1 There are numerous Listed Buildings located within Norwich District, primarily directed 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. There are also 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.7.13.2 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.7.13.3 This policy states that development proposals “*should address the principles set out in the City Centre Conservation Area Appraisal*”<sup>12</sup>. 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.7.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

C.7.14.1 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.7.14.2 Between 2018 and 2019, a total of 143,524 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2018 and 2019 was 409.3kg. Assuming new residents generate 409.3kg per capita, 72,901 people could be expected to increase the total annual waste generated in the Plan area by 29,838.4 tonnes, or 20.8%. Therefore, a major negative impact on natural resources across the Plan area would be expected.

#### **C.7.15 SA Objective 15 – Water**

C.7.15.1 The entirety of Norwich District and the majority of the fringe area is located within the ‘inner’, ‘outer’ or ‘catchment’ 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 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

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<sup>12</sup> Norwich City Council (2007) Norwich City Centre, Conservation Area Appraisal. Available at: [https://www.norwich.gov.uk/downloads/20254/conservation\\_area\\_appraisals](https://www.norwich.gov.uk/downloads/20254/conservation_area_appraisals) [Date Accessed: 26/06/19]

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.

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## C.8 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 part of 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 6,850 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 and 2019/20)	New allocations	Total deliverable housing commitment 2018 - 2038
Aylsham	229	550	779
Diss (with part of Roydon)	363	400	763
Harleston	172	555	727
Long Stratton	1,922	0	1,922
Wymondham	2,465	150	2,615
<b>Total</b>	<b>5,151</b>	<b>1,655</b>	<b>6,806</b>

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 policies 1 and 6 for the strategic site in Wymondham	22	0	22
Aylsham	4	0	4
Diss (with part of Roydon)	10.8	0	10.8
Harleston	6.8	0	6.8

### Policy 7.2 – The Main Towns

Long Stratton	12.5	0	12.5
Wymondham	2.1	0	2.1
<b>Total</b>	<b>58.2</b>	<b>0</b>	<b>58.2</b>

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.

#### C.8.1 SA Objective 1 – Air Quality and Noise

C.8.1.1 The proposed development of 6,806 dwellings, 58.2ha 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.8.2 SA Objective 2 – Climate Change Mitigation and Adaptation

C.8.2.1 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. 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.8.2.2 In 2018, Greater Norwich had a total CO<sub>2</sub> emission estimate of 2,081,742 tonnes CO<sub>2</sub>, and residents had an average annual carbon footprint of 5.12 tonnes CO<sub>2</sub> per person. At 2.23 people per dwelling, the development of 6,806 new dwellings could increase the local population by approximately 15,177 people. The introduction of 15,177 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 77,706 tonnes, or 3.7%. Overall, a major negative impact would be expected for this objective.

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

C.8.3.1 It is considered unlikely that the proposed development within the Main Towns would have any adverse impact on Natura 2000 sites, SSSIs, NNRs or LNRs. However, there are several stands of ancient woodland and CWSs 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, and therefore, Policy 7.2 could potentially have a minor negative impact on local biodiversity.

#### **C.8.4 SA Objective 4 – Landscape**

C.8.4.1 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.8.5 SA Objective 5 – Housing**

C.8.5.1 The provision of 6,806 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.8.6 SA Objective 6 – Populations and Community**

C.8.6.1 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, for example 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.8.7 SA Objective 7 – Deprivation**

C.8.7.1 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.8.8 SA Objective 8 – Health**

C.8.8.1 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 of the target distance of an NHS hospital with an A&E department, with the nearest being Norfolk and Norwich University Hospital.

C.8.8.2 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.8.8.3 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.8.8.4 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.8.9 SA Objective 9 – Crime**

C.8.9.1 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.8.10 SA Objective 10 – Education**

C.8.10.1 All of the Main Towns contain a secondary school and several primary schools. Therefore, it is anticipated this policy would have a major positive impact by placing the majority of new residents in locations with excellent access to educational facilities.

### **C.8.11 SA Objective 11 – Economy**

C.8.11.1 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, 58.2ha 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.8.12 SA Objective 12 – Transport and Access to Services**

C.8.12.1 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.8.12.2 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.8.12.3 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.8.13 SA Objective 13 – Historic Environment**

- C.8.13.1 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.8.13.2 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. 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.8.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- C.8.14.1 Between 2018 and 2019, a total of 143,524 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2018 and 2019 was 409.3kg. Assuming new residents generate 409.3kg per capita, 15,177 people could be expected to increase the total annual waste generated in the Plan area by approximately 6,211.9 tonnes, or 4.3%.

- C.8.14.2 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.8.15 SA Objective 15 – Water**

- C.8.15.1 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.9 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
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### 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 3,679 additional homes and sites for 11.8 hectares of 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	200	340	540
Blofield	301	15	316
Brundall	175	0	175
Hethersett	1,375	0	1,375
Hingham	20	100	120
Loddon / Chedgrave	206	240	446
Poringland/ Framingham Earl	547	0	547
Reepham	155	0	155
Wroxham	5	0	5
<b>Total</b>	<b>2,984</b>	<b>695</b>	<b>3,679</b>

The sites to meet the above targets are in the GNLP Sites document.

Other residential development will be acceptable elsewhere within settlement boundaries subject to meeting the criteria of other policies in the development plan.

## Policy 7.3 – The Key Service Centres

### 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
<b>Total</b>	<b>11.8</b>	<b>0</b>	<b>11.8</b>

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.9.1 SA Objective 1 – Air Quality and Noise

C.9.1.1 The proposed development of 3,679 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.9.2 SA Objective 2 – Climate Change Mitigation and Adaptation

C.9.2.1 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.9.2.2 In 2018, Greater Norwich had a total CO<sub>2</sub> emission estimate of 2,081,742 tonnes CO<sub>2</sub>, and residents had an average annual carbon footprint of 5.12 tonnes CO<sub>2</sub> per person. At 2.23 people per dwelling, the development of 3,679 new dwellings could increase the local population by approximately 8,204 people. The introduction of 8,204 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 42,004 tonnes, or 2.0%. Overall, a major negative impact would be expected for this objective.

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

C.9.3.1 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.9.3.2 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.9.4 SA Objective 4 – Landscape**

C.9.4.1 Acle, Blofield, Brundall, Loddon, Chedgrave and Wroxham are located in close proximity to The Broads National Park. It is anticipated that the development proposals directed to these locations could potentially be visible from, and/or alter the setting of, this National Park. Policy 2 states development proposals should take account “*the character and the setting of the Broads*”. It would be unlikely that development proposals would result in adverse impacts on The Broads National Park.

C.9.4.2 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.9.5 SA Objective 5 – Housing**

C.9.5.1 The provision of 3,679 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.9.6 SA Objective 6 – Populations and Community**

C.9.6.1 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, for example 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.9.7 SA Objective 7 – Deprivation**

C.9.7.1 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.9.8 SA Objective 8 – Health**

C.9.8.1 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.9.8.2 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.9.8.3 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.9.8.4 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.9.9 SA Objective 9 – Crime**

C.9.9.1 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.9.10 SA Objective 10 – Education**

C.9.10.1 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 this policy would have a minor positive impact by placing the majority of new residents in locations with good access to educational facilities.

### **C.9.11 SA Objective 11 – Economy**

C.9.11.1 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 floorspace 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.9.12 SA Objective 12 – Transport and Access to Services**

C.9.12.1 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.9.12.2 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, improvements to transport infrastructure set out in Policy 4 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.9.13 SA Objective 13 – Historic Environment**

C.9.13.1 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.9.13.2 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.9.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- C.9.14.1 Between 2018 and 2019, a total of 143,524 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2018 and 2019 was 409.3kg. Assuming new residents generate 409.3kg per capita, 8,204 people could be expected to increase the total annual waste generated in the Plan area by approximately 3,357.9 tonnes, or 2.3%.
- C.9.14.2 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.9.15 SA Objective 15 – Water**

- C.9.15.1 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.

## C.10 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 4,220 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.

To achieve this:

1. New sites in village clusters to provide a minimum of 1,200 homes will be allocated through a South Norfolk Village Clusters Housing Allocations Local Plan;
2. New sites in village clusters in Broadland to provide 482 homes are allocated in the Greater Norwich Local Plan Sites Plan.

Additional sites may be provided in village clusters by:

1. Infill development within settlement boundaries;
2. Affordable housing led development, which may include an element of market housing (including self/custom led build) if necessary, for viability, up to a maximum of 15 dwellings in total. These sites should be 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.

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.

#### 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
Horsham St. Faith	2.9	1.5	4.4
Lenwade	2.4	0	2.4
Lingwood	2.3	0	2.3
<b>Total</b>	<b>33.5</b>	<b>2.3</b>	<b>35.9</b>

## Policy 7.4 Village clusters

Other small-scale employment development will be acceptable in principle elsewhere within village development boundaries, through the re-use of rural buildings or through the potential expansion of existing small and medium sized employment sites, 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.10.1 SA Objective 1 – Air Quality and Noise

C.10.1.1 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. Nevertheless, the proposed development of 4,220 dwellings, 35.9ha 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.10.2 SA Objective 2 – Climate Change Mitigation and Adaptation

C.10.2.1 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.10.2.2 In 2018, Greater Norwich had a total CO<sub>2</sub> emission estimate of 2,081,742 tonnes CO<sub>2</sub>, and residents had an average annual carbon footprint of 5.12 tonnes CO<sub>2</sub> per person. At 2.23 people per dwelling, the development of 4,220 new dwellings could increase the local population by approximately 9,411 people. The introduction of 9,411 new residents would therefore be expected to increase the annual carbon footprint of the Plan area by 48,184 tonnes, or 2.3%. 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.10.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

C.10.3.1 This policy would offer flexibility over where to locate sites. It is therefore likely that the Plan would be able to direct development towards locations 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.10.4 SA Objective 4 – Landscape**

C.10.4.1 Broads National Park is located to the east of the Plan area. It is anticipated that 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 2, development proposals should take account *“the character and the setting of the Broads”*. It would be unlikely that development proposals would result in adverse impacts on The Broads National Park.

C.10.4.2 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.10.5 SA Objective 5 – Housing**

C.10.5.1 The proposed development of 4,220 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.10.6 SA Objective 6 – Populations and Community**

C.10.6.1 Policy 7.4 allocates a number of sites within existing settlements, and states that infill and affordable housing-led 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, for example playing fields and allotments. 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.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 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.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 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.10.11 SA Objective 11 – Economy**

C.10.11.1 Within this policy, 35.9ha of employment floorspace is allocated within Brooke, Foulsham, Lenwade and Lingwood. By directing employment land towards these villages, this policy would be likely to 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.10.11.2 However, as this policy directs residential 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.10.12 SA Objective 12 – Transport and Access to Services**

C.10.12.1 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.10.13 SA Objective 13 – Historic Environment**

C.10.13.1 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. 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.10.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

C.10.14.1 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.10.14.2 Between 2018 and 2019, a total of 143,524 tonnes of household waste was collected in Greater Norwich. The average waste generated per capita in England between 2018 and 2019 was 409.3kg. Assuming new residents generate 409.3kg per capita, 9,411 people could be expected to increase the total annual waste generated in the Plan area by approximately 3,851.9 tonnes, or 2.7%. Overall, a major negative impact on natural resources would be expected.

### **C.10.15 SA Objective 15 – Water**

C.10.15.1 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.

## C.11 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

### Policy 7.5 – Small Scale Windfall Housing Development

Small scale residential development will be permitted adjacent to a development boundary or on sites within or adjacent to a recognisable group of dwellings where:

- Cumulative development permitted under this policy will be no more than 3 dwellings in small parishes or 5 dwellings in larger parishes (as defined in appendix 7) during the lifetime of the plan; and
- The proposal respects the form and character of the settlement; and
- The proposal would result in no adverse impact on the landscape and natural environment; and
- The proposal accords with other relevant Local Plan policies

Positive consideration will be given to self and custom build.

C.11.1 Policy 7.5 seeks to restrict windfall development within parishes to three additional dwellings, located adjacent to the development boundary or “*within or adjacent to a recognisable group of dwellings*”.

C.11.2 The provision of up to three additional dwellings in small parishes and five additional dwellings in larger parishes under this policy would be expected to contribute towards meeting the identified housing need for Greater Norwich over the Plan period. This would therefore have a minor positive impact on local housing provision (SA Objective 5).

C.11.3 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.11.4 Furthermore, this policy seeks to ensure that windfall housing development proposals would not result in an “*adverse impact on the landscape and natural environment*”. This

development is required to be in keeping with the form and character of the settlement, in order to help conserve the local character and sense of place. A minor positive impact on biodiversity assets and the local landscape would therefore be expected (SA Objectives 3 and 4).

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## C.12 Policy 7.6 – Preparing for New Settlements

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 7.6 – Preparing For New Settlements

Subject to the outcome of evidence, assessment and appraisal, one or more new settlements will be brought forward in the next Local Plan.

C.12.1.1 Delivering a new settlement under Policy 7.6 would provide an opportunity to develop a relatively self-sustainable community that supports a diverse population and provides residents with excellent access to necessary services and facilities as well as high quality natural habitats.

### C.12.2 SA Objective 1 – Air Quality and Noise

C.12.2.1 A new settlement would be expected to be located in Broadland or South Norfolk, away from existing settlements, where air quality is likely to be relatively good. The construction and occupation of homes in these locations would provide an opportunity to deliver sustainable development which avoids the exacerbation of air pollution. Nevertheless, the introduction of a large number of new residents to a relatively rural location would be expected to increase air pollution, in particular through an increase in vehicles and traffic. A minor negative impact on air quality would therefore be likely.

### C.12.3 SA Objective 2 – Climate Change Mitigation and Adaptation

C.12.3.1 At present, it is unknown where the new settlement would be located, and therefore, it is uncertain if new development would be located in an area of flood risk. The construction of a new settlement at a predominantly previously undeveloped location would result in a net loss of permeable soils and vegetation cover, which could potentially exacerbate flood risk. However, the construction of a new settlement provides a good opportunity to incorporate high-quality layout and design to deliver an urban area with well-integrated green and blue infrastructure that will help attenuate temperature rises, flooding and other effects caused by climate change.

C.12.3.2 The construction of a new settlement at a predominantly previously undeveloped location would result in a net increase in the carbon footprint of the local area in relation to current levels. A new settlement would also be expected to deliver a large number of new homes, and as a result, increase carbon emissions within the Plan area. Therefore, a minor negative impact on climate change mitigation and adaptation would be expected.

#### **C.12.4 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

C.12.4.1 The construction of a new settlement would direct a large proportion of development to one location, which will help to avoid widespread fragmentation of the ecological network across Greater Norwich. Wherever the new settlement is located, development would not be expected to coincide with a biodiversity designation of international or national significance (e.g. SAC, SPA, Ramsar or SSSI). There would be good scope for the development to provide a design that incorporates high quality wildlife assets and preserves stepping-stone and corridor functions of the multi-functional green infrastructure network. However, a new settlement could potentially coincide with priority habitats and other locally important biodiversity assets to some extent and would also be likely to result in a net loss of vegetation cover. Overall, a minor negative impact on biodiversity and geodiversity cannot be ruled out.

#### **C.12.5 SA Objective 4 – Landscape**

C.12.5.1 A benefit of a new settlement for the local landscape is that potential adverse impacts on character and views would be limited to one location in the Plan area. Depending on the new settlement's layout and design, there would be some scope for mitigating potential adverse impacts. However, the construction of a new settlement in a current greenfield location would be expected to significantly discord with the current local landscape in terms of scale. It would be likely that distinctive and long-distance countryside views would be altered for some receptors, including local residents and users of the PRow network. Therefore, a minor negative impact on landscape could occur as a result of the development of a new settlement.

#### **C.12.6 SA Objective 5 – Housing**

C.12.6.1 The development of a new settlement would be expected to deliver a large number of new dwellings in the Plan area and make a significant contribution to meeting the housing needs in Greater Norwich. A new settlement could potentially provide an opportunity to deliver a diverse range of housing types that meet various needs of the population and support a diverse and vibrant community. Therefore, Policy 7.6 would be expected to have a major positive impact on housing provision.

#### **C.12.7 SA Objective 6 – Population and Communities**

C.12.7.1 The development of a new settlement would be expected to deliver a range of new community facilities, including shops, schools and employment opportunities. Ensuring all services are located within the new settlement would be likely to support community cohesion and a minor positive impact would therefore be anticipated.

## **C.12.8 SA Objective 7 – Deprivation**

C.12.8.1 A new settlement would provide an opportunity to ensure the development is built to a high-quality design and creates 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.

## **C.12.9 SA Objective 8 – Health**

C.12.9.1 A new settlement would be likely to include the development of new healthcare facilities, including GP surgeries and leisure facilities. New residents would also be expected to have good access to the open countryside of Broadland or South Norfolk. The new settlement would be expected to incorporate green infrastructure, open space and a range of diverse habitats, as well as a network of pedestrian and cycle routes to encourage residents to live active lifestyles. A new settlement would also provide the opportunity to incorporate the majority of essential services within the development to reduce the need to travel by car, thereby reducing traffic-associated air pollution. Overall, a minor positive impact on health would be likely.

## **C.12.10 SA Objective 9 – Crime**

C.12.10.1 A new settlement would provide an opportunity for development to be designed to support 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.12.11 SA Objective 10 – Education**

C.12.11.1 It would be expected that the development of a new settlement would include the provision of new primary and secondary schools and incorporate safe pedestrian and cycle routes. Therefore, a major positive impact on education would be anticipated.

## **C.12.12 SA Objective 11 – Economy**

C.12.12.1 The development of a new settlement would be expected to deliver a number of employment opportunities by providing employment floorspace, such as new shops and services. A new settlement under Policy 7.6 could therefore have a major positive impact on the local economy.

## **C.12.13 SA Objective 12 – Transport and Access to Services**

C.12.13.1 A new settlement has the potential to provide improved road infrastructure, ensuring safe travel in the area, as well as improving road connectivity for existing residents in surrounding settlements. The development would be expected to provide public transport links as well as pedestrian and cycle routes in the local area. However, the development of a new settlement in Broadland or South Norfolk could potentially also increase the need to travel by personal car if sufficient public transport services, such as to railway stations and to



Norwich, are not provided. A minor negative impact on the transport and accessibility objective can therefore not be ruled out.

#### **C.12.14 SA Objective 13 – Historic Environment**

C.12.14.1 Cultural heritage assets are widely distributed throughout the Plan area and it is possible that the development of a new settlement would adversely impact these heritage assets to some extent. Careful planning and design of a new settlement would provide some opportunity to mitigate potential adverse effects, however, as the scale and location of a new settlement is currently unknown, a minor negative impact on the historic environment cannot be ruled out.

#### **C.12.15 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

C.12.15.1 The construction of a new settlement would be likely to result in a permanent and irreversible loss of ecologically and agriculturally valuable soils. The majority of Greater Norwich coincides with Grade 3 ALC and it would be probable that a new settlement would be built on this land. Furthermore, a new settlement would be expected to deliver a large amount of residential development, resulting in a significant increase in household waste generation. Therefore, this would be likely to have a minor negative impact on the Plan area's natural resources and waste.

#### **C.12.16 SA Objective 15 – Water**

C.12.16.1 The development of a new settlement would direct a large number of new residents to Greater Norwich, which would be likely to result in further stress to water resources in the Plan area. In addition, Greater Norwich contains an extensive network of watercourses and a large proportion of the Plan area is identified as a groundwater SPZ. It is unknown if the new settlement would coincide with a groundwater SPZ or cause a decrease in water quality to a nearby watercourse. A minor negative impact on water cannot be ruled out at this stage.

# Appendix D: Additional Reasonable Alternative Site Assessments

D.1	Acle .....	D1
D.2	Blofield .....	D8
D.3	Blofield Heath .....	D15
D.4	Brundall and Postwick-with-Witton.....	D20
D.5	Cawston, Brandiston and Swannington.....	D23
D.6	Colney Strategic Employment .....	D29
D.7	Coltishall, Horstead with Stanninghall and Belaugh .....	D34
D.8	Costessey .....	D39
D.9	Cringleford (including employment land at Keswick).....	D46
D.10	Diss (including part of Roydon) .....	D51
D.11	Easton and Honingham.....	D60
D.12	Freethorpe, Halvergate and Wickhampton .....	D67
D.13	Great and Little Plumstead .....	D72
D.14	Hainford and Stratton Strawless.....	D80
D.15	Hellesdon.....	D85
D.16	Hethel Strategic Employment.....	D92
D.17	Hethersett .....	D97
D.18	Hevingham.....	D104
D.19	Hingham .....	D109
D.20	Horsford, Felthorpe and Haveringland.....	D115
D.21	Horsham and Newton St Faith .....	D121
D.22	Lenwade (Great Witchingham).....	D130
D.23	Lingwood and Burlingham, Strumpshaw and Beighton.....	D135
D.24	Loddon and Chedgrave .....	D141
D.25	Long Stratton.....	D149
D.26	Norwich.....	D155
D.27	Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross).....	D164
D.28	Redenhall with Harleston (including part of Needham) .....	D172
D.29	Reedham .....	D177
D.30	Reepham .....	D182
D.31	Salhouse .....	D189
D.32	Silfield Garden Village .....	D194
D.33	Taverham and Ringland.....	D202
D.34	Wymondham.....	D210

# D.1 Acle

Acle Cluster				
This cluster contains five additional sites surrounding Acle, in the east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO378(18C)	Land west of Acle and North of Norwich Road, Acle	Residential	7.57	100
GNLPO378R	North of Norwich Road	Residential, open space and link road	11.73	150
GNLPO421R	Leffin's Lane	Residential	1.43	36*
GNL2139(18C)	South of Walsham Road, Acle	Residential	7.59	100
GNL2139R	South Walsham Road	Residential and link road	12.23	190

Site Reference	SA Objective														
	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
GNLPO378(18C)	--	--	-	-	++	-	0	-	0	-	+	-	0	-	0
GNLPO378R	--	--	-	-	++	-	0	-	0	-	+	-	0	-	0
GNLPO421R	-	+	-	-	+	++	0	--	0	-	+	-	0	-	0
GNL2139(18C)	--	-	-	-	++	-	0	-	0	-	+	-	-	-	0
GNL2139R	--	--	-	-	++	-	0	-	0	-	+	-	-	-	0

## D.1.1 SA Objective 1 – Air Quality and Noise

D.1.1.1 **Main Road:** The A47 passes through the south of Acle. A small proportion of Sites GNLPO378(18C) and GNLPO378R 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.

D.1.1.2 **Railway Line:** Approximately half of Site GNLPO421R 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 would therefore be expected.

**D.1.1.3 Air Pollution:** Site GNLP0421R is proposed for the development of 36 dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Sites GNLP0378(18C), GNLP0378R, GNLP2139(18C) and GNLP2139R are proposed for the development of 100 or more dwellings. The proposed development at these four sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected.

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

**D.1.2.1 Carbon Emissions:** Sites GNLP0378(18C), GNLP0378R, GNLP2139(18C) and GNLP2139R 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.

**D.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.

**D.1.2.3 Surface Water Flooding:** A small proportion of Sites GNLP0378(18C), GNLP0378R and GNLP2139R 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 could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## **D.1.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

**D.1.3.1 Natura 2000:** All sites in this cluster are located within approximately 1.7km 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 five sites, due to the increased risk of development related threats and pressures on these European designated sites.

**D.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 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. All five sites are proposed for residential development and are situated outside of the existing settlement of Acle; therefore, a minor negative impact on the features for which these SSSIs have been designated would be expected.

## D.1.4 SA Objective 4 – Landscape

D.1.4.1 **National Park:** All sites in this cluster are located within approximately 500m from The Broads National Park. 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.

D.1.4.2 **Landscape Character:** Sites GNLP2139(18C), GNLP2139R and part of Sites GNLP0378(18C) and GNLP0378R 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 GNLP0421R and part of Sites GNLP0378(18C) and GNLP0378R are 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. All sites in this cluster comprise arable farmland and are located adjacent to the existing settlement of Acle. 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.

D.1.4.3 **Views from the PRoW Network:** Sites GNLP0378(18C), GNLP0378R, GNLP2139(18C) and GNLP2139R are located adjacent to 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.

D.1.4.4 **Views for Local Residents:** As all sites in this cluster are located adjacent or in close proximity to the existing settlement of Acle, 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.

D.1.4.5 **Urbanisation of the Countryside:** All sites in this cluster comprise large areas of previously undeveloped land and are located outside the existing settlement of Acle. 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.

## D.1.5 SA Objective 5 – Housing

D.1.5.1 **Net Gain:** Site GNLP0421R is proposed for the development of 36 dwellings. Therefore, a minor positive impact on housing provision would be expected at this site. Sites GNLP0378(18C), GNLP0378R, GNLP2139(18C) and GNLP2139R 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.

## D.1.6 SA Objective 6 – Population and Communities

D.1.6.1 **Local Services:** The Co-op Supermarket and Acle Post Office are located in the south of Acle. Site GNLP0421R is located within the target distance of the Co-op. The proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Sites GNLP0378(18C), GNLP0378R, GNLP2139(18C) and GNLP2139R are located wholly or partially 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.

D.1.6.2 **Local Landscape Designations:** Site GNLP0421R is located within 600m of Damgate Wood. 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.

D.1.6.3 As Site GNLP0421R 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.

## D.1.7 SA Objective 7 – Deprivation

D.1.7.1 See **Box 4.7**.

## D.1.8 SA Objective 8 – Health

D.1.8.1 **Green Network:** All sites in this cluster 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 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.

D.1.8.2 **Main Road:** A small proportion of Sites GNLP0378(18C) and GNLP0378R 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 GNLP0421R, GNLP2139(18C)

and GNLP2139R 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.

D.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.

D.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.

D.1.8.5 **GP Surgery:** Acle Medical Centre is located in Acle town centre. Sites GNLP0378(18C), GNLP0378R, GNLP2139(18C) and GNLP2139R 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. Site GNLP0421R is located outside the target distance to Acle Medical Centre, 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.

D.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.

D.1.8.7 As Site GNLP0421R 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.

## D.1.9 SA Objective 9 – Crime

D.1.9.1 See **Box 4.9**.

## D.1.10 SA Objective 10 – Education

D.1.10.1 **Primary School:** Acle St Edmund C of E Primary School is located in the north east of Acle. Sites GNLP0378(18C), GNLP0378R, GNLP0421R, GNLP2139(18C) and GNLP2139R are situated outside the target distance to this school. The proposed development at these six sites could potentially result in a minor negative impact on site end users' access to primary education.

D.1.10.2 **Secondary School:** Acle Academy is located in the north west of Acle. Sites GNLP0378(18C), GNLP0378R, GNLP0421R, GNLP2139(18C) and GNLP2139R 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.

### D.1.11 SA Objective 11 – Economy

D.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(18C), GNLP0378R, GNLP0421R, GNLP2139(18C) and GNLP2139R would be expected to have a minor positive impact on the local economy.

### D.1.12 SA Objective 12 – Transport and Access to Services

D.1.12.1 **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 six sites could potentially have a minor negative impact on site end users' access to bus services.

D.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 six sites would be expected to have a minor positive impact on site end users' access to rail services.

D.1.12.3 **Pedestrian Access:** Sites GNLP0378(18C) and GNLP0378R 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 GNLP0421R, GNLP2139(18C) and GNLP2139R 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.

D.1.12.4 **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.

### D.1.13 SA Objective 13 – Historic Environment

D.1.13.1 **Grade II\* Listed Buildings:** Sites GNLP2139(18C) and GNLP2139R are located approximately 550m from the Grade II\* Listed Building 'Church of St Mary, Fishley'. 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.



## D.1.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.1.14.1 **Household Waste:** Sites GNLP0378(18C), GNLP0378R, GNLP2139(18C) and GNLP2139R 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.

D.1.14.2 **Previously Developed Land:** All sites in this cluster 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. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.1.14.3 **ALC:** All sites in this cluster are situated on ALC Grades 1 or 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 six sites, due to the loss of this important natural resource.

## D.1.15 SA Objective 15 – Water

D.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 six sites would be expected to have a negligible impact on local water quality.

## D.2 Blofield

Blofield Cluster				
This cluster contains six additional sites surrounding Blofield, to the south east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO082AR	South of Lingwood Road	Residential	1.19	30*
GNLPO082BR	South of Lingwood Road	Care village and care home	3.65	80 bed care home
GNLPO252R	Land at Yarmouth Road	Residential	1.12	28*
GNL2024AR	Manor Park, Old Yarmouth Road	Residential	0.39	10*
GNL2024BR	Manor Park, Old Yarmouth Road	Residential	0.81	20*
GNL4017	East of Plantation Road	Residential	0.51	Up to 14

Site Reference	SA Objective														
	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
GNLPO082AR	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-
GNLPO082BR	-	-	-	-	+	++	0	--	0	0	++	-	-	-	0
GNLPO252R	-	+	-	-	+	++	0	-	0	-	+	-	0	-	-
GNL2024AR	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNL2024BR	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNL4017	-	+	-	-	+	++	0	-	0	-	+	-	0	-	-

### D.2.1 SA Objective 1 – Air Quality and Noise

D.2.1.1 **Main Road:** The A47 passes to the north of Blofield. Sites GNL2024AR, GNL2024BR and GNL4017 are located within 200m of 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.

D.2.1.2 **Air Pollution:** Sites GNLP0082AR, GNLP0252R, GNLP2024AR, GNLP2024BR and GNLP4017 are proposed for the development of between ten and 99 dwellings per site. Site GNLP0082BR is proposed for non-residential development and comprises 3.65ha. Therefore, the proposed development at these six sites could potentially have a minor negative impact on air pollution in the local area.

## D.2.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.2.2.1 **Carbon Emissions:** Site GNLP0082BR is proposed for the development of an 80-bed care home. The potential impact of this development on carbon emissions is uncertain at present.

D.2.2.2 **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.

D.2.2.3 **Surface Water Flooding:** A small proportion in the east of Site GNLP0082BR coincides with an area 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 could potentially locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

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

D.2.3.1 **Natura 2000:** All sites in this cluster are located within approximately 2.3km 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 six sites, due to the increased risk of development related threats and pressures on these European designated sites.

D.2.3.2 **SSSI IRZ:** This section of 'The Broads' SAC and 'Broadland' SPA and Ramsar is also designated as 'Yare Broads and Marshes' SSSI. Sites GNLP0082AR, GNLP0082BR, GNLP0252R, GNLP2024AR and GNLP2024BR 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. These five sites are proposed for the development of less than 50 dwellings, and therefore, a negligible impact on this SSSI would be expected.

## D.2.4 SA Objective 4 – Landscape

D.2.4.1 **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 GNLP0082AR and GNLP0082BR comprise arable land, Site GNLP0252 comprises an open field. The proposed development at these three 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. Sites GNLP2024AR, GNLP2024BR and GNLP4017 comprise small areas of grassland/scrub situated within the existing settlement. Therefore, the proposed development at these three sites would be unlikely to be discordant with the key characteristics of the LCA and would be expected to have a negligible impact on the local landscape character.

**D.2.4.2 Views from the PRoW Network:** Sites GNLP0082AR, GNLP0082BR and GNLP4017 are located adjacent to 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.

**D.2.4.3 Views for Local Residents:** As all sites in this cluster are located adjacent or in close proximity to the existing settlement of Blofield, 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.

**D.2.4.4 Urbanisation of the Countryside:** Sites GNLP0082AR and GNLP0082BR comprise previously undeveloped land and are located outside the existing settlement of Blofield. 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.

## **D.2.5 SA Objective 5 – Housing**

**D.2.5.1 Net Gain:** Sites GNLP0082AR, GNLP0252R, GNLP2024AR, GNLP2024BR and GNLP4017 are proposed for the development of 99 dwellings or less. Site GNLP0082BR is proposed for the development of an 80-bed care home. Therefore, a minor positive impact on housing provision would be expected at these six sites.

## **D.2.6 SA Objective 6 – Population and Communities**

**D.2.6.1 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 GNLP0082AR, GNLP0082BR, GNLP0252R and GNLP4017 are located within the target distance to one or more of these services. 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. Sites GNLP2024AR and GNLP2024BR 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.

D.2.6.2 **Local Landscape Designations:** Site GNLP0082AR, GNLP0082BR, GNLP0252R and GNLP4017 are located within 600m of Margaret Harker Hall and/or 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, and as such, result in a minor positive impact on opportunities for integration with the local community.

D.2.6.3 As Sites GNLP0082AR, GNLP0082BR, GNLP0252R and GNLP4017 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.

## D.2.7 SA Objective 7 – Deprivation

D.2.7.1 See **Box 4.7**.

## D.2.8 SA Objective 8 – Health

D.2.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRow network and public greenspaces, including playing fields, allotments, tennis courts and a golf course. 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.

D.2.8.2 **Main Road:** Sites GNLP2024AR, GNLP2024BR and GNLP4017 are located 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 GNLP0082AR, GNLP0082BR and GNLP0252R 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.

D.2.8.3 **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.

D.2.8.4 **NHS Hospital:** The closest hospital with an A&E department to Blofield is Norfolk and Norwich University Hospital, located approximately 15km south west of the cluster. The proposed development at all six 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.

D.2.8.5 **GP Surgery:** Blofield Surgery is located in the north of Blofield village. Sites GNLP0082AR, GNLP0252R and GNLP4017 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 GNLP0082BR, GNLP2024AR and GNLP2024BR are located outside the target distance to Blofield Surgery. The proposed development at these three sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

D.2.8.6 **Leisure Centre:** The closest leisure facility to Blofield is Riverside Leisure Centre, located approximately 10km 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.

D.2.8.7 As Sites GNLP0082BR, GNLP2024AR and GNLP2024BR 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.

## D.2.9 SA Objective 9 – Crime

D.2.9.1 See **Box 4.9**.

## D.2.10 SA Objective 10 – Education

D.2.10.1 **Primary School:** Blofield Primary School is located in the north of Blofield village. Sites GNLP0082AR, GNLP0252R, GNLP2024AR, GNLP2024BR and GNLP4017 are located within the target distance to this school. Therefore, the proposed development at these five sites in this cluster would be likely to result in a minor positive impact on site end users' access to primary education.

D.2.10.2 **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. Sites GNLP0082AR, GNLP0252R, GNLP2024AR, GNLP2024BR and GNLP4017 are situated outside the target distance to these schools, 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.

## D.2.11 SA Objective 11 – Economy

D.2.11.1 **Primary Employment Location:** The closest primary employment location 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 GNLP0252R,

GNLP2024AR, GNLP2024BR and GNLP4017 are located within the target distance to this employment location, and therefore, the proposed development at these four sites would be expected to have a minor positive impact on the local economy. Site GNLP0082AR 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.

D.2.11.2 **Employment Floorspace:** Site GNLP0082BR is proposed for the development of a care village and care home. The proposed development at this undeveloped site 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.

## D.2.12 SA Objective 12 – Transport and Access to Services

D.2.12.1 **Bus Stop:** Site GNLP4017 is located within the target distance to bus stops on Plantation 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 GNLP0082AR, GNLP0082BR, GNLP0252R, GNLP2024AR and GNLP2024BR 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.

D.2.12.2 **Railway Station:** Sites GNLP0082AR, GNLP0525R, GNLP2024AR and GNLP2024BR are located within the target distance to Brundall Railway Station. Sites GNLP0525R, GNLP2024AR and GNLP2024BR are also located within the target distance to Brundall Gardens 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 GNLP0082BR and GNLP4017 are located wholly or partially outside the target distance to these stations, and therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to rail services.

D.2.12.3 **Pedestrian Access:** Sites GNLP0082AR, GNLP0252R, GNLP2024AR and GNLP4017 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 GNLP0082BR and GNLP2024BR 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.

D.2.12.4 **Road Network:** Site GNLP2024BR 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 GNLP0082AR, GNLP0082BR, GNLP0252R, GNLP2024AR and

GNLP4017 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.

### D.2.13 SA Objective 13 – Historic Environment

D.2.13.1 **Grade II Listed Buildings:** Site GNLP0082BR is located approximately 40m from the Grade II Listed Buildings ‘Owls Barn’ and ‘House at Owls Barn’. The proposed development at this site could potentially alter the setting of these Listed Building, and therefore, a minor negative impact on the local historic environment would be expected. Site GNLP0252R is located approximately 60m from ‘Blofield Court House’ but is separated from this Listed Building by existing built form in Blofield. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

### D.2.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.2.14.1 **Previously Developed Land:** All sites in this cluster 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. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.2.14.2 **ALC:** All sites in this cluster are situated on ALC Grades 1 and/or 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 six sites, due to the loss of this important natural resource.

### D.2.15 SA Objective 15 – Water

D.2.15.1 **SPZ:** Sites GNLP0082AR, GNLP0252R, GNLP2024AR, GNLP2024BR and GNLP4017 coincide with the catchment (Zone III) 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.

D.2.15.2 **Watercourse:** A small proportion of Sites GNLP2024AR and GNLP2024BR are located within 200m of the Witton Run. 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.



## D.3 Blofield Heath

Blofield Heath Cluster				
This cluster contains two additional sites in Blofield Heath, to the east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPI048(18C)	Land east of Woodbastwick Road, Blofield Heath	Residential	0.95	15-20
GNLPI048R	Land to the east of Woodbastwick Road, Blofield Heath	Residential	0.69	17*

Site Reference	SA Objective														
	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
GNLPI048(18C)	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-
GNLPI048R	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-

### D.3.1 SA Objective 1 – Air Quality and Noise

D.3.1.1 **Air Pollution:** Sites GNLPI048(18C) and GNLPI048R 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.

### D.3.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.3.2.1 **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.

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

D.3.3.1 **Natura 2000:** Both sites in this cluster are located approximately 3.3km 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 two sites, due to the increased risk of development related threats and pressures on these European designated sites.

### D.3.4 SA Objective 4 – Landscape

D.3.4.1 **Landscape Character:** Both 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 GNLP1048(18C) and GNLP1048R comprise small areas of arable land amongst the existing linear settlement of Blofield Heath. Therefore, the proposed development at these two sites would be unlikely to be discordant with the key characteristics of the LCA and would be expected to have a negligible impact on the local landscape character.

D.3.4.2 **Views for Local Residents:** As both sites in this cluster are located adjacent to the existing settlement of Blofield Heath, the proposed development at 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.

### D.3.5 SA Objective 5 – Housing

D.3.5.1 **Net Gain:** Sites GNLP1048(18C) and GNLP1048R are proposed for the development of 99 dwellings or less. Therefore, a minor positive impact on housing provision would be expected at these two sites.

### D.3.6 SA Objective 6 – Population and Communities

D.3.6.1 **Local Services:** Blofield Heath Post Office and Stores is located in the centre of the village. Sites GNLP1048(18C) and GNLP1048R are located within the target distance to this shop, and 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.

D.3.6.2 **Local Landscape Designations:** Sites GNLP1048(18C) and GNLP1048R are located within 600m of Blofield Heath Recreation Ground. The proposed development at these two sites 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.

D.3.6.3 As Sites GNLP1048(18C) and GNLP1048R 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.

### D.3.7 SA Objective 7 – Deprivation

D.3.7.1 See **Box 4.7**.

### D.3.8 SA Objective 8 – Health

- D.3.8.1 **Green Network:** Sites GNLP1048(18C) and GNLP1048R are located within 600m of public greenspaces, including a playing field and bowling green. 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.
- D.3.8.2 **Main Road:** Sites GNLP1048(18C) and GNLP1048R 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.
- D.3.8.3 **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.
- D.3.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Blofield Heath is Norfolk and Norwich University Hospital, located approximately 15km south west of the cluster. The closest GP surgery is Blofield Surgery, located approximately 1.3km south east of the cluster. 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.
- D.3.8.5 **Leisure Centre:** The closest leisure centre to Blofield Heath is Riverside Leisure Centre, located approximately 9.5km 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.
- D.3.8.6 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.

### D.3.9 SA Objective 9 – Crime

- D.3.9.1 See **Box 4.9**.

### D.3.10 SA Objective 10 – Education

- D.3.10.1 **Primary School:** Hemblington Primary School is located in the centre of Blofield Heath village. Sites GNLP1048(18C) and GNLP1048R 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.

D.3.10.2 **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 GNLP1048(18C) and GNLP1048R 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.

### D.3.11 SA Objective 11 – Economy

D.3.11.1 **Primary Employment Location:** The closest primary employment location to Blofield Heath is Broadland Business Park, located approximately 4.5km south west of the cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP1048(18C) and GNLP1048R would be expected to have a minor positive impact on the local economy.

### D.3.12 SA Objective 12 – Transport and Access to Services

D.3.12.1 **Bus Stop:** Sites GNLP1048(18C) and GNLP1048R are located within the target distance to bus stops on Woodbastwick 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.

D.3.12.2 **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. This is outside the target distance, and therefore, the proposed development at Sites GNLP1048(18C) and GNLP1048R could potentially have a minor negative impact on site end users' access to rail services.

D.3.12.3 **Pedestrian Access:** Sites GNLP1048(18C) and GNLP1048R 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.

D.3.12.4 **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.

### D.3.13 SA Objective 13 – Historic Environment

D.3.13.1 **Heritage Assets:** The proposed development at Sites GNLP1048(18C) and GNLP1048R would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

### D.3.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.3.14.1 **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. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.3.14.2 **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.

### D.3.15 SA Objective 15 – Water

D.3.15.1 **SPZ:** Sites GNL1048(18C) and GNL1048R 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.

## D.4 Brundall and Postwick-with-Witton

Brundall and Postwick-with-Witton Cluster				
This cluster contains two additional sites in Brundall, to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
BRU2	Land north of Berryfields, Brundall	Recreational open space	7.26	N/A
BRU3	Land east of the Memorial Hall, Brundall	Recreational open space	4.94	N/A

Site Reference	SA Objective														
	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
BRU2	-	+	0	+	0	0	0	+	0	0	0	0	0	0	0
BRU3	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0

### D.4.1 SA Objective 1 – Air Quality and Noise

D.4.1.1 **Main Road:** The A47 passes to the north of Brundall. A proportion of Site BRU2 is 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 A47 would be expected to have a minor negative impact on air quality and noise at this site.

D.4.1.2 **Air Pollution:** Sites BRU2 and BRU3 are proposed for open space. Therefore, development at these two sites would be expected to have a negligible impact on local air pollution.

### D.4.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.4.2.1 **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.

### D.4.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.4.3.1 **Biodiversity Assets:** Sites BRU2 and BRU3 are located approximately 900m north of a section of 'The Broads' SAC and 'Broadland' SPA and Ramsar. This section of 'The Broads' SAC and 'Broadland' SPA and Ramsar is also designated as 'Yare Broads and Marshes' SSSI, and 'Mid-Yare' NNR. Sites BRU2 and BRU3 are proposed for open space, and therefore, would be expected to have a negligible impact on these biodiversity assets.

### D.4.4 SA Objective 4 – Landscape

D.4.4.1 **National Park:** Sites BRU2 and BRU3 are located approximately 650m from The Broads National Park. The proposed development of open space at these two sites is unlikely to adversely affect the setting of this National Park. A negligible impact would be expected.

D.4.4.2 **Landscape Character:** Sites BRU2 and BRU3 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 BRU2 and BRU3 comprise farmland, with some hedgerow and trees. The proposed development of open space at these two sites is unlikely to be discordant with these key characteristics and could potentially enhance the local landscape character. Therefore, a minor positive impact would be expected at these two sites.

### D.4.5 SA Objective 5 – Housing

D.4.5.1 **Net Gain:** Sites BRU2 and BRU3 are proposed for open space, 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.

### D.4.6 SA Objective 6 – Population and Communities

D.4.6.1 **Local Services:** Sites BRU2 and BRU3 are proposed for open space. Therefore, these two sites would be expected to have a negligible impact in relation to access to services.

### D.4.7 SA Objective 7 – Deprivation

D.4.7.1 See **Box 4.7**.

### D.4.8 SA Objective 8 – Health

D.4.8.1 Sites BRU2 and BRU3 are proposed for open space. Therefore, these sites have not been assessed in terms of access to healthcare facilities, main roads or AQMAs. The proposed development of recreational open space at Sites BRU2 and BRU3 would be expected to contribute towards Greater Norwich's network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and

recreation. A minor positive impact on health would therefore be expected at these two sites.

#### **D.4.9 SA Objective 9 – Crime**

D.4.9.1 See **Box 4.9**.

#### **D.4.10 SA Objective 10 – Education**

D.4.10.1 Sites BRU2 and BRU3 are proposed for non-residential site end uses and therefore have not been assessed under this objective.

#### **D.4.11 SA Objective 11 – Economy**

D.4.11.1 Sites BRU2 and BRU3 are proposed for open space and therefore have not been assessed under this objective.

#### **D.4.12 SA Objective 12 – Transport and Access to Services**

D.4.12.1 Sites BRU2 and BRU3 are proposed for open space, and therefore, these two sites have not been assessed in terms of transport and access to services.

#### **D.4.13 SA Objective 13 – Historic Environment**

D.4.13.1 **Heritage Assets:** The proposed development at Sites BRU2 and BRU3 for open space would be unlikely to impact any surrounding heritage assets. Therefore, a negligible impact on the local historic environment would be expected at these two sites.

#### **D.4.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

D.4.14.1 **Previously Developed Land:** Sites BRU2 and BRU3 comprise previously undeveloped land. These two sites are proposed for open space, and therefore, a negligible impact on loss of soil would be expected.

#### **D.4.15 SA Objective 15 – Water**

D.4.15.1 **SPZ:** Sites BRU2 and BRU3 coincide with the catchment (Zone III) of a groundwater SPZ. These two sites are proposed for open space, and therefore, a negligible impact on groundwater pollution would be expected.

D.4.15.2 **Watercourse:** A proportion of Site BRU3 is located within 200m of the Witton Run. This site is proposed for open space, and therefore, a negligible impact on water pollution would be expected.



## D.5 Cawston, Brandiston and Swannington

Cawston, Brandiston and Swannington Cluster				
This cluster contains two additional sites in Cawston, to the north west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
CAW1	Land to the west of the existing cemetery, Cawston	Extension to burial ground	0.08	N/A
GNLPO293(18C)	East of Gayford Road, fronting onto Aylsham Road, Cawston	Residential	1.91	30-40

Site Reference	SA Objective														
	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
CAW1	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
GNLPO293(18C)	-	-	-	-	+	++	0	--	0	-	+	-	0	-	-

### D.5.1 SA Objective 1 – Air Quality and Noise

D.5.1.1 **Air Pollution:** Site GNLPO293(18C) is proposed for the development of between 30 and 40 dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Site CAW1 is proposed for burial land. Therefore, development at this site would be expected to have a negligible impact on local air pollution.

### D.5.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.5.2.1 **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.

D.5.2.2 **Surface Water Flooding:** A small proportion in the west of Site GNLPO293(18C) coincides with an area 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 could potentially locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

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

D.5.3.1 **Natura 2000:** Site GNLPO293(18C) 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.

D.5.3.2 **SSSI IRZ:** This section of ‘Norfolk Valley Fens’ SAC is also designated as ‘Booton Common’ SSSI. ‘Cawston and Marsham Heaths’ SSSI is also located approximately 1.5km east of Site GNLPO293(18C). This site 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 GNLPO293(18C) is proposed for the development of between 30 and 40 dwellings, and therefore, a negligible impact on this SSSI would be expected.

D.5.3.3 **Biodiversity Assets:** Site CAW1 is located approximately 2.2km north east of a section of ‘Norfolk Valley Fens’ SAC. This section of ‘Norfolk Valley Fens’ SAC is also designated as ‘Booton Common’ SSSI. ‘Cawston and Marsham Heaths’ SSSI is also located approximately 1.8km east of Site CAW1. Site CAW1 is proposed for burial land, and therefore, would be expected to have a negligible impact on these biodiversity assets.

### D.5.4 SA Objective 4 – Landscape

D.5.4.1 **Landscape Character:** Sites GNLPO293(18C) and CAW1 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. Site GNLPO293(18C) comprises arable land situated outside the existing settlement of Cawston. Therefore, a minor negative impact on the local landscape character would be expected at this site. Site CAW1 currently comprises allotments. The proposed development of burial land at this site is unlikely to be discordant with these key characteristics and would not be expected to significantly alter the local landscape character. Therefore, a negligible impact would be expected at this site.

D.5.4.2 **Views from the PRow Network:** Site GNLPO293(18C) is located approximately 180m across open 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.

D.5.4.3 **Views for Local Residents:** Site GNLP0293(18C) is located adjacent to the existing settlement of Cawston. 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.

D.5.4.4 **Urbanisation of the Countryside:** Site GNLP0293(18C) comprises previously undeveloped land and is located outside the existing settlement of Cawston. 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.

## D.5.5 SA Objective 5 – Housing

D.5.5.1 **Net Gain:** Site GNLP0293(18C) is proposed for the development of between 30 and 40 dwellings. Therefore, a minor positive impact on housing provision would be expected at this site. Site CAW1 is proposed for burial land, 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.

## D.5.6 SA Objective 6 – Population and Communities

D.5.6.1 **Local Services:** Cawston Post Office and Stores is located in the centre of Cawston village. Site GNLP0293(18C) is located within the target distance to these services. Therefore, the proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Site CAW1 is proposed for burial land. Therefore, this site would be expected to have a negligible impact in relation to access to services.

D.5.6.2 **Local Landscape Designations:** Site GNLP0293(18C) is located within 600m of The Oakes Trust Playing Field and Cawston Allotments. The proposed development at this site 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.

D.5.6.3 As Site GNLP0293(18C) 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.

## D.5.7 SA Objective 7 – Deprivation

D.5.7.1 See **Box 4.7**.

## D.5.8 SA Objective 8 – Health

- D.5.8.1 **Green Network:** Site GNLP0293(18C) is located within 600m of the PRoW network and public greenspaces, including allotments and a playing field. 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.
- D.5.8.2 **Main Road:** Site GNLP0293(18C) 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.
- D.5.8.3 **AQMA:** Site GNLP0293(18C) 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.
- D.5.8.4 **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 east of the cluster. The closest GP surgery is Reepham Surgery, located approximately 4.4km west of the cluster. The proposed development at Site GNLP0293(18C) could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.
- D.5.8.5 **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. Site GNLP0293(18C) 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.
- D.5.8.6 As Site GNLP0293(18C) 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.
- D.5.8.7 Site CAW1 is proposed for burial land. Therefore, this site has not been assessed in terms of access to healthcare facilities, main roads or AQMAs. The proposed development of burial land at this site would be expected to have a negligible impact on health and wellbeing.

## D.5.9 SA Objective 9 – Crime

- D.5.9.1 See **Box 4.9**.

## D.5.10 SA Objective 10 – Education

D.5.10.1 **Primary School:** Cawston C of E Primary Academy is located in the south of Cawston village. Sites GNLP0293(18C) 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.

D.5.10.2 **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. Site GNLP0293(18C) 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.

D.5.10.3 Site CAW1 is proposed for non-residential site end use and therefore has not been assessed under this objective.

## D.5.11 SA Objective 11 – Economy

D.5.11.1 **Primary Employment Location:** Reepham town centre is located approximately 4km 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 Site GNLP0293(18C) would be expected to have a minor positive impact on the local economy.

D.5.11.2 Site CAW1 is proposed for burial land and therefore has not been assessed under this objective.

## D.5.12 SA Objective 12 – Transport and Access to Services

D.5.12.1 **Bus Stop:** Site GNLP0293(18C) is located partially outside the target distance to a bus stop on Aylsham Road 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.

D.5.12.2 **Railway Station:** The closest station to Cawston, Brandiston and Swannington is North Walsham Railway Station, located approximately 15km to the north east of Site GNLP0293(18C). This is outside the target distance, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

D.5.12.3 **Pedestrian Access:** Site GNLP0293(18C) 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.

D.5.12.4 **Road Network:** Site GNLP0293(18C) 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.

D.5.12.5 Site CAW1 is proposed for burial land, and therefore, this site has not been assessed in terms of transport and access to services.

### D.5.13 SA Objective 13 – Historic Environment

D.5.13.1 **Heritage Assets:** The proposed development at Site GNLP0293(18C) would be unlikely to impact any surrounding heritage assets. The proposed development of burial land at Site CAW1 would be unlikely to impact any surrounding heritage assets. Therefore, a negligible impact on the local historic environment would be expected at these two sites.

### D.5.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.5.14.1 **Previously Developed Land:** Sites GNLP0293(18C) and CAW1 comprise previously undeveloped land. The proposed development at Site GNLP0293(18C) 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. Site CAW1 is proposed for burial land, and therefore, a negligible impact on loss of soil would be expected.

D.5.14.2 **ALC:** Site GNLP0293(18C) 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 this site, due to the loss of this important natural resource.

### D.5.15 SA Objective 15 – Water

D.5.15.1 **SPZ:** Sites GNLP0293(18C) and CAW1 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at Site GNLP0293(18C) could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources. Site CAW1 is proposed for burial land, and therefore, a negligible impact on groundwater pollution would be expected at this site.

## D.6 Colney Strategic Employment

Colney Strategic Employment Cluster				
This cluster contains one additional site in Colney, to the north west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO140C	UEA Triangle Site, Watton Road	University of East Anglia	4.23	N/A

Site Reference	SA Objective														
	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
GNLPO140C	-	+	-	0	0	-	0	-	0	0	++	-	-	-	-

### D.6.1 SA Objective 1 – Air Quality and Noise

D.6.1.1 **Air Pollution:** Site GNLPO140C is proposed for employment development and comprises 4.23ha. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.6.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.6.2.1 **Fluvial Flooding:** Site GNLPO140C 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.

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

D.6.3.1 **Natura 2000:** Site GNLPO140C is located approximately 2.8km from 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.

D.6.3.2 **SSSI IRZ:** Site GNLPO140C is located approximately 2.8km south west of the ‘River Wensum’ SSSI and ‘Sweetbriar Road Meadows, Norwich’ SSSI, and approximately 2.7km north west of

'Eaton Chalk Pit' SSSI. Site GNLP0140C 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 GNLP0140C extends outside the existing settlement of Colney. 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.

D.6.3.3 **LNR:** Site GNLP0140C is located approximately 150m from 'Earlham Park Woods' LNR. The proposed development at this site could potentially have a minor negative impact on the LNR, due to increased development related threats and pressures.

D.6.3.4 **CWS:** Site GNLP0140C is located adjacent to 'Watton Road' 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.

#### D.6.4 SA Objective 4 – Landscape

D.6.4.1 **Landscape Character:** Site GNLP0140C 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 GNLP0140C contains some existing development and does not coincide with any of these key characteristics. Therefore, the proposed development at this site would be unlikely to be discordant with the key characteristics of the LCA and would be expected to have a negligible impact on the local landscape character.

#### D.6.5 SA Objective 5 – Housing

D.6.5.1 **Net Gain:** Site GNLP0140C 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.

#### D.6.6 SA Objective 6 – Population and Communities

D.6.6.1 **Local Services:** The nearest local shop to Site GNLP0140C is Bowthorpe News, situated approximately 900m to the north west. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services.

D.6.6.2 **Local Landscape Designations:** Site GNLP0140C is located within 600m of Earlham Park and Bowthorpe Southern Park. 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.



## D.6.7 SA Objective 7 – Deprivation

D.6.7.1 See **Box 4.7**.

## D.6.8 SA Objective 8 – Health

D.6.8.1 **Green Network:** Site GNLP0140C is located within 600m of the PRow network and public greenspaces, including a public park 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.

D.6.8.2 **Main Road:** Site GNLP0140C 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.

D.6.8.3 **AQMA:** Site GNLP0140C 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.

D.6.8.4 **NHS Hospital:** The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located to the south west of Norwich City. Site GNLP0140C is located within 5km of this hospital. The proposed development at this site would be expected to provide site end users with good access to this essential health facility. Therefore, a minor positive impact would be expected.

D.6.8.5 **GP Surgery:** The closest GP surgery to Site GNLP0140C is UEA Medical Centre, located approximately 1km to the south east. Site GNLP0140C is located outside the target distance to this GP 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 GP surgeries.

D.6.8.6 **Leisure Centre:** The closest leisure facility to Site GNLP0140C is Riverside Leisure Centre, situated in Norwich City. Site GNLP0140C 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 at this site.

## D.6.9 SA Objective 9 – Crime

D.6.9.1 See **Box 4.9**.

## D.6.10 SA Objective 10 – Education

- D.6.10.1 Site GNLP0140C is proposed for non-residential site end use, and therefore, has not been assessed under this objective.

## D.6.11 SA Objective 11 – Economy

- D.6.11.1 **Employment Floorspace:** Site GNLP0140C comprises primarily undeveloped land and is proposed for university-related development. The proposed development at this site 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.

## D.6.12 SA Objective 12 – Transport and Access to Services

- D.6.12.1 **Bus Stop:** Site GNLP0140C is located within the target distance to bus stops on Watton 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.

- D.6.12.2 **Railway Station:** The closest railway station to Site GNLP0140C is Norwich Railway Station, located approximately 5.5km to the north east. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

- D.6.12.3 **Pedestrian Access:** Site GNLP0140C 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.

- D.6.12.4 **Road Network:** Site GNLP0140C 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.

## D.6.13 SA Objective 13 – Historic Environment

- D.6.13.1 **Grade II\* Listed Buildings:** Site GNLP0140C is located approximately 210m from the Grade II\* 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.

- D.6.13.2 **Conservation Area:** Site GNLP0140C is located approximately 120m from Earlham Conservation Area. 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.

## D.6.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.6.14.1 **Previously Developed Land:** Site GNLP0140C primarily 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.

D.6.14.2 **ALC:** Site GNLP0140C 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.

## D.6.15 SA Objective 15 – Water

D.6.15.1 **SPZ:** Site GNLP0140C coincides with the inner zone (Zone I) and 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.

D.6.15.2 **Watercourse:** A proportion of Site GNLP0140C 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.

## D.7 Coltishall, Horstead with Stanninghall and Belaugh

Coltishall, Horstead with Stanninghall and Belaugh Cluster				
This cluster contains one additional site in Coltishall, to the north of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GMLP4048	Land at Rectory Road	Housing and car park for allotment users	0.88	12

Site Reference	SA Objective														
	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
GMLP4048	-	+	-	-	+	++	0	-	0	-	+	-	0	-	0

### D.7.1 SA Objective 1 – Air Quality and Noise

D.7.1.1 **Air Pollution:** Site GMLP4048 is proposed for the development of twelve dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.7.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.7.2.1 **Fluvial Flooding:** Site GMLP4048 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.

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

D.7.3.1 **Natura 2000:** Site GMLP4048 is located approximately 3.4km 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 this site, due to the increased risk of development related threats and pressures on these European designated sites.

## D.7.4 SA Objective 4 – Landscape

D.7.4.1 **National Park:** Site GNLP4048 is located within approximately 200m from The Broads National Park. 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.

D.7.4.2 **Landscape Character:** Site GNLP4048 is located partially 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. Site GNLP4048 is also located partially 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 Site GNLP4048 comprises previously undeveloped arable land extending outside the existing settlement of Coltishall, it would be likely that development at this site would alter views to some extent. Therefore, the proposed development at this site could potentially be discordant with the key characteristics of ‘Coltishall Tributary Farmland’ and would be expected to have a minor negative impact on the local landscape character.

D.7.4.3 **Views from the PRow Network:** Site GNLP4048 is located approximately 50m 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.

D.7.4.4 **Views for Local Residents:** Site GNLP4048 is located adjacent to the existing settlement of Coltishall. 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.

## D.7.5 SA Objective 5 – Housing

D.7.5.1 **Net Gain:** Site GNLP4048 is proposed for the development of 12 dwellings. Therefore, a minor positive impact on housing provision would be expected at this site.

## D.7.6 SA Objective 6 – Population and Communities

D.7.6.1 **Local Services:** Londis and Coltishall Post Office are located within Coltishall village. Site GNLP4048 is located within the target distance to both of these facilities. Therefore, the proposed development at this site would be expected to have a minor positive impact on site end users’ access to local services.

D.7.6.2 **Local Landscape Designations:** Site GNLP4048 is located within 600m of Coltishall Recreation Ground and Coltishall Allotments. The proposed development at this site 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.

- D.7.6.3 As Site GNLP4048 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.

## D.7.7 SA Objective 7 – Deprivation

- D.7.7.1 See **Box 4.7**.

## D.7.8 SA Objective 8 – Health

- D.7.8.1 **Green Network:** Site GNLP4048 is located within 600m of the PRoW network and public greenspaces, including allotments, bowling green and 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.

- D.7.8.2 **Main Road:** Site GNLP4048 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.

- D.7.8.3 **AQMA:** Site GNLP4048 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.

- D.7.8.4 **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 Site GNLP4048 could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

- D.7.8.5 **GP Surgery:** Coltishall Surgery is located in the centre of Coltishall village. Site GNLP4048 is located within the target distance to Coltishall 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.

- D.7.8.6 **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. Site GNLP4048 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.

### D.7.9 SA Objective 9 – Crime

D.7.9.1 See **Box 4.9**.

### D.7.10 SA Objective 10 – Education

D.7.10.1 **Primary School:** Coltishall Primary School is located in the centre of Coltishall village. Site GNLP4048 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.

D.7.10.2 **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. Site GNLP4048 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.

### D.7.11 SA Objective 11 – Economy

D.7.11.1 **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 Site GNLP4048 would be expected to have a minor positive impact on the local economy.

### D.7.12 SA Objective 12 – Transport and Access to Services

D.7.12.1 **Bus Stop:** Site GNLP4048 is located within the target distance to bus stops on Rectory 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.

D.7.12.2 **Railway Station:** The closest station to Coltishall, Horstead with Stanninghall and Belaugh is Hoveton and Wroxham Railway Station, located approximately 3.4km to the south east of Site GNLP4048. This is outside the target distance, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

D.7.12.3 **Pedestrian Access:** Site GNLP4048 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.

D.7.12.4 **Road Network:** Site GNLP4048 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.

### D.7.13 SA Objective 13 – Historic Environment

D.7.13.1 **Grade I Listed Buildings:** Site GNLP4048 is located approximately 200m from the Grade I Listed Building 'Parish Church of St John the Baptist' but is separated from this Listed Building by existing built form in Coltishall. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

### D.7.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.7.14.1 **Previously Developed Land:** Site GNLP4048 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.

D.7.14.2 **ALC:** Site GNLP4048 is situated on ALC Grade 3 land, which could potentially 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.

### D.7.15 SA Objective 15 – Water

D.7.15.1 **Water Quality:** Site GNLP4048 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.



## D.8 Costessey

Costessey Cluster				
This cluster contains two additional sites near to Costessey and Bowthorpe, to the north west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO581R	Land off Bawburgh Lane and New Road	Residential	40.39	600+
GNLPO4045	Brickfield Farm	Residential	6.48	30

Site Reference	SA Objective														
	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
GNLPO581R	--	--	-	-	++	-	0	-	0	-	+	-	-	-	-
GNLPO4045	-	-	-	-	+	-	0	--	0	--	+	-	0	-	-

### D.8.1 SA Objective 1 – Air Quality and Noise

D.8.1.1 **Main Road:** The A47 passes to the south of Costessey. Site GNLPO581R 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 A47 would be expected to have a minor negative impact on air quality and noise at this site.

D.8.1.2 **Air Pollution:** Site GNLPO4045 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. Site GNLPO581R is proposed for the development of 600 or more 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.

### D.8.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.8.2.1 **Carbon Emissions:** Site GNLPO581R is proposed for the development of approximately 600 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.

**D.8.2.2 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 would be likely to locate site end users away from areas at risk of fluvial flooding.

**D.8.2.3 Surface Water Flooding:** A proportion in the east of Site GNLP0581R 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 some 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 north west of Site GNLP4045 coincides with an area 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### **D.8.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

**D.8.3.1 Natura 2000:** Site GNLP4045 is located approximately 400m south of the 'River Wensum' SAC, and Site GNLP0581R is located approximately 1.9km south of this 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.

**D.8.3.2 SSSI IRZ:** The 'River Wensum' SAC is also designated as a SSSI. Site GNLP4045 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 GNLP4045 is proposed for the development of 30 dwellings, and therefore, a negligible impact on this SSSI would be expected.

**D.8.3.3 CWS:** Site GNLP4045 is located adjacent to 'Brickfield Farm' CWS and 'Snakes Hills' CWS. The proposed development at this site could potentially have a minor negative impact on these CWSs, due to increased development related threats and pressures.

**D.8.3.4 Priority Habitat:** A small proportion in the north west and south east of Site GNLP0581R 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.

## D.8.4 SA Objective 4 – Landscape

D.8.4.1 **Landscape Character:** The majority of Site GNLP0581R 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 GNLP0581R is located partially within the LCA ‘Easton Fringe Farmland’. Some key characteristics of this LCA include arable and pastoral farmland, urban fringe settlement, and recreational uses. Site GNLP0581R comprises a large area of arable farmland and woodland, contributing to the green buffer adjacent to Norwich City. Site GNLP4045 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 GNLP4045 comprises an area of arable land/grassland situated outside the existing settlement of Costessey. Therefore, the proposed development at both sites in this cluster could potentially be discordant with these key characteristics and would be expected to have a minor negative impact on the local landscape character.

D.8.4.2 **Views from the PRoW Network:** Site GNLP4045 is located approximately 20m 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.

D.8.4.3 **Views for Local Residents:** As both sites in this cluster are located adjacent to the existing settlements of Costessey and Bowthorpe, 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.

D.8.4.4 **Urbanisation of the Countryside:** Sites GNLP0581R and GNLP4045 comprise previously undeveloped land and are located outside the existing settlements of Costessey and Bowthorpe. 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.

## D.8.5 SA Objective 5 – Housing

D.8.5.1 **Net Gain:** Site GNLP4045 is proposed for residential development of 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site. Site GNLP0581R is proposed for the development of 600 or more dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

## D.8.6 SA Objective 6 – Population and Communities

D.8.6.1 **Local Services:** The nearest local services, Co-op, Stafford Stores and Post Office, and Sainsbury's, are located in and around Costessey. Sites GNLP0581R and GNLP4045 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.

D.8.6.2 **Local Landscape Designations:** Site GNLP4045 is located within 600m of Costessey Village Green. 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.

## D.8.7 SA Objective 7 – Deprivation

D.8.7.1 See **Box 4.7**.

## D.8.8 SA Objective 8 – Health

D.8.8.1 **Green Network:** Sites GNLP0581R and GNLP4045 are located within 600m of public greenspaces, including allotments and play space. Site GNLP4045 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.

D.8.8.2 **Main Road:** Site GNLP0581R is located adjacent to the A47. 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. Site GNLP4045 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.

D.8.8.3 **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.

D.8.8.4 **NHS Hospital:** The closest hospital with an A&E department to Costessey is Norfolk and Norwich University Hospital, located to the south west of Norwich City. Site GNLP0581R is located within 5km of this hospital. The proposed development at this site would be expected to provide good access for site end users to this essential health facility. Therefore, a minor positive impact would be expected. Site GNLP4045 is located approximately 5.7km

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

D.8.8.5 **GP Surgery:** The closest GP surgeries to this cluster are The Roundwell Medical Centre in Costessey and Taverham Surgery in Taverham. Sites GNLP0581R and GNLP4045 are located outside the target distance to these GP surgeries, 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 GP surgeries.

D.8.8.6 **Leisure Centre:** The closest leisure facility to Costessey is Riverside Leisure Centre, located approximately 8km south 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.

D.8.8.7 As Site GNLP4045 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.

## D.8.9 SA Objective 9 – Crime

D.8.9.1 See **Box 4.9**.

## D.8.10 SA Objective 10 – Education

D.8.10.1 **Primary School:** The closest primary schools to this cluster include Chapel Break Infant School, St Michael's Church of England Voluntary Aided Junior School and Queen's Hill Primary and Nursery School. Sites GNLP0581R and GNLP4045 are situated outside the target distance to these schools. The proposed development at these two sites could potentially result in a minor negative impact on site end users' access to primary education.

D.8.10.2 **Secondary School:** Ormiston Victory Academy is located in the south of Costessey. Site GNLP0581R 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. Site GNLP4045 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.

D.8.10.3 The proposed development at Site GNLP4045 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

## D.8.11 SA Objective 11 – Economy

D.8.11.1 **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 GNLP0581R and GNLP4045 are located within the target distance to these locations, and therefore, the proposed development at these two sites would be expected to have a minor positive impact on the local economy.

## D.8.12 SA Objective 12 – Transport and Access to Services

D.8.12.1 **Bus Stop:** Sites GNLP0581R and GNLP4045 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to bus services.

D.8.12.2 **Railway Station:** The closest railway station to Costessey is Norwich Railway Station, located approximately 8km to the south east of the cluster. This is outside the target distance, and 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.

D.8.12.3 **Pedestrian Access:** Site GNLP4045 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. Site GNLP0581R 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.

D.8.12.4 **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.

## D.8.13 SA Objective 13 – Historic Environment

D.8.13.1 **Grade II\* Listed Buildings:** Site GNLP0581R is located approximately 550m from the Grade II\* Listed Building '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.

## D.8.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.8.14.1 **Household Waste:** Site GNLP0581R is proposed for the development of 600 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.

**D.8.14.2 Previously Developed Land:** Both sites in this cluster comprise previously undeveloped land. The proposed development at Site GNLP4045 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 GNLP0581R 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.

**D.8.14.3 ALC:** Both sites in this cluster are situated on ALC Grade 3 land, which could potentially 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.

## **D.8.15 SA Objective 15 – Water**

**D.8.15.1 SPZ:** Site GNLP0581R coincides with the outer zone (Zone II) and catchment (Zone III) of a groundwater SPZ. Site GNLP4045 coincides 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.

## D.9 Cringleford (including employment land at Keswick)

Cringleford (including employment land at Keswick) Cluster				
This cluster contains one additional site near to Keswick, to the north of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO497	Land west of Ipswich Road	Employment	6.90	N/A

Site Reference	SA Objective														
	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
GNLPO497	-	+	-	-	0	+	0	-	0	0	++	-	-	-	-

### D.9.1 SA Objective 1 – Air Quality and Noise

D.9.1.1 **Main Road:** Site GNLPO497 is located adjacent to the A140. 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 A140 would be expected to have a minor negative impact on air quality and noise at this site.

D.9.1.2 **Air Pollution:** Site GNLPO497 is proposed for employment development and comprises between one and 9ha. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.9.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.9.2.1 **Fluvial Flooding:** Site GNLPO497 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.



### D.9.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.9.3.1 **SSSI IRZ:** Site GNLP0497 is located approximately 1.9km west of ‘Caistor St Edmund Chalk Pit’ SSSI and approximately 1.8km south east of ‘Eaton Chalk Pit’ SSSI. Site GNLP0497 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 GNLP0497 comprises undeveloped land and is situated away from any existing settlement. 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.

### D.9.4 SA Objective 4 – Landscape

D.9.4.1 **Landscape Character:** Site GNLP0497 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 GNLP0497 comprises arable farmland situated outside of any existing settlement. 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.

D.9.4.2 **Views from the PRow Network:** Site GNLP0497 is located approximately 200m 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.

D.9.4.3 **Urbanisation of the Countryside:** Sites GNLP0497 comprises previously undeveloped land and is located outside of existing settlement. 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.

### D.9.5 SA Objective 5 – Housing

D.9.5.1 **Net Gain:** Site GNLP0497 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.

### D.9.6 SA Objective 6 – Population and Communities

D.9.6.1 **Local Services:** The nearest local shop to Site GNLP0497 is Tesco Superstore in the south of Norwich. Site GNLP0497 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.

## D.9.7 SA Objective 7 – Deprivation

D.9.7.1 See **Box 4.7**.

## D.9.8 SA Objective 8 – Health

D.9.8.1 **Green Network:** Site GNLPO497 is located within 600m of the PRow network and 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.

D.9.8.2 **Main Road:** Site GNLPO497 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.

D.9.8.3 **AQMA:** Site GNLPO497 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.

D.9.8.4 **NHS Hospital:** The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located to the south west of Norwich City. Site GNLPO497 is located within 5km of this hospital. The proposed development at this site would be expected to provide site end users with good access to this essential health facility. Therefore, a minor positive impact would be expected.

D.9.8.5 **GP Surgery:** The closest GP surgery to Site GNLPO497 is Tuckswood Surgery, in the south of Norwich. Site GNLPO497 is located outside the target distance to this GP 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 GP surgeries.

D.9.8.6 **Leisure Centre:** The closest leisure facility to Site GNLPO497 is Riverside Leisure Centre, situated in Norwich City. Site GNLPO497 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 at this site.

## D.9.9 SA Objective 9 – Crime

D.9.9.1 See **Box 4.9**.

## D.9.10 SA Objective 10 – Education

- D.9.10.1 Site GNLP0497 is proposed for non-residential site end uses, and therefore, has not been assessed under this objective.

## D.9.11 SA Objective 11 – Economy

- D.9.11.1 **Employment Floorspace:** Site GNLP0497 comprises undeveloped land and is proposed for employment-led development. The proposed development at this site 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.

## D.9.12 SA Objective 12 – Transport and Access to Services

- D.9.12.1 **Bus Stop:** Site GNLP0497 is located within the target distance to bus stops on Ipswich 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.

- D.9.12.2 **Railway Station:** The closest railway station to Site GNLP0497 is Norwich Railway Station, located approximately 4.5km to the north east. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

- D.9.12.3 **Pedestrian Access:** Site GNLP0497 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.

- D.9.12.4 **Road Network:** Site GNLP0497 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.

## D.9.13 SA Objective 13 – Historic Environment

- D.9.13.1 **Grade II Listed Buildings:** Site GNLP0497 is located approximately 170m from the Grade II Listed Buildings 'Church of All Saints' and 'Remains of Church of All Saints immediately east of Church of All Saints'. 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.

## D.9.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

- D.9.14.1 **Previously Developed Land:** Site GNLP0497 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.

D.9.14.2 **ALC:** Site GNLPO497 is situated on ALC Grade 3 land, which could potentially 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.

### D.9.15 SA Objective 15 – Water

D.9.15.1 **SPZ:** Site GNLPO497 coincides with the outer zone 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.

## D.10 Diss (including part of Roydon)

Diss (including part of Roydon) Cluster				
This cluster contains six additional sites surrounding Diss and Roydon, to the south of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO104	Land at Sandstone Way	Residential (settlement boundary extension)	0.48	12*
GNLPO112	Land at Frenze Hall	Residential (settlement boundary extension)	0.23	6*
GNLPO1044R	Land north of Frenze Hall Lane and West of Walcot Green	Residential	10.29	257*
GNLPO2104	West of Shelfanger Road	Residential	50.51	1,263*
GNLPO4010	Tottington Lane	Residential	1.07	10+
GNLPO4049	South of Burston Road	Residential and school	20.49	512*

Site Reference	SA Objective														
	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
GNLPO104	-	+	-	-	+	-	0	-	0	++	+	++	0	-	0
GNLPO112	-	-	0	-	+	-	0	-	0	-	+	-	0	-	0
GNLPO1044R	--	-	0	-	++	-	0	-	0	-	+	-	-	-	0
GNLPO2104	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO4010	-	+	--	-	+	-	0	--	0	-	+	-	-	-	-
GNLPO4049	--	-	0	-	++	-	0	-	0	-	++	-	-	--	-

### D.10.1 SA Objective 1 – Air Quality and Noise

D.10.1.1 **Main Road:** The A1066 passes through the south of Diss. Site GNLPO104 is located adjacent to this road, and a small proportion of Site GNLPO4010 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.

**D.10.1.2 Railway Line:** Sites GNLP0112 and GNLP1044R 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.

**D.10.1.3 Air Pollution:** Sites GNLP0104 and GNLP4010 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 GNLP1044R, GNLP2104 and GNLP4049 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. The proposed development at Site GNLP0112 is for six dwellings; therefore, development at this site would be expected to have a negligible impact on local air pollution.

## **D.10.2 SA Objective 2 – Climate Change Mitigation and Adaptation**

**D.10.2.1 Carbon Emissions:** Sites GNLP1044R and GNLP4049 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. Site GNLP2104 is proposed for the development of 1,263 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.

**D.10.2.2 Fluvial Flooding:** A small proportion in the north of Site GNLP2104 is located within Flood Zone 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 GNLP0104, GNLP0112, GNLP1044R, GNLP4010 and GNLP4049 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.

**D.10.2.3 Surface Water Flooding:** A small proportion of Site GNLP2104 coincides with an area 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 some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A

large proportion of Site GNLPO112 and a small proportion of Sites GNLPO1044R and GNLPO4049 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.10.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- D.10.3.1 **Natura 2000:** Sites GNLPO104, GNLPO2104 and GNLPO4010 are located approximately 4.7km 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 three sites, due to the increased risk of development related threats and pressures on this European designated site.
- D.10.3.2 **SSSI IRZ:** Site GNLPO4010 is located approximately 750m north east of ‘Wortham Ling’ 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 GNLPO4010 is proposed for the development of ten dwellings, and therefore, a negligible impact on this SSSI would be expected.
- D.10.3.3 **LNR:** Site GNLPO4010 coincides with ‘Roydon Fen’ LNR. The proposed development at this site could potentially result in the partial loss of this LNR, and as such, a major negative impact would be expected. Site GNLPO104 is located approximately 140m from this LNR. The proposed development at this site could potentially have a minor negative impact on the LNR, due to increased development related threats and pressures.
- D.10.3.4 **CWS:** Sites GNLPO2104 is located adjacent to ‘Brewer’s Fen’ CWS, and Site GNLPO4010 is located adjacent to ‘Roydon Fen’ 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.
- D.10.3.5 **Priority Habitat:** A small proportion in the north west of Site GNLPO2104 coincides with deciduous woodland priority habitat. Site GNLPO4010 wholly coincides with priority habitat, the majority being lowland fens and a small proportion deciduous woodland. The proposed development at these two sites would be likely to result in the partial loss of these habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

## D.10.4 SA Objective 4 – Landscape

- D.10.4.1 **Landscape Character:** Sites GNLP0104, GNLP0112, GNLP4010, and part of Sites GNLP1044R, GNLP2104 and GNLP4049, 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. The majority of Site GNLP2104 and part of Sites GNLP1044R and GNLP4049 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 GNLP0104 and GNLP0112 comprise small areas of grassland/scrub and do not coincide with any of these features. 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. Sites GNLP1044R, GNLP2104 and GNLP4049 comprise arable farmland, and Site GNLP4010 comprises wetland associated with Roydon Fen, all situated outside the existing settlement. 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.
- D.10.4.2 **Views from the PRow Network:** Sites GNLP1044R, GNLP2104 and GNLP4049 coincide with a PRow. Site GNLP0104 is located adjacent to a PRow, and Sites GNLP0112 and GNLP2104 are located within 40m 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.
- D.10.4.3 **Views for Local Residents:** As all sites in this cluster are located adjacent to the existing settlement of Diss, 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.
- D.10.4.4 **Urbanisation of the Countryside:** Sites GNLP1044R, GNLP2104, GNLP4010 and GNLP4049 comprise previously undeveloped land and are located outside the existing settlement of Diss. 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.
- D.10.4.5 **Coalescence:** Sites GNLP1044R and GNLP4049 comprise large areas of previously undeveloped land situated between the settlements of Diss and Walcot Green. Site GNLP2104 comprises a large area of previously undeveloped land situated between the settlements of Diss, Roydon 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.



## D.10.5 SA Objective 5 – Housing

D.10.5.1 **Net Gain:** Sites GNL0104, GNL0112 and GNL04010 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 GNL01044R, GNL02104 and GNL04049 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.

## D.10.6 SA Objective 6 – Population and Communities

D.10.6.1 **Local Services:** Several local services, including Diss Food and Wine, Tesco, Diss Post Office, and the Shell Garage, are located within Diss. All sites in this cluster are located outside the target distance to these services. The proposed development at these six sites could potentially have a minor negative impact on the access of site end users to local services.

D.10.6.2 **Local Landscape Designations:** Diss contains several local landscape designations including Roydon Fen, Diss Village Green, Sycamore Way and Hawthorn Close open space, and the tennis centre at Walcott Road. Sites GNL0104, GNL0112, GNL01044R, GNL04010 and GNL04049 are located within 600m of 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.

## D.10.7 SA Objective 7 – Deprivation

D.10.7.1 See **Box 4.7**.

## D.10.8 SA Objective 8 – Health

D.10.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRow network and public greenspaces, including play space, sports facilities 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.

D.10.8.2 **Main Road:** Site GNL0104 is located adjacent to the A1066, and a small proportion of Site GNL04010 is located within 200m of this road. 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 GNL0112, GNL01044R, GNL02104 and GNL04049 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.

D.10.8.3 **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.

D.10.8.4 **NHS Hospital:** The closest hospital with an A&E department to Diss and Heywood is Norfolk and Norwich University Hospital, located approximately 28km north of the cluster. The proposed development at the six 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.

D.10.8.5 **GP Surgery:** The Lawns Medical Practice is located in Diss town centre. All sites in this cluster are located wholly or partially outside the target distance to The Lawns 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.

D.10.8.6 **Leisure Centre:** Diss Leisure Centre is located in the south of Diss. Sites GNLP0104, GNLP0112, GNLP1044R and GNLP4049 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 GNLP2104 and GNLP4010 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 two sites.

D.10.8.7 As Sites GNLP2104 and GNLP4010 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.

## D.10.9 SA Objective 9 – Crime

D.10.9.1 See **Box 4.9**.

## D.10.10 SA Objective 10 – Education

D.10.10.1 **Primary School:** Diss Infants and Nursey School and Diss C of E Junior Academy are located in the centre of Diss. Roydon Primary School is located in Roydon. Sites GNLP0104 and GNLP4010 are located within the target distance to Roydon Primary 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 GNLP0112, GNLP1044R, GNLP2104 and GNLP4049 are situated wholly or partially 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.

D.10.10.2 **Secondary School:** Diss High School is located in the north of Diss. Sites GNLP0104, GNLP0112, GNLP1044R and GNLP4049 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 GNLP2104 and GNLP4010 are located wholly or 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 site end users' access to secondary education.

D.10.10.3 The proposed development at Site GNLP2104 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 GNLP0104 would be expected to have a major positive impact on site end users' access to both primary and secondary education.

### D.10.11 SA Objective 11 – Economy

D.10.11.1 **Primary Employment Location:** Diss town centre is located in close proximity to the Diss and Heywood cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Sites GNLP0104, GNLP0112, GNLP1044R, GNLP2104, GNLP4010 and GNLP4049 would be expected to have a minor positive impact on the local economy.

D.10.11.2 **Employment Floorspace:** Site GNLP4049 is proposed for mixed use development including a new school. The proposed development at this site 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.

### D.10.12 SA Objective 12 – Transport and Access to Services

D.10.12.1 **Bus Stop:** Site GNLP0104 is located within the target distance to bus stops on Stanley 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 GNLP0112, GNLP1044R, GNLP2104, GNLP4010 and GNLP4049 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.

D.10.12.2 **Railway Station:** Sites GNLP0104, GNLP0112, GNLP1044R and GNLP4049 are located within the target distance to Diss 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 GNLP2104 and GNLP4010 are located wholly or partially 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.

- D.10.12.3 **Pedestrian Access:** Sites GNLP0104 and GNLP0112 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 GNLP1044R, GNLP2104, GNLP4010 and GNLP4049 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.
- D.10.12.4 **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.
- D.10.12.5 Site GNLP0104 is 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 this site.

### D.10.13 SA Objective 13 – Historic Environment

- D.10.13.1 **Grade II Listed Buildings:** Site GNLP4010 is located approximately 40m from the Grade II Listed Building 'By the Potash'. Site GNLP4049 is located approximately 40m from 'Alger's Farmhouse, approximately 130m from 'Thatch (Cottage)' and approximately 160m from 'Summerly'. Site GNLP2104 is located approximately 100m from 'The Poplars', 'North House' and 'The Pheasantry'. Site GNLP1044R is located approximately 160m from 'Home 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.
- D.10.13.2 **Conservation Area:** Site GNLP4049 is located approximately 30m from Diss Conservation Area. 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.

### D.10.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

- D.10.14.1 **Household Waste:** Sites GNLP1044R and GNLP4049 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 two sites could potentially result in a minor negative impact on waste generation. Site GNLP2104 is proposed for the development of 1,263 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.

D.10.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP0104, GNLP0112, GNLP1044R and GNLP4010 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 GNLP2104 and GNLP4049 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.

D.10.14.3 **ALC:** Sites GNLP0104, GNLP0112, GNLP1044R, GNLP2104 and the majority of Site GNLP4049 are situated on ALC Grade 3 land. Site GNLP4049 is also partially situated on 'urban land'. ALC Grade 3 could potentially 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. Site GNLP4010 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.

#### D.10.15 SA Objective 15 – Water

D.10.15.1 **SPZ:** Site GNLP2104 coincides with the outer zone (Zone II) and catchment (Zone III) of a groundwater SPZ. A proportion of Site GNLP4049 coincides with the catchment 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.

D.10.15.2 **Watercourse:** Site GNLP2104 coincides with a minor watercourse. A proportion of Site GNLP4010 is located within 200m of a minor 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.

## D.11 Easton and Honingham

Easton and Honingham Cluster				
This cluster contains four additional sites situated close to Easton and Honingham, to the south west of Broadland District and the north west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO415R-E	Honingham Thorpe New settlement proposal	Country Park	70.53	N/A
GNLPO415R-F	Honingham Thorpe New settlement proposal	Nature Reserve	3.45	N/A
GNL2176(18C)	North of Dereham Road, Honingham	Residential	0.76	12
GNL2176R	North of Dereham Road, Honingham	Residential	1.37	34*

Site Reference	SA Objective														
	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
GNLPO415R-E	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0
GNLPO415R-F	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0
GNL2126(18C)	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNL2126R	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-

### D.11.1 SA Objective 1 – Air Quality and Noise

D.11.1.1 **Main Road:** The A47 passes to the north of Easton and Honingham. The majority of Sites GNL2176(18C) and GNL2176R 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.

D.11.1.2 **Air Pollution:** Sites GNL2176(18C) and GNL2176R 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-E and GNLPO415R-F are proposed for a country park and nature reserve;

therefore, development at these two sites would be expected to have a negligible impact on local air pollution.

## D.11.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.11.2.1 **Fluvial Flooding:** A large area in the north of Site GNLP0415R-F and the south west of Site GNLP0415R-E are located within Flood Zone 2, 3a and 3b. These two sites are proposed for the development of a country park and a nature reserve, and therefore, would be expected to have a negligible impact on fluvial flooding. Sites GNLP2176(18C) and GNLP2176R 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.

D.11.2.2 **Surface Water Flooding:** A significant proportion of Sites GNLP0415R-F and GNLP0415R-E coincide with areas determined to be at low, medium and high risk of surface water flooding. These two sites are proposed for the development of a country park and a nature reserve, and therefore, would be expected to have a negligible impact on surface water flooding.

## D.11.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.11.3.1 **Natura 2000:** Sites GNLP2176(18C) and GNLP2176R 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 two sites, due to the increased risk of development related threats and pressures on these European designated sites.

D.11.3.2 **Biodiversity Assets:** Sites GNLP0415R-F and a proportion of Site GNLP0415R-E are located within 5km east of 'Norfolk Valley Fens' SAC. Site GNLP0415R-E coincides with 'Colton Wood' ancient woodland. Sites GNLP0415R-E and GNLP0415-F coincide with sections of 'Yare Valley' CWS. Site GNLP0415R-E coincides with several stands of deciduous woodland priority habitat and an area of coastal and floodplain grazing marsh priority habitat. A large proportion of Site GNLP0415R-F coincides with lowland fens priority habitat. Site GNLP0415R-E is proposed for a country park, and Site GNLP0415R-F is proposed for a nature reserve. It is assumed that any built development at these two sites would avoid these biodiversity assets, and that appropriate measures would be put in place to manage any increase in visitor numbers to these sites, particularly at 'Colton Wood'. Overall, a minor positive impact on biodiversity would be expected at Sites GNLP0415R-E and GNLP0415R-F.



## D.11.4 SA Objective 4 – Landscape

D.11.4.1 **Country Park:** Site GNLP0415R-E is proposed for the development of a new country park. Therefore, this would be expected to result in a minor positive impact on the landscape and site end users' enjoyment of recreation in a countryside environment.

D.11.4.2 **Landscape Character:** Sites GNLP2176(18C) and GNLP2176R 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 GNLP2176(18C) and GNLP2176R comprise arable farmland adjacent to the existing settlement of Honingham. 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. Site GNLP0415R-E and the majority of Site GNLP0415R-E are located within the LCA 'Yare/Tiffey Rural River Valley'. Some key characteristics of this LCA include the pastoral valley floor with blocks of woodland, avenues of poplars and tranquil rural character with small villages around river crossings. Part of Site GNLP0415R-E 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. Sites GNLP0415R-E and GNLP0415R-F comprise arable farmland, pasture and woodland. The proposed development of a country park at Site GNLP0415R-E and a nature reserve at Site GNLP0415R-F could potentially enhance the local landscape character, and therefore, a minor positive impact would be expected at these two sites.

D.11.4.3 **Views from the PRoW Network:** Sites GNLP2176(18C) and GNLP2176R are located adjacent to 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. Sites GNLP0415R-E and GNLP0415R-F coincide with a PRoW. These two sites are proposed for a country park and a nature reserve. As such, it is assumed that the PRoWs would be incorporated into the development, and the proposed development at Sites GNLP0415R-E and GNLP0415R-F could potentially enhance views from the PRoW network. A minor positive impact would be anticipated at these two sites.

D.11.4.4 **Views for Local Residents:** Sites GNLP2176(18C) and GNLP2176R are located adjacent to the existing settlement of Honingham. 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.

## D.11.5 SA Objective 5 – Housing

D.11.5.1 **Net Gain:** Sites GNLP2176(18C) and GNLP2176R 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 GNLPO415R-E and GNLPO415R-F 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.

## D.11.6 SA Objective 6 – Population and Communities

D.11.6.1 **Local Services:** The nearest local services to Easton and Honingham are Marks and Spencer Foodhall and Sainsbury's, located in Longwater Retail Park. Sites GNL2176(18C) and GNL2176R 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. Sites GNLPO415R-E and GNLPO415R-F are proposed for a country park and nature reserve, and therefore, these two sites would be expected to have a negligible impact in relation to access to services.

D.11.6.2 **Local Landscape Designations:** Sites GNL2176(18C) and GNL2176 are located within 600m of Honingham Village Hall Recreation Ground. 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.

## D.11.7 SA Objective 7 – Deprivation

D.11.7.1 See **Box 4.7**.

## D.11.8 SA Objective 8 – Health

D.11.8.1 **Green Network:** Sites GNL2176(18C) and GNL2176R 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.

D.11.8.2 **Main Road:** The majority of Sites GNL2176(18C) and GNL2176R 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.

D.11.8.3 **AQMA:** Sites GNL2176(18C) and GNL2176R 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.

D.11.8.4 **NHS Hospital/GP Surgery:** 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 closest GP surgeries to this cluster are Beechcroft Surgery, Mattishall Surgery and Hethersett Surgery. The proposed development at Sites GNLP2176(18C) and GNLP2176R could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

D.11.8.5 **Leisure Centre:** The closest leisure facility to Easton and Honingham is Wymondham Leisure Centre, located approximately 8km south of the cluster. Sites GNLP2176(18C) and GNLP2176R 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.

D.11.8.6 As Sites GNLP2176(18C) and GNLP2176R 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.

D.11.8.7 Sites GNLP0415R-E and GNLP0415R-F are proposed for a country park and a nature reserve. Therefore, these sites have not been assessed in terms of access to healthcare facilities, main roads or AQMAs. The proposed development at Sites GNLP0415R-E and GNLP0415R-F would be expected to contribute towards Greater Norwich's network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and recreation. A minor positive impact on health would therefore be expected at these two sites.

## D.11.9 SA Objective 9 – Crime

D.11.9.1 See **Box 4.9**.

## D.11.10 SA Objective 10 – Education

D.11.10.1 **Primary/Secondary School:** The closest primary school to Easton and Honingham is Hockering C of E Primary Academy. The closest secondary school is Taverham High School, located approximately 5.7km to the north east. Sites GNLP2176(18C) and GNLP2176R are situated outside the target distances to both a primary and secondary school, and therefore, the proposed development at these two sites would be expected to have a major negative impact on site end users' access to both primary and secondary education.

## D.11.11 SA Objective 11 – Economy

D.11.11.1 **Primary Employment Location:** The closest primary employment location to the Easton and Honingham cluster is Longwater Retail Park, located approximately 5km to the east of Honingham. This location would be expected to provide a range of employment

opportunities for site end users. Sites GNLP2176(18C) and GNLP2176R 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.

#### **D.11.12 SA Objective 12 – Transport and Access to Services**

**D.11.12.1 Bus Stop:** Sites GNLP2176(18C) and GNLP2176R are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to bus services.

**D.11.12.2 Railway Station:** The closest railway station to Easton and Honingham is Wymondham Railway Station, located approximately 10km to the south of the cluster. This is outside the target distance, and therefore, the proposed development at Sites GNLP2176(18C) and GNLP2176R would be likely to have a minor negative impact on site end users' access to rail services.

**D.11.12.3 Pedestrian Access:** Sites GNLP2176(18C) and GNLP2176R 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.

**D.11.12.4 Road Network:** Sites GNLP2176(18C) and GNLP2176R 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.

**D.11.12.5** Sites GNLP0415R-E and GNLP0415R-F are proposed for a country park and nature reserve, and therefore, these two sites have not been assessed in terms of transport and access to services.

#### **D.11.13 SA Objective 13 – Historic Environment**

**D.11.13.1 Grade II Listed Buildings:** Sites GNLP2176(18C) and GNLP2176R are located approximately 40m from the Grade II Listed Building '39, 40 and 41, The Street' and 70m from 'Honingham and East Tuddenham War Memorial'. 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.

#### **D.11.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

**D.11.14.1 Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP2176(18C) and GNLP2176R 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 GNLP0415R-E and GNLP0415R-F are proposed for a country park and nature reserve, and therefore, a negligible impact on loss of soil would be expected at these two sites.

D.11.14.2 **ALC:** Sites GNLP2176(18C) and GNLP2176R are partially situated on ALC Grade 3 and partially on Grade 4 land. ALC Grade 3 could potentially 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.

### D.11.15 SA Objective 15 – Water

D.11.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at Sites GNLP2176(18C) and GNLP2176R could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources. Sites GNLP0415R-E and GNLP0415R-F are proposed for a country park and nature reserve, and therefore, a negligible impact on groundwater pollution would be expected at these two sites.

D.11.15.2 **Watercourse:** Sites GNLP0415R-E and GNLP0415R-F are located adjacent to the River Yare. Site GNLP2176(18C) and the majority of Site GNLP2176R are located within 200m of the River Tud. The proposed development at Sites GNLP2176(18C) and GNLP2176R could potentially increase the risk of contamination of the River Tud, and therefore, a minor negative impact would be expected at these two sites. Sites GNLP0415R-E and GNLP0415R-F are proposed for a country park and nature reserve, and therefore, a negligible impact on water pollution would be expected at these two sites.

## D.12 Freethorpe, Halvergate and Wickhampton

Freethorpe, Halvergate and Wickhampton Cluster				
This cluster contains one additional site in Freethorpe, to the south west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNL4050	North of Palmers Lane, Freethorpe	Residential	1.63	40

Site Reference	SA Objective														
	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
GNL4050	-	+	-	-	+	+	0	--	0	-	+	-	-	-	0

### D.12.1 SA Objective 1 – Air Quality and Noise

D.12.1.1 **Air Pollution:** Site GNL4050 is proposed for the development of 40 dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.12.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.12.2.1 **Fluvial Flooding:** Site GNL4050 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.

### D.12.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.12.3.1 **Natura 2000:** Site GNL4050 is located approximately 1.2km west of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and approximately 3.3km west of ‘Breydon Water’ 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.

D.12.3.2 **SSSI IRZ:** This section of 'The Broads' SAC and 'Broadland' SPA and Ramsar is also designated as 'Halvergate Marshes' SSSI. Site GNLP4050 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 GNLP4050 is proposed for residential development and is situated outside of the existing settlement of Freethorpe; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

#### D.12.4 SA Objective 4 – Landscape

D.12.4.1 **National Park:** Site GNLP4050 is located within approximately 1.1km from The Broads National Park. 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.

D.12.4.2 **Landscape Character:** Site GNLP4050 is 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 GNLP4050 comprises previously undeveloped land outside the existing settlement of Freethorpe, the development of which could potentially alter the setting of the nearby Church of All Saints. 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.

D.12.4.3 **Views for Local Residents:** Site GNP4050 is located adjacent to the existing settlement of Freethorpe. 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.

D.12.4.4 **Urbanisation of the Countryside:** Site GNLP4050 comprises previously undeveloped land and extends outside the existing settlement of Freethorpe. 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.

#### D.12.5 SA Objective 5 – Housing

D.12.5.1 **Net Gain:** Site GNLP4050 is proposed for residential development of 40 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

## D.12.6 SA Objective 6 – Population and Communities

D.12.6.1 **Local Services:** Freethorpe General Stores is situated in the centre of Freethorpe village. Site GNLP4050 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.

## D.12.7 SA Objective 7 – Deprivation

D.12.7.1 See **Box 4.7**.

## D.12.8 SA Objective 8 – Health

D.12.8.1 **Green Network:** Site GNLP4050 is located within 600m of 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.

D.12.8.2 **Main Road:** Site GNLP4050 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.

D.12.8.3 **AQMA:** Site GNLP4050 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.

D.12.8.4 **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 3.5km south of the cluster. The proposed development at Site GNLP4050 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

D.12.8.5 **Leisure Centre:** The closest leisure centre to Freethorpe, Halvergate and Wickhampton is Marina Leisure Centre, located approximately 12km east of the cluster. Site GNLP4050 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.

D.12.8.6 As Site GNLP4050 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.

## D.12.9 SA Objective 9 – Crime

D.12.9.1 See **Box 4.9**.

## D.12.10 SA Objective 10 – Education

D.12.10.1 **Primary School:** Freethorpe Community Primary School is located to the east of the villages of Freethorpe and Freethorpe Common. Site GNLP4050 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.

D.12.10.2 **Secondary School:** The closest secondary school to Freethorpe, Halvergate and Wickhampton is Acle Academy, located approximately 5.5km north of the cluster. Site GNLP4050 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.

## D.12.11 SA Objective 11 – Economy

D.12.11.1 **Primary Employment Location:** The closest primary employment location to the Freethorpe, Halvergate and Wickhampton cluster is Acle town centre, located approximately 5km to the north of Site GNLP4050. This location 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.

## D.12.12 SA Objective 12 – Transport and Access to Services

D.12.12.1 **Bus Stop:** Site GNLP4050 is located within the target distance to a bus stop on Palmers Lane, however, this bus stop provides limited services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

D.12.12.2 **Railway Station:** The closest station to Freethorpe, Halvergate and Wickhampton is Reedham Railway Station, located approximately 3.3km to the south of Site GNLP4050. This is outside the target distance, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

D.12.12.3 **Pedestrian Access:** Site GNLP4050 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.



D.12.12.4 **Road Network:** Site GNLP4050 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.

### D.12.13 SA Objective 13 – Historic Environment

D.12.13.1 **Grade II\* Listed Buildings:** Site GNLP4050 is located approximately 100m from the Grade II\* Listed Building ‘Church of All Saints’. 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.

D.12.13.2 **Grade II Listed Buildings:** Site GNLP4050 is located adjacent to the Grade II Listed Building ‘Walpole’s Almshouses and garden walls’. 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.

### D.12.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.12.14.1 **Previously Developed Land:** Site GNLP4050 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.

D.12.14.2 **ALC:** Site GNLP4050 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 this site, due to the loss of this important natural resource.

### D.12.15 SA Objective 15 – Water

D.12.15.1 **Water Quality:** Site GNLP4050 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.

## D.13 Great and Little Plumstead

Great and Little Plumstead Cluster				
This cluster contains six additional sites surrounding Great Plumstead and Little Plumstead, to the east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO420R*	Land at Hare Road	Residential	0.81	10-15
GNLPO483R	Land east of Salhouse Road, Little Plumstead	Residential	1.48	37*
GNL3007R	East of Salhouse Road, South of Belt Road	Residential (settlement boundary extension)	0.47	8-10
GNL3014R	Home Farm, Water Lane	Residential	7.01	175*
GNL3015	North of Low Road	Residential	0.68	12
GNL3030	Dairy Farm	Residential	44.79	Up to 1,200

Site Reference	SA Objective														
	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
GNLPO420R*	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO483R	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNL3007R	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNL3014R	--	-	-	-	+	-	0	--	0	-	+	-	0	-	-
GNL3015	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNL3030	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-

### D.13.1 SA Objective 1 – Air Quality and Noise

D.13.1.1 **Main Road:** The A1270 passes to the west of Great Plumstead and Little Plumstead. Site GNL3030 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 A1270 would be expected to have a minor negative impact on air quality and noise at this site.

**D.13.1.2 Railway Line:** Site GNLP4030 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.

**D.13.1.3 Air Pollution:** Sites GNLP0420R\*, GNLP0483R, GNLP3007R and GNLP4015 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these four sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLP3014R and GNLP4030 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.

## **D.13.2 SA Objective 2 – Climate Change Mitigation and Adaptation**

**D.13.2.1 Carbon Emissions:** Site GNLP3014R is proposed for the development of 175 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 GNLP4030 is proposed for the development of up to 1,200 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.

**D.13.2.2 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.

**D.13.2.3 Surface Water Flooding:** A small proportion of Site GNLP4030 coincides with an area 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 some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## **D.13.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

**D.13.3.1 Natura 2000:** All sites in this cluster are located within 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 six sites, due to the increased risk of development related threats and pressures on these European designated sites.

- D.13.3.2 **Ancient Woodland:** Site GNLP4030 is located approximately 450m from 'Bulmer Coppice' ancient woodland. The proposed development at this site, comprising up to 1,200 dwellings, could potentially have a minor negative impact on this ancient woodland, which could include an increase in air pollution.

#### D.13.4 SA Objective 4 – Landscape

- D.13.4.1 **Landscape Character:** Sites GNLP0420R\*, GNLP0483R and GNLP3007R 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 GNLP3014R is 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 GNLP4015 and GNLP4030 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. All sites in this cluster comprise arable land or grassland and contain hedgerow and/or trees. Therefore, the proposed development at these six sites could potentially be discordant with some key characteristics of the associated LCAs and would be expected to have a minor negative impact on the local landscape character.

- D.13.4.2 **Views from the PRoW Network:** Sites GNLP0420R\* and GNLP4015 are located within approximately 350m 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.

- D.13.4.3 **Views for Local Residents:** As all sites in this cluster are located adjacent or in close proximity to the existing settlements of Great Plumstead and Little Plumstead, 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.

- D.13.4.4 **Urbanisation of the Countryside:** Sites GNLP0420R\*, GNLP0483R, GNLP3014R, GNLP4015 and GNLP4030 comprise previously undeveloped land and are located outside the existing settlements of Great Plumstead and Little Plumstead. 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.

D.13.4.5 **Coalescence:** Site GNLP4030 comprises a large area of previously undeveloped land situated between the settlements of Thorpe End and New Rackheath. 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.

### D.13.5 SA Objective 5 – Housing

D.13.5.1 **Net Gain:** Sites GNLP0420R\*, GNLP0483R, GNLP3007R, GNLP3014R and GNLP4015 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected at these five sites. Site GNLP4030 is proposed for the development of up to 1,200 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

### D.13.6 SA Objective 6 – Population and Communities

D.13.6.1 **Local Services:** The closest local services to this cluster are Blofield Heath Post Office and Stores, Brundall Co-op and Rackheath Stores and Newsagent. All sites in this cluster are located outside the target distance to these services, and therefore, the proposed development at these six sites could potentially have a minor negative impact on some site end users' access to local services.

D.13.6.2 **Local Landscape Designations:** There are several local landscape designations within Great and Little Plumstead, including Little Plumstead Crowes Lake Play Area, Great Plumstead Allotments and open space on Sandhole Lane. Sites GNLP0420R\*, GNLP0483R, GNLP3007R and GNLP4015 are located within 600m of 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, resulting in a minor positive impact on opportunities for integration with the local community.

### D.13.7 SA Objective 7 – Deprivation

D.13.7.1 See **Box 4.7**.

### D.13.8 SA Objective 8 – Health

D.13.8.1 **Green Network:** All sites in this cluster are located within 600m of public greenspaces, including play space, sports facilities and allotments. Sites GNLP0420R\*, GNLP0483R, GNLP3007R and GNLP4015 are also located within 600m of the PRow network. 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.

- D.13.8.2 **Main Road:** Site GNL4030 is located adjacent to the A1270. 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. Sites GNL420R\*, GNL483R, GNL3007R, GNL3014R and GNL4015 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.
- D.13.8.3 **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.
- D.13.8.4 **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 surgeries are Blofield Surgery, located approximately 3km south east of the cluster, and Thorpewood Medical Centre, located approximately 3km north west of the cluster. The proposed development at the 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.
- D.13.8.5 **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 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.
- D.13.8.6 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.
- D.13.9 SA Objective 9 – Crime**
- D.13.9.1 See **Box 4.9**.
- D.13.10 SA Objective 10 – Education**
- D.13.10.1 **Primary School:** Little Plumstead C of E Voluntary Aided Primary School is located between the villages of Great Plumstead and Little Plumstead. Site GNL3014R 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 GNL420R\*, GNL483R, GNL3007R, GNL4015 and GNL4030 are situated wholly or partially outside the target distance to this school. The proposed development at these five

sites could potentially result in a minor negative impact on site end users' access to primary education.

D.13.10.2 **Secondary School:** The closest secondary school to Great and Little Plumstead is Thorpe St Andrew School and Sixth Form, located over 2.5km south west of the cluster. Sites GNLPO420R\*, GNLPO483R, GNLP3007R, GNLP3014R, GNLP4015 and GNLP4030 are proposed for residential use and 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.

D.13.10.3 The proposed development at Sites GNLPO420R\*, GNLPO483R, GNLP3007R, GNLP4015 and GNLP4030 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

### D.13.11 SA Objective 11 – Economy

D.13.11.1 **Primary Employment Location:** Broadland Business Park and Rackheath Industrial Estate are located within 5km of 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 Sites GNLPO420R\*, GNLPO483R, GNLP3007R, GNLP3014R, GNLP4015 and GNLP4030 would be expected to have a minor positive impact on the local economy.

### D.13.12 SA Objective 12 – Transport and Access to Services

D.13.12.1 **Bus Stop:** Sites GNLPO420R\*, GNLPO483R, GNLP3007R and GNLP4015 located within the target distance to bus stops on Church Road and Salhouse 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 GNLP3014R and GNLP4030 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to bus services.

D.13.12.2 **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 these six sites could potentially have a minor negative impact on site end users' access to rail services.

D.13.12.3 **Pedestrian Access:** Sites GNLPO483R, GNLP3007R and GNLP3014R 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 GNLPO420R\*, GNLP4015 and GNLP4030 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.

D.13.12.4 **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.

### D.13.13 SA Objective 13 – Historic Environment

D.13.13.1 **Grade II Listed Buildings:** Site GNLP3014R is located approximately 40m from the Grade II Listed Building 'The Old Lodge' but is separated from this Listed Building by woodland. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

D.13.13.2 **Conservation Area:** A small proportion of Site GNLP4030 is located within Thorpe End Garden Village Conservation Area. The proposed development at this site could potentially alter the character or setting of this Conservation Area, and as such, have a minor negative impact on the local historic environment.

### D.13.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.13.14.1 **Household Waste:** Site GNLP3014R is proposed for the development of 175 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 GNLP4030 is proposed for the development of up to 1,200 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.

D.13.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLPO420R\*, GNLPO483R, GNLP3007R, GNLP3014R and GNLP4015 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 GNLP4030 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.



D.13.14.3 **ALC:** All sites in this cluster are situated on ALC Grades 1, 2 or 3 land, which could potentially 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.

#### D.13.15 SA Objective 15 – Water

D.13.15.1 **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.

D.13.15.2 **Watercourse:** Site GNLP3014R is located adjacent to the Witton Run. 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.

## D.14 Hainford and Stratton Strawless

Hainford and Stratton Strawless Cluster				
This cluster contains one additional site close to Waterloo and Hainford, in the centre of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP4022	South of B1354, Hainford	Residential	3.97	40

Site Reference	SA Objective														
	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
GNLP4022	-	+	-	-	+	-	0	--	0	-	+	-	-	-	-

### D.14.1 SA Objective 1 – Air Quality and Noise

D.14.1.1 **Air Pollution:** Site GNLP4022 is proposed for the development of 40 dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.14.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.14.2.1 **Fluvial Flooding:** Site GNLP4022 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.

### D.14.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.14.3.1 **Natura 2000:** Site GNLP4022 is located approximately 4.5km 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.

## D.14.4 SA Objective 4 – Landscape

D.14.4.1 **Landscape Character:** Site GNLP4022 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 GNLP4022 comprises arable fields and hedgerow and is situated outside the existing settlement of Waterloo. Therefore, the proposed development at this site could potentially be discordant with some key characteristics and would be expected to have a minor negative impact on the local landscape character.

D.14.4.2 **Views from the PRoW Network:** Site GNLP4022 is located approximately 350m 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.

D.14.4.3 **Views for Local Residents:** Site GNLP4022 is located adjacent to the existing settlement of Waterloo. 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.

D.14.4.4 **Urbanisation of the Countryside:** Site GNLP4022 comprises previously undeveloped land and is located outside the existing settlement of Waterloo. 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.

## D.14.5 SA Objective 5 – Housing

D.14.5.1 **Net Gain:** Site GNLP4022 is proposed for residential development of 40 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

## D.14.6 SA Objective 6 – Population and Communities

D.14.6.1 **Local Services:** The nearest convenience store to Hainford is McColl’s Convenience Store in Buxton, located approximately 3.5km north of the cluster. Site GNLP4022 is located outside the target distance to this shop. 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.

D.14.6.2 **Local Landscape Designations:** Site GNLP4022 is located within 600m of the Play Area Near Hainford First School. 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.

## D.14.7 SA Objective 7 – Deprivation

D.14.7.1 See **Box 4.7**.

## D.14.8 SA Objective 8 – Health

D.14.8.1 **Green Network:** Site GNLP4022 is located within 600m of the PRow network and 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.

D.14.8.2 **Main Road:** Site GNLP4022 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.

D.14.8.3 **AQMA:** Site GNLP4022 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.

D.14.8.4 **NHS Hospital:** 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 west of the cluster. The proposed development at Site GNLP4022 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

D.14.8.5 **Leisure Centre:** The closest leisure centre to Hainford and Stratton Strawless is Riverside Leisure Centre, located approximately 11km south of the cluster. Site GNLP4022 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.

D.14.8.6 As Site GNLP4022 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.

## D.14.9 SA Objective 9 – Crime

D.14.9.1 See **Box 4.9**.

## D.14.10 SA Objective 10 – Education

D.14.10.1 **Primary School:** Hainford Primary Partnership School is located to the north of Hainford village. Site GNLP4022 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.

D.14.10.2 **Secondary School:** The closest secondary school to Hainford and Stratton Strawless is Hellesdon High School, located approximately 7.5km south west of the cluster. Site GNLP4022 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.

## D.14.11 SA Objective 11 – Economy

D.14.11.1 **Primary Employment Location:** Woodland Park Industrial Estate is located approximately 3.4km west of the Hainford and Stratton Strawless cluster, and Abbey Farm Commercial Park is located approximately 4km south of the cluster. These locations would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Site GNLP4022 would be expected to have a minor positive impact on the local economy.

## D.14.12 SA Objective 12 – Transport and Access to Services

D.14.12.1 **Bus Stop:** Site GNLP4022 is located within the target distance to bus stops 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.

D.14.12.2 **Railway Station:** The closest station to Hainford and Stratton Strawless is Hoveton and Wroxham Railway Station, located approximately 7.8km to the east Site GNLP4022. This is outside the target distance, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

D.14.12.3 **Pedestrian Access:** Site GNLP4022 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.

D.14.12.4 **Road Network:** Site GNLP4022 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.

### D.14.13 SA Objective 13 – Historic Environment

D.14.13.1 **Grade II Listed Buildings:** Site GNLP4022 is located approximately 110m from the Grade II Listed Building ‘The Chequers Public House’ and 180m from ‘Church of All Saints’. 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.

### D.14.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.14.14.1 **Previously Developed Land:** Site GNLP4022 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.

D.14.14.2 **ALC:** Site GNLP4022 is situated on ALC Grade 3 land, which could potentially 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.

### D.14.15 SA Objective 15 – Water

D.14.15.1 **SPZ:** Site GNLP4022 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.

## D.15 Hellesdon

Hellesdon Cluster				
This cluster contains one additional site in Hellesdon, to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GMLP2025	296 Drayton High Road	Residential (settlement boundary extension)	0.39	5
GMLP1019	Land northeast of Reephram Road	Recreational open space	11.64	N/A
GMLP1020	Land adjacent to existing burial ground - north east of St Marys Church	Extension to burial ground	1.27	N/A

Site Reference	SA Objective														
	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
GMLP2025	-	-	-	-	+	-	0	-	0	++	+	-	0	-	-
GMLP1019	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
GMLP1020	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

### D.15.1 SA Objective 1 – Air Quality and Noise

D.15.1.1 **Main Road:** The A1067 passes through Hellesdon. Site GMLP2025 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 A1067 would be expected to have a minor negative impact on air quality and noise at this site.

D.15.1.2 **Air Pollution:** The proposed development at Site GMLP2025 is for six dwellings. Sites GMLP1019 and GMLP1020 are proposed for open space. Therefore, the proposed development at these three sites would be expected to have a negligible impact on local air pollution.

## D.15.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.15.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

D.15.2.2 **Surface Water Flooding:** A small proportion in the north of Site GNLP2025 coincides with an area 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## D.15.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.15.3.1 **Natura 2000:** Site GNLP2025 is located approximately 850m north east 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.

D.15.3.2 **SSSI IRZ:** The 'River Wensum' SAC is also designated as a SSSI. Site GNLP2025 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 GNLP2025 is proposed for the development of five dwellings; therefore, a negligible impact on this SSSI would be expected.

D.15.3.3 **Biodiversity Assets:** Site GNLP1020 is located approximately 300m from the 'River Wensum' SAC, and Site GNLP1019 is located approximately 1.5km from this SAC. The 'River Wensum' SAC is also designated as a SSSI. Site GNLP1020 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. A small proportion in the south west of Site GNLP1019 coincides with deciduous woodland priority habitat. Sites GNLP1019 and GNLP1020 are proposed for open space and burial ground use, and therefore, would be expected to have a negligible impact on these biodiversity assets.

## D.15.4 SA Objective 4 – Landscape

D.15.4.1 **Landscape Character:** Site GNLP2025 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 GNLP2025



comprises a small site and contains some existing development. Therefore, the proposed development at this site would be unlikely to be discordant with the key characteristics of the LCA and would be expected to have a negligible impact on the local landscape character. Site GNLP1019 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 GNLP1019 comprises arable farmland and a strip of woodland. The proposed development of open space at this site is unlikely to be discordant with these key characteristics and could potentially enhance the local landscape character. Therefore, a minor positive impact would be expected at this site. Site GNLP1020 is located within the LCA 'urban' and has therefore not been assessed for landscape character. The proposed burial land at this site would be expected to result in a negligible impact on the local landscape.

D.15.4.2 **Views for Local Residents:** Site GNLP2025 is located adjacent to the existing settlement of Hellesdon. 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.

## D.15.5 SA Objective 5 – Housing

D.15.5.1 **Net Gain:** Site GNLP2025 is proposed for residential development of five dwellings; therefore, a minor positive impact on housing provision would be expected at this site. Sites GNLP1019 and GNLP1020 are proposed for open space, 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.

## D.15.6 SA Objective 6 – Population and Communities

D.15.6.1 **Local Services:** The nearest convenience store to this cluster is Woodland Stores, located in Hellesdon. Site GNLP2025 is located outside the target distance to this shop. 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. Sites GNLP1019 and GNLP1020 are proposed for open space and burial land. Therefore, these two sites would be expected to have a negligible impact in relation to access to services.

D.15.6.2 **Local Landscape Designations:** Site GNLP2025 is located within 600m of Drayton Drury and Hellesdon 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.

## D.15.7 SA Objective 7 – Deprivation

D.15.7.1 See **Box 4.7**.

## D.15.8 SA Objective 8 – Health

D.15.8.1 **Green Network:** Site GNLP2025 is located within 600m of the PRow network and public greenspaces, including a playing field. 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.

D.15.8.2 **Main Road:** Site GNLP2025 is located adjacent to the A1067. 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.

D.15.8.3 **AQMA:** Site GNLP2025 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.

D.15.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Hellesdon is Norfolk and Norwich University Hospital, located approximately 5.5km south west of Site GNLP2025. The closest GP surgery is Woodcock Road Surgery, located approximately 2.5km south east of Site GNLP2025. 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.

D.15.8.5 **Leisure Centre:** The closest leisure facility to Hellesdon is Riverside Leisure Centre, located approximately 6km south east of the cluster. Site GNLP2025 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.

D.15.8.6 As Site GNLP2025 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.

D.15.8.7 Sites GNLP1019 and GNLP1020 are proposed for open space and burial land. Therefore, these sites have not been assessed in terms of access to healthcare facilities, main roads or AQMAs. The proposed development of recreational open space at Site GNLP1019 would be expected to contribute towards Greater Norwich's network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and

recreation. A minor positive impact on health would therefore be expected at this site. The proposed development of burial land at Site GNLP1020 would be expected to have a negligible impact on health and wellbeing.

### D.15.9 SA Objective 9 – Crime

D.15.9.1 See **Box 4.9**.

### D.15.10 SA Objective 10 – Education

D.15.10.1 **Primary School:** Kinsale Infant School and Junior School are located within Hellesdon. Site GNLP2173 is located within the target distance to both of these 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.

D.15.10.2 **Secondary School:** Hellesdon High School is located in the west of Hellesdon. Site GNLP2025 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.

D.15.10.3 The proposed development at Site GNLP2025 would be expected to have a major positive impact on site end users' access to both primary and secondary education. Sites GNLP1019 and GNLP1020 are proposed for non-residential site end uses and therefore have not been assessed under this objective.

### D.15.11 SA Objective 11 – Economy

D.15.11.1 **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 Site GNLP2025 would be expected to have a minor positive impact on the local economy.

D.15.11.2 Sites GNLP1019 and GNLP1020 are proposed for open space and burial land and therefore have not been assessed under this objective.

### D.15.12 SA Objective 12 – Transport and Access to Services

D.15.12.1 **Bus Stop:** Site GNLP2025 is located within the target distance to a bus stop on Drayton High 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.

D.15.12.2 **Railway Station:** The closest railway station to Hellesdon is Norwich Railway Station, located approximately 5.7km to the south east of Site GNLP2025. This is outside the target distance, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

D.15.12.3 **Pedestrian Access:** Site GNLP2025 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.

D.15.12.4 **Road Network:** Site GNLP2025 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.

D.15.12.5 Sites GNLP1019 and GNLP1020 are proposed for open space and burial land, and therefore, these two sites have not been assessed in terms of transport and access to services.

### D.15.13 SA Objective 13 – Historic Environment

D.15.13.1 **Heritage Assets:** The proposed residential development at Site GNLP2025 would be unlikely to impact any surrounding heritage assets. The proposed development at Sites GNLP1019 and GNLP1020 for open space and burial land would be unlikely to impact any surrounding heritage assets. Therefore, a negligible impact on the local historic environment would be expected at these three sites.

### D.15.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.15.14.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Site GNLP2025 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. Sites GNLP1019 and GNLP1020 are proposed for open space and burial land, and therefore, a negligible impact on loss of soil would be expected at these two sites.

D.15.14.2 **ALC:** Site GNLP2025 is situated on ALC Grade 3 land, which could potentially 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.

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## D.15.15 SA Objective 15 – Water

- D.15.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at Site GNLP2025 could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources. Sites GNLP1019 and GNLP1020 are proposed for open space and burial land, and therefore, a negligible impact on groundwater pollution would be expected.

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## D.16 Hethel Strategic Employment

Hethel Strategic Employment Cluster				
This cluster contains one additional site in Hethel, to the north of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP4026	North of Potash Lane	Employment-led mixed use	8.56	Up to 8

Site Reference	SA Objective														
	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
GNLP4026	0	-	-	-	+	-	0	--	0	0	++	-	-	-	0

### D.16.1 SA Objective 1 – Air Quality and Noise

D.16.1.1 **Air Pollution:** Site GNLP4026 is proposed for the development of up to eight dwellings; therefore, development at this site would be expected to have a negligible impact on local air pollution.

### D.16.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.16.2.1 **Fluvial Flooding:** Site GNLP4026 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.

D.16.2.2 **Surface Water Flooding:** A small proportion in the north of Site GNLP4026 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.16.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- D.16.3.1 **Natura 2000:** Site GNLP4026 is located approximately 3.5km from 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.
- D.16.3.2 **Ancient Woodland:** Site GNLP4026 is located approximately 80m from ‘Hethel Wood’ 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.
- D.16.3.3 **Priority Habitat:** A small proportion in the south of Site GNLP4026 coincides with traditional orchard 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.

### D.16.4 SA Objective 4 – Landscape

- D.16.4.1 **Landscape Character:** Site GNLP4026 is 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. Site GNLP4026 comprises arable farmland situated outside of existing settlements. 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.
- D.16.4.2 **Views from the PRow Network:** Site GNLP4026 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.
- D.16.4.3 **Views for Local Residents:** Site GNLP4026 is located adjacent to residential development along Wymondham Road. The proposed development at this site would be likely to alter views experienced by local residents of these dwellings to some extent. Therefore, a minor negative impact on the local landscape would be expected.
- D.16.4.4 **Urbanisation of the Countryside:** Site GNLP4026 comprises previously undeveloped land and is located outside of existing settlements. 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.

## D.16.5 SA Objective 5 – Housing

D.16.5.1 **Net Gain:** Site GNLP4026 is proposed for mixed-use development including up to eight dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

## D.16.6 SA Objective 6 – Population and Communities

D.16.6.1 **Local Services:** The nearest local shop to Site GNLP4026 is Co-op, situated approximately 3.5km to the east in Mulbarton. The proposed development at this site could potentially have a minor negative impact on the access of site end users to local services.

## D.16.7 SA Objective 7 – Deprivation

D.16.7.1 See **Box 4.7**.

## D.16.8 SA Objective 8 – Health

D.16.8.1 **Green Network:** Site GNLP4026 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.

D.16.8.2 **Main Road:** Site GNLP4026 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.

D.16.8.3 **AQMA:** Site GNLP4026 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.

D.16.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 7.4km to the north east of Site GNLP4026, in the outskirts of Norwich City. The closest GP surgery is Mulbarton Surgery, located approximately 3.5km to the east. The proposed development at Site GNLP4026 could potentially restrict the access of site end users to both of these essential health facilities, and therefore, a minor negative impact would be expected.

D.16.8.5 **Leisure Centre:** The closest leisure facility to Site GNLP4026 is Wymondham Leisure Centre in Wymondham. Site GNLP4026 is 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 this site.



D.16.8.6 As Site GNLP4026 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.

### D.16.9 SA Objective 9 – Crime

D.16.9.1 See **Box 4.9**.

### D.16.10 SA Objective 10 – Education

D.16.10.1 Site GNLP4026 is proposed for non-residential site end use, and therefore, have not been assessed under this objective.

### D.16.11 SA Objective 11 – Economy

D.16.11.1 **Primary Employment Location:** Site GNLP4026 is located adjacent to Lotus Cars and Hethel Engineering Centre, and approximately 4.5km south east of Wymondham town centre. 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.

D.16.11.2 **Employment Floorspace:** Site GNLP4026 comprises undeveloped land and is proposed for employment-led development. The proposed development at this site 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.

### D.16.12 SA Objective 12 – Transport and Access to Services

D.16.12.1 **Bus Stop:** Site GNLP4026 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.

D.16.12.2 **Railway Station:** The closest railway station to Site GNLP4026 is Wymondham Railway Station, located approximately 4.5km to the north west. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

D.16.12.3 **Pedestrian Access:** Site GNLP4026 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.

D.16.12.4 **Road Network:** Site GNLP4026 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.

### D.16.13 SA Objective 13 – Historic Environment

D.16.13.1 **Grade II Listed Buildings:** Site GNLP4026 is located approximately 30m from the Grade II Listed Building ‘Little Potash’ and approximately 50m from ‘Corporation 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.

### D.16.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.16.14.1 **Previously Developed Land:** Site GNLP4026 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.

D.16.14.2 **ALC:** Site GNLP4026 is situated on ALC Grade 3 land, which could potentially 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.

### D.16.15 SA Objective 15 – Water

D.16.15.1 **Water Quality:** Site GNLP4026 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.

## D.17 Hethersett

Hethersett Cluster				
This cluster contains two additional sites surrounding Hethersett, to the north west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GMLP4052	Land between Burnthouse Lane and Colney Lane	Residential, primary school and sports campus	28.53	50
GMLP4054	North and South of Hethersett Road, Great Melton	Residential	32.43	400
HET3	Land west of Poppyfields	Recreational open space	6.83	N/A

Site Reference	SA Objective														
	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
GMLP4052	-	-	-	-	+	-	0	-	0	-	++	-	0	--	-
GMLP4054	--	-	-	-	++	-	0	-	0	-	+	-	-	--	-
HET3	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0

### D.17.1 SA Objective 1 – Air Quality and Noise

D.17.1.1 **Air Pollution:** Site GMLP4052 is proposed for the development of 50 dwellings. Therefore, the proposed development at this site could potentially have a minor negative impact on air pollution in the local area. Site GMLP4054 is proposed for the development of 400 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. The proposed development at Site HET3 is for open space. Therefore, development at this site would be expected to have a negligible impact on local air pollution.

### D.17.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.17.2.1 **Carbon Emissions:** Site GMLP4054 is proposed for the development of 400 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.

D.17.2.2 **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.

D.17.2.3 **Surface Water Flooding:** A small proportion in the north of Site GNLP4052 coincides with areas determined to be at low and medium risk of surface water flooding. A small proportion of Site GNLP4054 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.17.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.17.3.1 **SSSI IRZ:** Site GNLP4052 is located approximately 5km south west from 'Sweetbriar Road Meadows, Norwich' SSSI and 3.8km west from 'Eaton Chalk Pit' 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*" should be consulted on. Site GNLP4052 is proposed for the development of 50 dwellings and is located outside of the settlement of Hethersett. Therefore, a minor negative impact would be expected on the features for which these SSSIs have been designated.

D.17.3.2 **CWS:** Site GNLP4052 is located adjacent to 'Braymeadow' 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.

D.17.3.3 **Priority Habitat:** A small proportion in the north of Site GNLP4054 coincides with deciduous woodland priority habitat. The proposed development at this site could potentially 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.

D.17.3.4 **Biodiversity Assets:** The proposed development at Site HET3 for open space would be unlikely to impact any surrounding biodiversity assets, and therefore, a negligible impact on local biodiversity would be expected.

## D.17.4 SA Objective 4 – Landscape

D.17.4.1 **Landscape Character:** Sites GNLP4054, HET3 and part of Site GNLP4052 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. The majority of Site GNLP4052 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 GNLP4052 and GNLP4054 comprise large areas of arable farmland situated outside the existing settlement of Hethersett. 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. Site HET3 comprises arable farmland. The proposed development of open space at this site is unlikely to be discordant with these key characteristics and could potentially enhance the local landscape character. Therefore, a minor positive impact would be expected at this site.

D.17.4.2 **Views from the PRow Network:** Site GNLP4054 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.

D.17.4.3 **Views for Local Residents:** As Sites GNLP4052 and GNLP4054 are located adjacent to the existing settlement of Hethersett, 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.

D.17.4.4 **Urbanisation of the Countryside:** Sites GNLP4052 and GNLP4054 comprise previously undeveloped land and are located outside the existing settlement of Hethersett. 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.

## D.17.5 SA Objective 5 – Housing

D.17.5.1 **Net Gain:** Site GNLP4052 is proposed for residential development of 50 dwellings; therefore, a minor positive impact on housing provision would be expected at this site. Site GNLP4054 is proposed for the development of 400 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision. Site HET3 is proposed for open space, 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.

## D.17.6 SA Objective 6 – Population and Communities

D.17.6.1 **Local Services:** The nearest convenience stores, Park Drive Stores and Tesco Express, are located in the centre of Hethersett. Sites GNLP4052 and GNLP4054 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. Site HET3 is proposed for open space. Therefore, this site would be expected to have a negligible impact in relation to access to services.

## D.17.7 SA Objective 7 – Deprivation

D.17.7.1 See **Box 4.7**.

## D.17.8 SA Objective 8 – Health

D.17.8.1 **Green Network:** Site GNLP4054 is located within 600m of the PRow network and 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. Site GNLP4052 is located partially 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 some site end users to the local green network.

D.17.8.2 **Main Road:** Sites GNLP4052 and GNLP4054 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.

D.17.8.3 **AQMA:** Sites GNLP4052 and GNLP4054 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.

D.17.8.4 **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 Sites GNLP4052 and GNLP4054 would be expected to provide good access for site end users to this essential health facility. Therefore, a minor positive impact would be expected.

D.17.8.5 **GP Surgery:** Hethersett Surgery is located in the centre of Hethersett. Sites GNLP4052 and GNLP4054 are located wholly or partially outside the target distance to this GP surgery. 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.

D.17.8.6 **Leisure Centre:** The closest leisure facility to Hethersett is Wymondham Leisure Centre, located approximately 6km south west of the cluster. Sites GNLP4052 and GNLP4054 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.

D.17.8.7 Site HET3 is proposed for open space. Therefore, this site has not been assessed in terms of access to healthcare facilities, main roads or AQMAs. The proposed development of recreational open space at Site HET3 would be expected to contribute towards Greater Norwich's network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and recreation. A minor positive impact on health would therefore be expected at this site.

## D.17.9 SA Objective 9 – Crime

D.17.9.1 See **Box 4.9**.

## D.17.10 SA Objective 10 – Education

D.17.10.1 **Primary School:** Hethersett Woodside Infant and Nursery School and Hethersett Voluntary Controlled Junior School are located in the south of Hethersett village. Little Melton Primary School is located to the north of the cluster. Both sites in this cluster are situated wholly or partially outside the target distance to these schools. The proposed development at Site GNLP4054 could potentially result in a minor negative impact on site end users' access to education for all primary ages. The proposed development at Site GNLP4052 includes a primary school, and therefore, a minor positive impact would be expected at this site.

D.17.10.2 **Secondary School:** Hethersett Academy is located in the centre of Hethersett. The majority of Site GNLP4054 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. A large proportion of Site GNLP4052 is situated outside the target distance to this school, and therefore the proposed development at this site could potentially have a minor negative impact on site end users' access to secondary education.

D.17.10.3 Site HET3 is proposed for non-residential site end use, and therefore, has not been assessed under this objective.

## D.17.11 SA Objective 11 – Economy

D.17.11.1 **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 GNLP4052 and GNLP4054 are located within the target distance to Norfolk and Norwich University Hospital. Site GNLP4054 is also located within the target distance to Wymondham town centre. Therefore, the proposed development at these two sites would be expected to have a minor positive impact on the local economy.

D.17.11.2 **Employment Floorspace:** Site GNLP4052 is proposed for mixed use development including a new primary school and sports campus. The proposed development at this site 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.

D.17.11.3 Site HET3 is proposed for open space and therefore has not been assessed under this objective.

## D.17.12 SA Objective 12 – Transport and Access to Services

D.17.12.1 **Bus Stop:** Sites GNLP4052 and GNLP4054 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to bus services.

D.17.12.2 **Railway Station:** The closest railway station to Hethersett is Wymondham Railway Station, located approximately 6km to the south west of the cluster. This is outside the target distance, and therefore, the proposed development at Sites GNLP4052 and GNLP4054 could potentially have a minor negative impact on site end users' access to rail services.

D.17.12.3 **Pedestrian Access:** Sites GNLP4052 and GNLP4054 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.

D.17.12.4 **Road Network:** Sites GNLP4052 and GNLP4054 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.

D.17.12.5 Site HET3 is proposed for open space, and therefore, this site has not been assessed in terms of transport and access to services.



### D.17.13 SA Objective 13 – Historic Environment

D.17.13.1 **Grade II Listed Buildings:** Site GNLP4054 is located adjacent to the Grade II Listed Building ‘Hill Farmhouse’, and approximately 340m from ‘Wong 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.

D.17.13.2 **Heritage Assets:** The proposed development of open space at Site HET3 would be unlikely to impact any surrounding heritage assets. Therefore, a negligible impact on the local historic environment would be expected at this site.

### D.17.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.17.14.1 **Household Waste:** Site GNLP4054 is proposed for the development of 400 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.

D.17.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP4052 and GNLP4054 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. Site HET3 is proposed for open space, and therefore, a negligible impact on loss of soil would be expected at this site.

D.17.14.3 **ALC:** Sites GNLP4052 and GNLP4054 are situated on ALC Grade 3 land, which could potentially 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.

### D.17.15 SA Objective 15 – Water

D.17.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at Sites GNLP4052 and GNLP4054 could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources. Site HET3 is proposed for open space, and therefore, a negligible impact on groundwater pollution would be expected at this site.

D.17.15.2 **Watercourse:** A small proportion of Site GNLP4052 coincides with 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.

## D.18 Hevingham

Hevingham Cluster				
This cluster contains one additional site situated in Hevingham, in the centre of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP4036	Halls Corner/New Road	Residential and public open space	4.20	Up to 25

Site Reference	SA Objective														
	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
GNLP4036	-	+	-	-	+	-	0	--	0	-	+/-	-	0	-	0

### D.18.1 SA Objective 1 – Air Quality and Noise

D.18.1.1 **Air Pollution:** Site GNLP4036 is proposed for the development of up to 25 dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.18.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.18.2.1 **Fluvial Flooding:** Site GNLP4036 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.

### D.18.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.18.3.1 **Natura 2000:** Site GNLP4036 is located approximately 1.4km 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.

## D.18.4 SA Objective 4 – Landscape

D.18.4.1 **Landscape Character:** Site GNLP4036 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. In addition to some agricultural buildings, Site GNLP4036 contains arable fields and hedgerow situated outside the existing settlement of Hevingham. Therefore, the proposed development at this site could potentially be discordant with some key characteristics of this LCA and would be expected to have a minor negative impact on the local landscape character.

D.18.4.2 **Views for Local Residents:** Site GNLP4036 is located adjacent to the existing settlement of Hevingham. 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.

D.18.4.3 **Urbanisation of the Countryside:** Site GNLP4036 comprises previously undeveloped land and is located outside the existing settlement of Hevingham. 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.

## D.18.5 SA Objective 5 – Housing

D.18.5.1 **Net Gain:** Site GNLP4036 is proposed for residential development of up to 25 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

## D.18.6 SA Objective 6 – Population and Communities

D.18.6.1 **Local Services:** The nearest convenience store to Hevingham is McColl’s in Buxton, situated approximately 3.8km from this cluster. Site GNLP4036 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.

D.18.6.2 **Local Landscape Designations:** Site GNLP4036 is located within 600m of Hevingham Village Green. 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.

## D.18.7 SA Objective 7 – Deprivation

D.18.7.1 See **Box 4.7**.

## D.18.8 SA Objective 8 – Health

- D.18.8.1 **Green Network:** Site GNLP4036 is located within 600m of the PRow network and public greenspaces, including allotments and a playing field. 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.
- D.18.8.2 **Main Road:** Site GNLP4036 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.
- D.18.8.3 **AQMA:** Site GNLP4036 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.
- D.18.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Hevingham is Norfolk and Norwich University Hospital, located approximately 14km south west of the cluster. The closest GP surgery is Horsford Medical Centre, located approximately 4.5km south of Site GNLP4036. 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.
- D.18.8.5 **Leisure Centre:** The closest leisure facility to Hevingham is Victory Swim and Fitness Centre, located approximately 12km north east of the cluster. Site GNLP4036 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.
- D.18.8.6 As Site GNLP4036 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.

## D.18.9 SA Objective 9 – Crime

- D.18.9.1 See **Box 4.9**.

## D.18.10 SA Objective 10 – Education

- D.18.10.1 **Primary School:** Hevingham Primary School are located in the north west of Hevingham. Site GNLP4036 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.

D.18.10.2 **Secondary School:** The closest secondary school to Hevingham is Aylsham High School, located approximately 5.7km north of the cluster. Site GNLP4036 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.

### D.18.11 SA Objective 11 – Economy

D.18.11.1 **Primary Employment Location:** Woodland Park Industrial Estate is located approximately 2.5km south of the Hevingham cluster. This location would be expected to provide a range of employment opportunities for site end users. Therefore, the proposed development at Site GNLP4036 would be expected to have a minor positive impact on the local economy.

D.18.11.2 **Employment Floorspace:** Site GNLP4036 currently coincides with agricultural buildings and is proposed for residential end use. It is uncertain whether the proposed residential development at this site would result in the loss of these buildings, and consequently the employment opportunities they may provide.

### D.18.12 SA Objective 12 – Transport and Access to Services

D.18.12.1 **Bus Stop:** Site GNLP4036 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.

D.18.12.2 **Railway Station:** The closest railway station to Hevingham is Hoveton and Wroxham Railway Station, located approximately 11km to the south east of Site GNLP4036. This is outside the target distance, and therefore, the proposed development at this site would be likely to have a minor negative impact on site end users' access to rail services.

D.18.12.3 **Pedestrian Access:** Site GNLP4036 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.

D.18.12.4 **Road Network:** Site GNLP4036 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.

### D.18.13 SA Objective 13 – Historic Environment

D.18.13.1 **Heritage Assets:** The proposed development at Site GNLP4036 would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

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## D.18.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.18.14.1 **Previously Developed Land:** Site GNLP4036 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.

D.18.14.2 **ALC:** Site GNLP4036 is situated on ALC Grade 3 land, which could potentially 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.

## D.18.15 SA Objective 15 – Water

D.18.15.1 **Water Quality:** Site GNLP4036 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.

## D.19 Hingham

Hingham Cluster				
This cluster contains three additional sites surrounding Hingham, to the west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO503(18C)	Land north of Springfield Way and West of Dereham Road, Hingham	Residential	1.50	20
GNLPO520(18C)	Land to the south of Norwich Road, Hingham	Residential	6.92	80
GNLPO4011	Hall Close	Residential (single-storey dwellings) and open space	2.04	20

Site Reference	SA Objective														
	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
GNLPO503(18C)	-	+	0	-	+	++	0	-	0	-	+	-	0	-	-
GNLPO520(18C)	-	-	-	-	+	+	0	-	0	-	+	-	-	-	-
GNLPO4011	-	-	0	-	+	++	0	-	0	-	+	-	-	-	-

### D.19.1 SA Objective 1 – Air Quality and Noise

D.19.1.1 **Air Pollution:** Sites GNLPO503(18C), GNLPO520(18C) and GNLPO4011 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.

### D.19.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.19.2.1 **Carbon Emissions:** Site GNLPO520(18C) is proposed for the development of 80 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.

D.19.2.2 **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.

D.19.2.3 **Surface Water Flooding:** A large proportion in the north east of Site GNLP4011 and a small proportion in the north west of Site GNLP0520(18C) 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.19.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.19.3.1 **SSSI IRZ:** Sites GNLP0520(18C) and GNLP4011 are located approximately 750m from ‘Sea Mere, Hingham’ SSSI. These two sites 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. Site GNLP4011 is proposed for the development of 20 dwellings; therefore, a negligible impact on this SSSI would be expected. Site GNLP0520(18C) is proposed for the development of 80 dwellings; therefore, development at this site would be expected to have a minor negative impact on the features for which this SSSI has been designated.

### D.19.4 SA Objective 4 – Landscape

D.19.4.1 **Landscape Character:** Site GNLP4011 is located within the LCA ‘Tiffany Tributary Farmland’. Some key characteristics of this LCA include large scale arable farmland, water bodies, sparse settlements and long views. Site GNLP4011 comprises a field enclosed by woodland and the existing settlement of Hingham, and as such the proposed development at this site would not be expected to impact long distance views. A negligible impact on the landscape character would be expected at this site. Sites GNLP0503(18C) and GNLP0520(18C) 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. Sites GNLP0503(18C) and GNLP0520(18C) comprise arable farmland surrounding Hingham. 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.

D.19.4.2 **Views from the PRoW Network:** Site GNLP0520(18C) 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.



D.19.4.3 **Views for Local Residents:** As all sites in this cluster are located adjacent to the existing settlement of Hingham, 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.

D.19.4.4 **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 three sites could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected.

## D.19.5 SA Objective 5 – Housing

D.19.5.1 **Net Gain:** Sites GNLP0503(18C), GNLP0520(18C) and GNLP4011 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.

## D.19.6 SA Objective 6 – Population and Communities

D.19.6.1 **Local Services:** Bond Street Grocers and Co-op are located in the centre of Hingham. All sites in this cluster are located within the target distance to one or both of these shops. The proposed development at these three sites would be expected to have a minor positive impact on site end users' access to local services.

D.19.6.2 **Local Landscape Designations:** Site GNLP4011 is located within 600m of Hingham Village Green. Site GNLP0503(18C) is located within 600m of Hingham Playing Field and Hingham Village Hall amenity open space. 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.

D.19.6.3 As Sites GNLP0503(18C) and GNLP4011 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.

## D.19.7 SA Objective 7 – Deprivation

D.19.7.1 See **Box 4.7**.

## D.19.8 SA Objective 8 – Health

D.19.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRow network and public greenspaces, including a playing field, allotments 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.

D.19.8.2 **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.

D.19.8.3 **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.

D.19.8.4 **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 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.

D.19.8.5 **GP Surgery:** Hingham Surgery is located in the north of Hingham. All sites in this cluster 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.

D.19.8.6 **Leisure Centre:** The closest leisure facility to Hingham is Wymondham Leisure Centre, located approximately 9km 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.

## D.19.9 SA Objective 9 – Crime

D.19.9.1 See Box 4.9.

## D.19.10 SA Objective 10 – Education

D.19.10.1 **Primary School:** Hingham Primary School is located in the north of Hingham. Sites GNLP0503(18C), GNLP0520(18C) and GNLP4011 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.

D.19.10.2 **Secondary School:** The closest secondary school Hingham is Wymondham College, located approximately 6.5km south east of the cluster. Sites GNLP0503(18C), GNLP0520(18C) and

GNLP4011 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.

### D.19.11 SA Objective 11 – Economy

D.19.11.1 **Primary Employment Location:** Hingham town centre is located in the centre of 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 GNLP0503(18C), GNLP0520(18C) and GNLP4011 would be expected to have a minor positive impact on the local economy.

### D.19.12 SA Objective 12 – Transport and Access to Services

D.19.12.1 **Bus Stop:** Sites GNLP0503(18C) and GNLP0520(18C) are located within the target distance to bus stops on Watton 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. Site GNLP4011 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.

D.19.12.2 **Railway Station:** The closest railway station to Hingham is Wymondham Railway Station, located approximately 9km to the south east of the cluster. This is outside the target distance, and 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.

D.19.12.3 **Pedestrian Access:** Sites GNLP0520(18C) and GNLP4011 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 GNLP0503(18C) 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.

D.19.12.4 **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.

### D.19.13 SA Objective 13 – Historic Environment

D.19.13.1 **Grade II Listed Buildings:** Site GNLP4011 is located approximately 80m from the Grade II Listed Buildings 'Oxhey Place', '3 and 5, Hall Moor Road' and '43, Hall Lane'. Site GNLP0520(18C) is located approximately 180m from 'Lilac Farmhouse' and approximately

220m from 'Blenheim Cottage'. 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 GNLP0503(18C) is located approximately 90m from 'Westview' but is separated from this Listed Building by existing built form in Hingham. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

D.19.13.2 **Conservation Area:** Site GNLP4011 is located adjacent to Hingham Conservation Area. 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.

#### D.19.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.19.14.1 **Household Waste:** Site GNLP0520(18C) is proposed for the development of 80 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.

D.19.14.2 **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. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.19.14.3 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, which could potentially 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.

#### D.19.15 SA Objective 15 – Water

D.19.15.1 **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.

D.19.15.2 **Watercourse:** A proportion of Site GNLP4011 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.

## D.20 Horsford, Felthorpe and Haveringland

Horsford, Felthorpe and Haveringland Cluster				
This cluster contains three additional sites surrounding Horsford, to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO283R	Land off Holt Road	Residential	3.66	92*
GNLPO422R	Land at Lodge Farm	Residential	1.04	26*
GNLPO4006	Rookery Nook	Residential	0.58	3

Site Reference	SA Objective														
	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
GNLPO283R	-	-	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLPO422R	-	+	-	-	+	++	0	-	0	-	+	-	0	-	-
GNLPO4006	0	+	-	-	+	-	0	--	0	--	+	-	-	-	-

### D.20.1 SA Objective 1 – Air Quality and Noise

D.20.1.1 **Air Pollution:** Sites GNLPO283R and GNLPO422R 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. The proposed development at Site GNLPO4006 is for three dwellings; therefore, development at this site would be expected to have a negligible impact on local air pollution.

### D.20.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.20.2.1 **Carbon Emissions:** Site GNLPO283R is proposed for the development of 92 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.

D.20.2.2 **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.

### D.20.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.20.3.1 **Natura 2000:** All sites in this cluster are located within approximately 3.2km from 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.

### D.20.4 SA Objective 4 – Landscape

D.20.4.1 **Landscape Character:** Site GNLPO422R 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 GNLPO422R comprises a small area of arable farmland and does not coincide with these key characteristics. A negligible impact on the landscape character would be expected at this site. Sites GNLPO283R and GNLPO4006 are located within the LCA 'Spixworth Wooded Estate lands'. Some key characteristics of this LCA include blocks of woodland and hedgerows, and the landscape setting of villages, historic houses and halls. Sites GNLPO283R and GNLPO4006 both contain hedgerows and trees. 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.

D.20.4.2 **Views from the PRoW Network:** Site GNLPO283R is located approximately 20m 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.

D.20.4.3 **Views for Local Residents:** As all sites in this cluster are located adjacent to the existing settlements of Horsford, 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.

D.20.4.4 **Urbanisation of the Countryside:** Sites GNLPO283R and GNLPO422R comprise previously undeveloped land and are located outside the existing settlement of Horsford. 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.

## D.20.5 SA Objective 5 – Housing

D.20.5.1 **Net Gain:** Sites GNLP0283R, GNLP0422R and GNLP4006 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.

## D.20.6 SA Objective 6 – Population and Communities

D.20.6.1 **Local Services:** The nearest local services to this cluster are Co-op and Post Office in Horsford. Site GNLP0422R is located within the target distance to 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 GNLP0238R and GNLP4006 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.

D.20.6.2 **Local Landscape Designations:** Site GNLP0422R is located within 600m of Horford Recreation Ground and Corner Lane allotments. 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.

D.20.6.3 As Site GNLP0422R 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.

## D.20.7 SA Objective 7 – Deprivation

D.20.7.1 See **Box 4.7**.

## D.20.8 SA Objective 8 – Health

D.20.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRoW network and public greenspaces, including play space and allotments. 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.

D.20.8.2 **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.

- D.20.8.3 **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.
- D.20.8.4 **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 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.
- D.20.8.5 **GP Surgery:** The closest GP surgery to this cluster is Horsford Medical Centre, located in the north of Horsford. Site GNLP0422R 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 GNLP0283R and GNLP4006 are located outside the target distance to this GP 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 GP surgeries.
- D.20.8.6 **Leisure Centre:** The closest leisure facility to Horsford, Felthorpe and Haveringland is Riverside Leisure Centre, located approximately 9km south 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.
- D.20.8.7 As Sites GNLP0283R and GNLP4006 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.

## D.20.9 SA Objective 9 – Crime

- D.20.9.1 See **Box 4.9**.

## D.20.10 SA Objective 10 – Education

- D.20.10.1 **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. Site GNLP0422R is located within the target distance to Horsford C of E Voluntary Aided Infant and Junior 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 GNLP0283R and GNLP4006 are situated outside the target distance to both these schools. The proposed development at



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

D.20.10.2 **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. Sites GNLPO283R, GNLPO422R and GNLPO4006 are situated outside the target distance to these schools, 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.

D.20.10.3 The proposed development at Sites GNLPO283R and GNLPO4006 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

## D.20.11 SA Objective 11 - Economy

D.20.11.1 **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. Therefore, the proposed development at Sites GNLPO283R, GNLPO422R and GNLPO4006 would be expected to have a minor positive impact on the local economy.

## D.20.12 SA Objective 12 - Transport and Access to Services

D.20.12.1 **Bus Stop:** Sites GNLPO283R, GNLPO422R and GNLPO4006 are located within the target distance to bus stops on Holt 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.

D.20.12.2 **Railway Station:** The closest railway station to Horsford, Felthorpe and Haveringland is Norwich Railway Station, located approximately 8km to the south east of the cluster. This is outside the target distance, and 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.

D.20.12.3 **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.

D.20.12.4 **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.

### D.20.13 SA Objective 13 – Historic Environment

D.20.13.1 **Grade II\* Listed Buildings:** Site GNLP0283R is located approximately 70m from the Grade II\* Listed Building ‘Parish Church of All Saints’. 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.

D.20.13.2 **Grade II Listed Buildings:** Site GNLP4006 is located approximately 30m from the Grade II Listed Building ‘The Lindens’. Site GNLP0283R is located approximately 50m from ‘Horsford 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.

### D.20.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.20.14.1 **Household Waste:** Site GNLP0283R is proposed for the development of 92 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.

D.20.14.2 **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. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.20.14.3 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, which could potentially 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.

### D.20.15 SA Objective 15 – Water

D.20.15.1 **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.

## D.21 Horsham and Newton St Faith

Horsham and Newton St Faith Cluster				
This cluster contains eight additional sites surrounding Horsham St Faith and Newton St Faith, to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO125(18C)	Land to the west of West Lane, Horsham St Faith	Residential	1.44	20-30
GNLPO125R	Land to the west of West Lane	Residential	2.31	58*
GNLPO482R	Land east of Old Norwich Road	Residential	5.44	136*
GNLPO3027R	East of Manor Road	Residential	10.55	264*
GNLPO4061	North of Abbey Farm Commercial Park	Employment	0.74	N/A
GNLPSL2007R	Adjacent to Abbey Farm Commercial Park	Employment	4.34	N/A
GNLPSL4003	Off Newton Street	Residential (settlement boundary extension)	0.20	5
GNLPSL4005	Poor Piece, 80 Newton Street	Residential (settlement boundary extension)	0.09	2*

Site Reference	SA Objective														
	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
GNLPO125(18C)	-	+	-	-	+	++	0	-	0	--	+	-	-	-	-
GNLPO125R	-	+	-	-	+	++	0	-	0	--	+	-	-	-	-
GNLPO482R	--	-	-	-	++	++	0	-	0	--	+	-	-	-	-
GNLPO3027R	--	--	-	-	++	-	0	-	0	-	+	-	-	-	-
GNLPO4061	0	+	-	-	0	++	0	-	0	0	++	-	-	-	0
GNLPSL2007R	-	+	-	-	0	++	0	-	0	0	++	-	-	-	-
GNLPSL4003	0	+	-	-	+	-	0	--	0	--	+	-	0	-	0
GNLPSL4005	0	+	-	-	+	-	0	--	0	--	+	-	0	-	0

## D.21.1 SA Objective 1 – Air Quality and Noise

D.21.1.1 **Main Road:** The A140 passes to the west of Horsham St Faith and Newton St Faith. A proportion of Site GNLPSL2007R is 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 A140 would be expected to have a minor negative impact on air quality and noise at this site.

D.21.1.2 **Air Pollution:** Sites GNLPO125(18C) and GNLPO125R are proposed for the development of between ten and 99 dwellings. Site GNLPSL2007R is proposed for employment end use and comprises 4.34ha. Therefore, the proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO482R and GNLPO3027R 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 Sites GNLPSL4003 and GNLPSL4005 are for fewer than ten dwellings. Site GNLPO4061 is proposed for non-residential development and comprises less than 1ha. Therefore, development at these three sites would be expected to have a negligible impact on local air pollution.

## D.21.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.21.2.1 **Carbon Emissions:** Sites GNLPO482R and GNLPO3027R 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.

D.21.2.2 **Fluvial Flooding:** A proportion in the south of Site GNLPO3027R is located within Flood Zone 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 GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO4061, GNLPSL2007R, GNLPSL4003 and GNLPSL4005 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.

D.21.2.3 **Surface Water Flooding:** A proportion of Site GNLPO3027R 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 some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.21.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.21.3.1 **Natura 2000:** All sites in this cluster are located within 5km from a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. Sites GNLP0125(18C), GNLP0125R, GNLP0482R, GNLP3027R, GNLP4061 and GNLP2007R are also located within 5km from 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.

D.21.3.2 **CWS:** Sites GNLP4061 and GNLP2007R are located adjacent to ‘Horsham Meadows’ CWS. Site GNLP3027R is located adjacent to ‘Spixorth Bridge Meadows’ 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.

### D.21.4 SA Objective 4 – Landscape

D.21.4.1 **Landscape Character:** Sites GNLP3027R, GNLP4003 and GNLP4005 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. Site GNLP4005 comprises a small area of scrub and is situated amongst the existing settlement of Newton St Faith. Therefore, the proposed development at this site would be expected to have a negligible impact on the landscape character. Sites GNLP3027R and GNLP4003 comprise pastureland and extend outside of the existing settlements. Sites GNLP0125(18C), GNLP0125R, GNLP0482R, GNLP4061 and GNLP2007R 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 GNLP4061 is situated adjacent to an industrial development and does not coincide with any of the identified key characteristics. Therefore, the proposed development at this site would be expected to have a negligible impact on the landscape character. Sites GNLP0125(18C), GNLP0125R, GNLP0482R and GNLP2007R comprise open arable fields/pasture and contain hedgerows. Therefore, the proposed development at Sites GNLP0125(18C), GNLP0125R, GNLP0482R, GNLP3027R, GNLP2007R and GNLP4003 could potentially be discordant with the key characteristics of the associated LCAs and would be expected to have a minor negative impact on the local landscape character.

D.21.4.2 **Views from the PRoW Network:** Sites GNLP3027R, GNLP4003 and GNLP4005 are located adjacent to a PRoW. Site GNLP0482R is located approximately 20m 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.

D.21.4.3 **Views for Local Residents:** Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO3027R, GNLPSL4003 and GNLPSL4005 are located adjacent to the existing settlements of Horsham St Faith and Newton St Faith. 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.

D.21.4.4 **Urbanisation of the Countryside:** Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO3027R, GNLPO4061, GNLPSL2007R and GNLPSL4003 comprise previously undeveloped land and are located outside, or extend outside, the existing settlements of Horsham St Faith and Newton St Faith. 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.

## D.21.5 SA Objective 5 – Housing

D.21.5.1 **Net Gain:** Sites GNLPO125(18C), GNLPO125R, GNLPSL4003 and GNLPSL4005 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected at these four sites. Sites GNLPO482R and GNLPO3027R 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. Sites GNLPO4061 and GNLPSL2007R are 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 these two sites.

## D.21.6 SA Objective 6 – Population and Communities

D.21.6.1 **Local Services:** The nearest local services, St Faiths Stores and Post Office, is located in the centre of Horsham St Faith. Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO4061 and GNLPSL2007R are located within the target distance to 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 GNLPO3027R, GNLPSL4003 and GNLPSL4005 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.

D.21.6.2 **Local Landscape Designations:** Horsham St Faith and Newton St Faith contain several local landscape designations, including Newton Street Playground, Blind Lane allotments, St Faiths Centre and Horsham St Faith Village Green. All sites in this cluster are located within 600m of 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.

D.21.6.3 As Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO4061 and GNLPSL2007R are located within the target distance of local services and local landscape designations, the proposed development at these five sites would be expected to have a major positive impact on site end users by encouraging vibrant and interactive communities.

## D.21.7 SA Objective 7 – Deprivation

D.21.7.1 See **Box 4.7**.

## D.21.8 SA Objective 8 – Health

D.21.8.1 **Green Network:** All sites in this cluster are located within 600m of the PRoW network. Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO4061, GNLPSL2007R, GNLPSL4003 and GNLPSL4005 are also located within 600m of public greenspaces, including allotments, playing field, 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.

D.21.8.2 **Main Road:** A proportion of Site GNLPSL2007R is located within 200m of 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 GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO3027R, GNLPO4061, GNLPSL4003 and GNLPSL4005 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.

D.21.8.3 **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.

D.21.8.4 **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 west 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.



D.21.8.5 **GP Surgery:** St Faiths Surgery is located in the north of Horsham St Faith. Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO3027R, GNLPO4061 and GNLPSL2007R are located within the target distance to this GP surgery. The proposed development at these six sites would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites GNLPSL4003 and GNLPSL4005 are located outside the target distance to St Faiths Surgery, 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.

D.21.8.6 **Leisure Centre:** The closest leisure facility to Horsham and Newton St Faith is Riverside Leisure Centre, located approximately 8.5km 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.

D.21.8.7 As Sites GNLPSL4003 and GNLPSL4005 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.

## D.21.9 SA Objective 9 – Crime

D.21.9.1 See **Box 4.9**.

## D.21.10 SA Objective 10 – Education

D.21.10.1 **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 GNLPO3027R 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 GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPSL4003 and GNLPSL4005 are situated wholly or partially outside the target distance to this school. The proposed development at these five sites could potentially result in a minor negative impact on site end users' access to primary education.

D.21.10.2 **Secondary School:** The closest secondary school to Horsham and Newton St Faith is Hellesdon High School, located approximately 5km south of the cluster. Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO3027R, GNLPSL4003 and GNLPSL4005 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.



D.21.10.3 The proposed development at Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPSL4003 and GNLPSL4005 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

## D.21.11 SA Objective 11 – Economy

D.21.11.1 **Primary Employment Location:** There are several primary employment locations situated within 5km of the Horsham 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. Therefore, the proposed development at Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO3027R, GNLPSI4003 and GNLPO4005 would be expected to have a minor positive impact on the local economy.

D.21.11.2 **Employment Floorspace:** Sites GNLPO4061 and GNLPSL2007 are proposed for employment development. The proposed development at these two primarily undeveloped sites 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.

## D.21.12 SA Objective 12 – Transport and Access to Services

D.21.12.1 **Bus Stop:** Sites GNLPO125(18C), GNLPO125R, GNLPO482R, GNLPO3027R, GNLPO4061, GNLPSL4003 and GNLPSL4005 are located within the target distance to bus stops on Church Street, Manor Road and Newton Street, providing regular services. The proposed development at these seven sites would be likely to have a minor positive impact on site end users' access to bus services. Site GNLPSL2007R is located partially outside the target distance to a bus stop on Church Street. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

D.21.12.2 **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. This is outside the target distance, and therefore, the proposed development at all eight sites in this cluster could potentially have a minor negative impact on site end users' access to rail services.

D.21.12.3 **Pedestrian Access:** Sites GNLPO125(18C), GNLPO125R, GNLPO482R and GNLPO3027R 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 GNLPO4061, GNLPSL2007R, GNLPSL4003 and GNLPSL4005 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.

D.21.12.4 **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.

### D.21.13 SA Objective 13 – Historic Environment

D.21.13.1 **Grade I Listed Buildings:** Sites GNLP0125(18C) and GNLP0125R are located approximately 120m from the Grade I Listed Buildings ‘The Priory’ and ‘Church of the Blessed Virgin and St Andrew’. Site GNLP0482 is located approximately 200m from these Listed Buildings. 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 GNLP0482R and GNLP4061 are located within approximately 140m from ‘The Priory’ but are separated from this Listed Building by Abbey Farm Commercial Park. Therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of this Listed Building.

D.21.13.2 **Grade II Listed Buildings:** Site GNLP3027R is located adjacent to the Grade II Listed Building ‘Mill Farm House’. Site GNLP0482R is located approximately 20m from ‘The White House’ and 70m from ‘The Old Post House’ and ‘Methodist Church’. Sites GNLP0125(18C) and GNLP0125R are located approximately 50m from ‘2-5, Church Street’ and 110m from ‘The Kennels’. 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.

D.21.13.3 **Conservation Area:** Sites GNLP0125(18C), GNLP0125R and GNLP0482R are located approximately 10m from Horsham St Faiths Conservation Area. The proposed development at these three sites could potentially alter the setting of this Conservation Area, and as such, have a minor negative impact on the local historic environment.

D.21.13.4 **Scheduled Monument:** Sites GNLP0125(18C), GNLP0125R, GNLP0482R, GNLP4061 and GNLP0482R are located within 150m from ‘St Faith Priory’ SM. The proposed development at these five sites could potentially have a minor negative impact on the setting of this SM.

### D.21.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.21.14.1 **Household Waste:** Sites GNLP0125R, GNLP0482R and GNLP3027R 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.

D.21.14.2 **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. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.21.14.3 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, which could potentially 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 eight sites, due to the loss of this important natural resource.

### D.21.15 **SA Objective 15 – Water**

D.21.15.1 **SPZ:** Sites GNLP0125(18C), GNLP0125R and a proportion of Sites GNLP0482R and GNLP02007R 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.

D.21.15.2 **Watercourse:** Site GNLP3027R coincides with 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.

## D.22 Lenwade (Great Witchingham)

Lenwade (Great Witchingham) Cluster				
This cluster contains one additional site in Great Witchingham, to the west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO608R	Bridge Farm Field, St Faiths Close, Great Witchingham	Residential	0.72	18*

Site Reference	SA Objective														
	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
GNLPO608R	-	-	-	-	+	++	0	-	0	-	+	-	0	-	-

### D.22.1 SA Objective 1 – Air Quality and Noise

D.22.1.1 **Main Road:** The A1067 passes through the centre of Great Witchingham. Site GNLPO608R is situated 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 A1067 would be expected to have a minor negative impact on air quality and noise at this site.

D.22.1.2 **Air Pollution:** Site GNLPO608R is proposed for the development of 18 dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.22.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.22.2.1 **Fluvial Flooding:** Site GNLPO608R 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.

D.22.2.2 **Surface Water Flooding:** A small proportion of Site GNLPO608R 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

could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.22.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.22.3.1 **Natura 2000:** Site GNLP0608R is located approximately 200m 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.

D.22.3.2 **SSSI IRZ:** The ‘River Wensum’ SAC is also designated as a SSSI. Site GNLP0608R is located within an IRZ which states that “*all planning applications (except householder) outside or extending outside settlements/urban areas*” should be consulted on. Site GNLP0608R is proposed for the development of 18 dwellings and is located outside of the existing settlement of Great Witchingham. 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.

### D.22.4 SA Objective 4 – Landscape

D.22.4.1 **Landscape Character:** Site GNLP0608R 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 GNLP0608R comprises an area of scrub/grassland and as such, the proposed development at this site would not result in the loss of these habitat types. Therefore, a negligible impact on the landscape character would be expected.

D.22.4.2 **Views for Local Residents:** Site GNLP0608R is located adjacent to the existing settlement of Great Witchingham. 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.

D.22.4.3 **Urbanisation of the Countryside:** Site GNLP0608R comprises previously undeveloped land and is located outside the existing settlement of Great Witchingham. 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.

### D.22.5 SA Objective 5 – Housing

D.22.5.1 **Net Gain:** Site GNLP0608R is proposed for residential development of 18 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

## D.22.6 SA Objective 6 – Population and Communities

D.22.6.1 **Local Services:** Lenwade News is located in the east of Great Witchingham village. Site GNLPO608R 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.

D.22.6.2 **Local Landscape Designations:** Site GNLPO608R is located within 600m of Land Off Common Lane and Lenwade Bowling Green. The proposed development at this site 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.

D.22.6.3 As Site GNLPO608R 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.

## D.22.7 SA Objective 7 – Deprivation

D.22.7.1 See **Box 4.7**.

## D.22.8 SA Objective 8 – Health

D.22.8.1 **Green Network:** Site GNLPO608R is located within 600m of the PRoW network and public greenspaces, including 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.

D.22.8.2 **Main Road:** Site GNLPO608R is situated within 200m of the A1067. 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.

D.22.8.3 **AQMA:** Site GNLPO608R 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.

D.22.8.4 **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 Site GNLPO608R could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected at this site.

D.22.8.5 **GP Surgery:** Lenwade Surgery is located in the south of Great Witchingham village. Site GNLPO608R is located within the target distance to Lenwade 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.

D.22.8.6 **Leisure Centre:** The closest leisure centre to Lenwade is Dereham Leisure Centre, located approximately 12km south west of the cluster. Site GNLPO608R 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.

## D.22.9 SA Objective 9 – Crime

D.22.9.1 See **Box 4.9**.

## D.22.10 SA Objective 10 – Education

D.22.10.1 **Primary School:** Great Witchingham C of E Primary Academy is located in the south of Great Witchingham village. Site GNLPO608R 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.

D.22.10.2 **Secondary School:** The closest secondary school to Lenwade is Reepham High School and College, located approximately 4km north of the cluster. Site GNLPO608R 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.

## D.22.11 SA Objective 11 – Economy

D.22.11.1 **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 Site GNLPO608R would be expected to have a minor positive impact on the local economy.

## D.22.12 SA Objective 12 – Transport and Access to Services

D.22.12.1 **Bus Stop:** Site GNLPO608R is located within the target distance to bus stops on Fakenham 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.

D.22.12.2 **Railway Station:** The closest railway station to Lenwade and Great Witchingham is Norwich Railway Station, located approximately 17km to the south east of Site GNLPO608R. This is

outside the target distance, and therefore, the proposed development at this site would be likely to have a minor negative impact on site end users' access to rail services.

**D.22.12.3 Pedestrian Access:** Site GNLP0608R 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.

**D.22.12.4 Road Network:** Site GNLP0608R 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.

### **D.22.13 SA Objective 13 – Historic Environment**

**D.22.13.1 Grade II Listed Building:** Site GNLP0608R is located approximately 60m from the Grade II Listed Building 'The Bridge Public House' and 80m from 'The Gothic House' but is separated from these Listed Buildings by existing built form in Great Witchingham. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of these Listed Buildings.

### **D.22.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

**D.22.14.1 Previously Developed Land:** Site GNLP0608R 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.

**D.22.14.2 ALC:** Site GNLP0608R 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.

### **D.22.15 SA Objective 15 – Water**

**D.22.15.1 SPZ:** Site GNLP0608R 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.

**D.22.15.2 Watercourse:** A proportion of Site GNLP0608R 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.



## D.23 Lingwood and Burlingham, Strumpshaw and Beighton

Lingwood and Burlingham, Strumpshaw and Beighton Cluster				
This cluster contains two additional sites in Lingwood, to the south of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO379(18C)	Land north of Post Office Road, Lingwood	Residential	4.74	50-60
GNLPO4016	East of Station Road, Lingwood	Residential	1.61	Up to 50

Site Reference	SA Objective														
	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
GNLPO379(18C)	-	-	-	-	+	-	0	--	0	-	+	++	-	-	0
GNLPO4016	-	+	-	-	+	-	0	--	0	-	+	++	0	-	0

### D.23.1 SA Objective 1 – Air Quality and Noise

D.23.1.1 **Railway Line:** The majority of Site GNLPO4016 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 would therefore be expected.

D.23.1.2 **Air Pollution:** Sites GNLPO379(18C) and GNLPO4016 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.

### D.23.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.23.2.1 **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.

D.23.2.2 **Surface Water Flooding:** A proportion in the south of Site GNLP0379(18C) 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.23.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.23.3.1 **Natura 2000:** Both sites in this cluster are located approximately 2.7km 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 two sites, due to the increased risk of development related threats and pressures on these European designated sites.

D.23.3.2 **SSSI IRZ:** This section of 'The Broads' SAC and 'Broadland' SPA and Ramsar is also designated as 'Yare Broads and Marshes' SSSI. Site GNLP4016 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 GNLP4016 is proposed for the development of up to 50 dwellings and is located outside of the existing settlement of Lingwood; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

### D.23.4 SA Objective 4 – Landscape

D.23.4.1 **Landscape Character:** Site GNLP4016 is 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 GNLP4016 comprises a section of pastureland adjacent to existing development in Lingwood, and as such, the proposed development would not be expected to result in a significant impact on wide expansive views. Therefore, the proposed development at this site would be unlikely to be discordant with these key characteristics, and a negligible impact on the landscape character would be expected at this site. Site GNLP0379(18C) is 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 GNLP0379(18C) comprises arable fields, and 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.

D.23.4.2 **Views from the PRoW Network:** Site GNLP0379(18C) is located adjacent to a PRoW. Site GNLP4016 is located approximately 100m 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.

**D.23.4.3 Views for Local Residents:** As both sites in this cluster are located adjacent to the existing settlement of Lingwood, 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.

**D.23.4.4 Urbanisation of the Countryside:** Sites GNLP0379(18C) and GNLP4016 comprise previously undeveloped land and extend outside the existing settlement of Lingwood. 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.

## **D.23.5 SA Objective 5 – Housing**

**D.23.5.1 Net Gain:** Sites GNLP0379(18C) and GNLP4016 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.

## **D.23.6 SA Objective 6 – Population and Communities**

**D.23.6.1 Local Services:** The nearest convenience store, Lingwood Spar, is located in the south west of Lingwood. Sites GNLP0379(18C) and GNLP4016 are located 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.

**D.23.6.2 Local Landscape Designations:** Sites GNLP0379(18C) and GNLP4016 are located within 600m of open space associated with Lingwood County First School. Site GNLP4016 is also located within 600m of Lingwood Recreation Ground. 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.

## **D.23.7 SA Objective 7 – Deprivation**

**D.23.7.1** See **Box 4.7**.

## **D.23.8 SA Objective 8 – Health**

**D.23.8.1 Green Network:** Both sites in this cluster are located within 600m of the PRow network and public greenspaces, including play space and a public park. 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.

D.23.8.2 **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.

D.23.8.3 **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.

D.23.8.4 **NHS Hospital/GP Surgery:** The closest hospital with an A&E department to Lingwood, Burlingham, Beighton and Strumpshaw is James Paget University Hospital, located approximately 17km south east of the cluster. The closest GP surgery is Blofield Surgery, located approximately 3.5km north west of the cluster. 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.

D.23.8.5 **Leisure Centre:** The closest leisure facility to Lingwood, Burlingham, Beighton and Strumpshaw is Riverside Leisure Centre, located approximately 11km west of the cluster. 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.

D.23.8.6 As Sites GNLP0379(18C) and GNLP4016 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.

## D.23.9 SA Objective 9 – Crime

D.23.9.1 See **Box 4.9**.

## D.23.10 SA Objective 10 – Education

D.23.10.1 **Primary School:** Lingwood Primary Academy is located in the east of Lingwood village. Sites GNLP0379(18C) and GNLP4016 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.

D.23.10.2 **Secondary School:** The closest secondary school to Lingwood, Burlingham, Beighton and Strumpshaw is Acle Academy, located approximately 4km north east of the cluster. Sites GNLPO379(18C) and GNLPO4016 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.

### D.23.11 SA Objective 11 – Economy

D.23.11.1 **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. Therefore, the proposed development at Sites GNLPO379(18C) and GNLPO4016 would be expected to have a minor positive impact on the local economy.

### D.23.12 SA Objective 12 – Transport and Access to Services

D.23.12.1 **Bus Stop:** Sites GNLPO379(18C) and GNLPO4016 are located within the target distance to bus stops on Post Office Road and Station 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.

D.23.12.2 **Railway Station:** Both sites in this cluster are located within the target distance to Lingwood 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.

D.23.12.3 **Pedestrian Access:** Sites GNLPO379(18C) and GNLPO4016 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.

D.23.12.4 **Road Network:** Both 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.

D.23.12.5 Sites GNLPO379(18C) and GNLPO4016 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 two sites.

## D.23.13 SA Objective 13 – Historic Environment

D.23.13.1 **Grade I Listed Buildings:** Site GNLP0379(18C) is located approximately 210m from the Grade I Listed Building ‘Church of St Peter’. 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.

D.23.13.2 **Grade II Listed Buildings:** Site GNLP0379(18C) is located approximately 30m from the Grade II Listed Building ‘Thatched Cottage’, approximately 50m from ‘Manor Farm East Barn and attached buildings to south east and south west’ and approximately 70m from ‘Manor Farm West Barn and attached buildings to south east and south west’. 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.

## D.23.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.23.14.1 **Household Waste:** Site GNLP0379(18C) is proposed for the development of between 50 and 60 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.

D.23.14.2 **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. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.23.14.3 **ALC:** Both sites in this cluster are situated on ALC Grades 1 and/or 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.

## D.23.15 SA Objective 15 – Water

D.23.15.1 **Water Quality:** Both 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 two sites would be expected to have a negligible impact on local water quality.

## D.24 Loddon and Chedgrave

Loddon and Chedgrave Cluster				
This cluster contains six additional sites surrounding Loddon and Chedgrave, to the north east of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO463R	Langley Road, Chedgrave	Residential and open space	5.58	78
GNLPI014R	South of Norwich Road, Chedgrave	Residential	1.61	40*
GNL4028	North of Beccles Road	Residential	4.56	120
GNL4029	North and South of Norton Road	Residential	6.03	125
GNL4058	South east of Big Back Lane, Chedgrave	Residential	6.58	80-90
GNLPSL0015	Pebblers, Norwich Road, Chedgrave	Residential (settlement boundary extension)	0.22	6*

Site Reference	SA Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GJ	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic environment	Natural resources, waste & contaminated land	Water
GNLPO463R	-	-	-	-	+	-	0	--	0	--	+	-	-	-	0
GNLPI014R	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNL4028	--	--	-	-	++	-	0	--	0	-	+	-	0	-	0
GNL4029	--	-	-	-	++	-	0	--	0	-	+	-	-	-	0
GNL4058	-	-	-	-	+	++	0	--	0	-	+	-	-	-	0
GNLPSL0015	0	-	-	-	+	++	0	-	0	-	+	-	-	-	-

### D.24.1 SA Objective 1 – Air Quality and Noise

D.24.1.1 **Main Road:** The A146 passes through the south and west of Loddon. A proportion of Site GNL4028 is 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 A146 would be expected to have a minor negative impact on air quality and noise at this site.

- D.24.1.2 **Air Pollution:** Sites GNLP0463R, GNLP1014R and GNLP4058 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 GNLP4028 and GNLP4029 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 GNLP0015 is for six dwellings; therefore, development at this site would be expected to have a negligible impact on local air pollution.

## D.24.2 SA Objective 2 – Climate Change Mitigation and Adaptation

- D.24.2.1 **Carbon Emissions:** Sites GNLP0463R, GNLP4028, GNLP4029 and GNLP4058 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.

- D.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 at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

- D.24.2.3 **Surface Water Flooding:** A small proportion of Site GNLP4028 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 some 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 GNLP0463R, GNLP4029 and GNLP0015 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## D.24.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- D.24.3.1 **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. Site GNLP4029 in particular is located 800m from this European site. 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.

**D.24.3.2 SSSI IRZ:** This section of 'The Broads' SAC and 'Broadlands' SPA and Ramsar is also designated as 'Hardley Flood' SSSI. Site GNL4029 is located within an IRZ which states that "*residential development of 10 or more houses outside existing settlements*" should be consulted on. Sites GNL4063R, GNL4014R, GNL4028, GNL4058 and GNL40015 are located within an IRZ which states that "*residential development of 50 or more houses outside existing settlements*" should be consulted on. Sites GNL4014R and GNL40015 are proposed for fewer than 50 dwellings; therefore, a negligible impact on this SSSI would be expected at these two sites. The proposed development at Sites GNL4063R, GNL4028, GNL4029 and GNL4058 exceeds these identified thresholds; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected at these four sites.

## **D.24.4 SA Objective 4 – Landscape**

**D.24.4.1 National Park:** Site GNL4029 is located adjacent to The Broads National Park. Sites GNL4063R, GNL4014R, GNL4028, GNL4058 and GNL40015 are located within 550m of The Broads National Park. The proposed development at these six sites could potentially be visible from, and alter the setting of, this National Park. A minor negative impact would be expected.

**D.24.4.2 Landscape Character:** Sites GNL4014R, GNL4028, GNL4029, GNL4058, GNL40015 and the majority of Site GNL4063R 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. Part of Site GNL4063R is also located within the LCA 'Rockland Tributary Farmland'. Some key characteristics of this LCA include large-scale arable farmland, open landscape and presence of small, rural villages. Site GNL40015 comprises a small area containing existing development. As such, the proposed development at this site would be unlikely to be discordant with the identified key characteristics, and a negligible impact on the landscape character would be expected. Sites GNL4063R, GNL4014R, GNL4028, GNL4029 and GNL4058 comprise arable farmland with hedgerows. Therefore, the proposed development at these five sites could potentially be discordant with some key characteristics of the associated LCA and would be expected to have a minor negative impact on the local landscape character.

**D.24.4.3 Views from the PRow Network:** Site GNL4029 is located adjacent to a PRow. Site GNL4028 is located approximately 200m across open 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.

**D.24.4.4 Views for Local Residents:** Sites GNLP0463R, GNLP1014R, GNLP4028, GNLP4029 and GNLP4058 are located adjacent or in close proximity to the existing settlements of Loddon and Chedgrave. The proposed development at these 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.

**D.24.4.5 Urbanisation of the Countryside:** Sites GNLP0463R, GNLP1014R, GNLP4028, GNLP4029 and GNLP4058 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.

## **D.24.5 SA Objective 5 – Housing**

**D.24.5.1 Net Gain:** Sites GNLP0463R, GNLP1014R, GNLP4058 and GNLP0015 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected at these four sites. Sites GNLP4028 and GNLP4029 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.

## **D.24.6 SA Objective 6 – Population and Communities**

**D.24.6.1 Local Services:** The nearest local services to Loddon and Chedgrave are Loddon Post Office, Chet Stores and Co-op. Sites GNLP1014R, GNLP4058 and GNLP0015 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 GNLP0463R, GNLP4028 and GNLP4029 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.

**D.24.6.2 Local Landscape Designations:** Sites GNLP1014R, GNLP4058 and GNLP0015 are located within 600m of Mallard Close play area. Site GNLP0463R is located within 600m of Mallard Close play area and Langkey Park Cricket Club. The proposed development at these four 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.

D.24.6.3 As Sites GNLPI014R, GNLP4058 and GNLP0015 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.

## D.24.7 SA Objective 7 – Deprivation

D.24.7.1 See **Box 4.7**.

## D.24.8 SA Objective 8 – Health

D.24.8.1 **Green Network:** All sites in this cluster are located within 600m of public greenspaces, including playing fields, sports facilities and allotments. Sites GNLPI014R, GNLP4028, GNLP4029, GNLP4058 and GNLP0015 are also located within 600m of the PRoW network. 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.

D.24.8.2 **Main Road:** A proportion of Site GNLP4028 is located within 200m of the A146. 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 GNLP0463R, GNLPI014R, GNLP4029, GNLP4058 and GNLP0015 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.

D.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.

D.24.8.4 **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 six 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.

D.24.8.5 **GP Surgery:** Chet Valley Medical Practice is located in the north west of Loddon. Sites GNLPI014R and GNLP0015 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 GNLP0463R, GNLP4028, GNLP4029

and GNL4058 are located outside the target distance to Chet Valley Medical Practice, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on the access of site end users to this GP surgery.

D.24.8.6 **Leisure Centre:** The closest leisure facility to Loddon and Chedgrave is Riverside Leisure Centre, located approximately 15km north west of the cluster. All 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.

D.24.8.7 As Sites GNL4063R, GNL4028, GNL4029 and GNL4058 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.

## D.24.9 SA Objective 9 – Crime

D.24.9.1 See **Box 4.9**.

## D.24.10 SA Objective 10 – Education

D.24.10.1 **Primary School:** Loddon Junior School and Loddon Infant and Nursery School are located in the east of Loddon. Sites GNL4063R, GNL1014R, GNL4028, GNL4029, GNL4058 and GNLPSL0015 are situated wholly or partially outside the target distance to these schools. The proposed development at these six sites could potentially result in a minor negative impact on site end users' access to primary education.

D.24.10.2 **Secondary School:** Hobart High School is located in the centre of Loddon. Sites GNL1014R, GNL4028, GNL4029, GNL4058 and GNLPSL0015 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 GNL4063R 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.

D.24.10.3 The proposed development at Site GNL4063R would be expected to have a major negative impact on site end users' access to both primary and secondary education.

## D.24.11 SA Objective 11 – Economy

D.24.11.1 **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 Sites

GNLP0463R, GNLP1014R, GNLP4028, GNLP4029, GNLP4058 and GNLP0015 would be expected to have a minor positive impact on the local economy.

### D.24.12 SA Objective 12 – Transport and Access to Services

D.24.12.1 **Bus Stop:** Sites GNLP4028 and GNLP0015 are located within the target distance to bus stops on Beccles Road and Norwich 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 GNLP0463R, GNLP1014R, GNLP4029 and GNLP4058 are located wholly or partially 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.

D.24.12.2 **Railway Station:** The closest railway station to Loddon and Chedgrave is Haddiscoe Railway Station, located approximately 9.6km to the east of the cluster. This is outside the target distance, and therefore, the proposed development at all six sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

D.24.12.3 **Pedestrian Access:** Sites GNLP0463R, GNLP4028 and GNLP0015 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 GNLP1014R, GNLP4029 and GNLP4058 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.

D.24.12.4 **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.

### D.24.13 SA Objective 13 – Historic Environment

D.24.13.1 **Grade II Listed Buildings:** Site GNLP4029 is located approximately 40m from the Grade II Listed Building 'Barn immediately west of Hall Green Farmhouse' and approximately 80m from 'Hall Green Farmhouse'. Site GNLP0015 is located approximately 40m from 'The Old Rectory'. Site GNLP1014R is located approximately 90m from 'The Old 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.

D.24.13.2 **Registered Park and Garden:** Sites GNLP0463R and GNLP4058 are located approximately 10m from 'Langley Park' RPG. Site GNLP1014R is located approximately 250m from this RPG.

The proposed development at these three sites could potentially alter the character and setting of this RPG, and therefore, a minor negative impact on the local historic environment would be expected.

#### **D.24.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

**D.24.14.1 Household Waste:** Sites GNLPO463R, GNLP4028, GNLP4029 and GNLP0015 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.

**D.24.14.2 Previously Developed Land:** All sites in this cluster 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. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**D.24.14.3 ALC:** Sites GNLPO463R, GNLP4028, GNLP4029 and GNLP4058 are situated on ALC Grade 3 land, which could potentially 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. Sites GNLP1014R and GNLP0015 are 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 these two sites would be likely to help prevent the loss of BMV land across the Plan area.

#### **D.24.15 SA Objective 15 – Water**

**D.24.15.1 Watercourse:** A proportion of Sites GNLP1014R and GNLP0015 are located within 200m of the River Chet. 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.

## D.25 Long Stratton

Long Stratton Cluster				
This cluster contains two additional sites surrounding Long Stratton, in the centre of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP4033	South of Flowerpot Lane (Whole Site)	Residential and community facilities	33.79	700
GNLP4034	South of Flowerpot Lane (Northern Site)	Residential and open space	7.48	150

Site Reference	SA Objective														
	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
GNLP4033	--	--	-	-	++	-	0	-	0	-	+	-	-	--	0
GNLP4034	--	-	-	-	++	-	0	-	0	-	+	-	0	-	0

### D.25.1 SA Objective 1 – Air Quality and Noise

D.25.1.1 **Main Road:** The A140 passes through Long Stratton. Site GNLP4033 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 A140 would be expected to have a minor negative impact on air quality and noise at this site.

D.25.1.2 **Air Pollution:** Sites GNLP4033 and GNLP4034 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.

### D.25.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.25.2.1 **Carbon Emissions:** Site GNLP4034 is proposed for the development of 150 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 GNLP4033 is proposed for the



development of 700 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.

D.25.2.2 **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 would be likely to locate site end users away from areas at risk of fluvial flooding.

D.25.2.3 **Surface Water Flooding:** A small proportion of Site GNLP4033 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.25.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.25.3.1 **Natura 2000:** Site GNLP4032 and a proportion of Site GNLP4033 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.

### D.25.4 SA Objective 4 – Landscape

D.25.4.1 **Landscape Character:** Sites GNLP4033 and GNLP4034 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. Sites GNLP4033 and GNLP4034 comprise large areas of arable farmland. 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.

D.25.4.2 **Views from the PRoW Network:** Site GNLP4033 coincides with a PRoW. Site GNLP4034 is located adjacent to 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.

D.25.4.3 **Views for Local Residents:** As both sites in this cluster are located adjacent to the existing settlement of Long Stratton, the proposed development at these two 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.



D.25.4.4 **Urbanisation of the Countryside:** Sites GNL4033 and GNL4034 comprise previously undeveloped land and are located outside the existing settlement of Long Stratton. 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.

## D.25.5 SA Objective 5 – Housing

D.25.5.1 **Net Gain:** Sites GNL4033 and GNL4034 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.

## D.25.6 SA Objective 6 – Population and Communities

D.25.6.1 **Local Services:** Long Stratton contain a Post Office, Co-op and One Stop Stores. Sites GNL4033 and GNL4034 are located wholly or partially 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.

D.25.6.2 **Local Landscape Designations:** Site GNL4034 is located within 600m of Land at Rectory Close Open Space. 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.

## D.25.7 SA Objective 7 – Deprivation

D.25.7.1 See **Box 4.7**.

## D.25.8 SA Objective 8 – Health

D.25.8.1 **Green Network:** Both 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 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.

D.25.8.2 **Main Road:** Site GNL4033 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. Site GNL4034 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.

D.25.8.3 **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.

D.25.8.4 **NHS Hospital:** The closest hospital with an A&E department to Long Stratton, Tharston and Hapton is Norfolk and Norwich University Hospital, located approximately 15km north 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.

D.25.8.5 **GP Surgery:** The closest GP surgery is Swan Lane Surgery, located in the north of Long Stratton. Sites GNLP4033 and GNLP4034 are located outside the target distance to Swan Lane 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.

D.25.8.6 **Leisure Centre:** Long Stratton Leisure Centre is located in the north of Long Stratton. Both 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.

## D.25.9 SA Objective 9 – Crime

D.25.9.1 See **Box 4.9**.

## D.25.10 SA Objective 10 – Education

D.25.10.1 **Primary School:** St Mary's C of E Junior School and Manor Field Infant and Nursery School are located within Long Stratton. Sites GNLP4033 and GNLP4034 are situated outside the target distance to St Mary's C of E Junior School. The proposed development at these two sites could potentially result in a minor negative impact on site end users' access to education for all primary ages.

D.25.10.2 **Secondary School:** Long Stratton High School is located in the north of Long Stratton. Sites GNLP4033 and GNLP4034 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.

## D.25.11 SA Objective 11 – Economy

D.25.11.1 **Primary Employment Location:** Tharston Industrial Estate and Long Stratton town centre are located in close proximity to the Long Stratton, Tharston and Hapton cluster. These locations would be expected to provide a range of employment opportunities for site end

users. Therefore, the proposed development at Sites GNLP4033 and GNLP4034 would be expected to have a minor positive impact on the local economy.

## D.25.12 SA Objective 12 – Transport and Access to Services

D.25.12.1 **Bus Stop:** Site GNLP4034 is located within the target distance to bus stops on Spinney Close and Flowerpot Lane, 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 GNLP4033 is located partially outside the target distance to a bus stop on Ipswich Road, 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.

D.25.12.2 **Railway Station:** The closest railway station to Long Stratton, Tharston and Hapton parish and Wacton is Wymondham Railway Station, located approximately 11km to the north west of the cluster. This is outside the target distance, and 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.

D.25.12.3 **Pedestrian Access:** Sites GNLP4033 and GNLP4034 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.

D.25.12.4 **Road Network:** Both 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.

## D.25.13 SA Objective 13 – Historic Environment

D.25.13.1 **Grade II Listed Buildings:** Site GNLP4033 is located approximately 40m from the Grade II Listed Building 'Cherry Tree Farmhouse' and approximately 120m from 'Poplars 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.

D.25.13.2 **Conservation Area:** Site GNLP4033 is located approximately 120m from Wacton Conservation Area. 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.

## D.25.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.25.14.1 **Household Waste:** Site GNLP4034 is proposed for the development of 150 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 GNLP4033 is proposed for the development of 700, 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.

D.25.14.2 **Previously Developed Land:** Both sites in this cluster comprise previously undeveloped land. The proposed development at Site GNLP4034 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 GNLP4033 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.

D.25.14.3 **ALC:** Both sites in this cluster are situated on ALC Grade 3 land, which could potentially 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.

## D.25.15 SA Objective 15 – Water

D.25.15.1 **Water Quality:** Both 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 two sites would be expected to have a negligible impact on local water quality.

## D.26 Norwich

Norwich Cluster				
This cluster contains four additional sites within and surrounding Norwich City, in Norwich District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO133BR	UEA, University Drive West, (Earlham Hall)	University of East Anglia	1.29	N/A
GNLPO133DR	UEA, Land south of Suffolk Walk	University of East Anglia	3.94	N/A
GNLPO409R*	Land south of Barrack Street	Residential, care home, offices, restaurants, retail and associated car parking	2.21	200
GNLPI061	Land north of Norwich International Airport	Employment	42.46	N/A

Site Reference	SA Objective														
	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
GNLPO133BR	-	+	-	0	0	-	0	-	0	0	++	-	-	-	-
GNLPO133DR	-	-	-	-	0	-	0	-	0	0	++	-	-	-	-
GNLPO409R*	--	--	-	-	++	-	0	-	0	++	++	++	-	-	-
GNLPI061	--	-	-	0	0	-	0	--	0	0	++	-	0	--	-

### D.26.1 SA Objective 1 – Air Quality and Noise

D.26.1.1 **AQMA:** Site GNLPO409R\* wholly coincides with ‘Central Norwich’ AQMA. The proposed development at this site 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.

D.26.1.2 **Main Road:** Norwich contains a network of main roads. Site GNLPO409R\* is located adjacent to the A147. Site GNLPI061 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 these roads would be expected to have a minor negative impact on air quality and noise at these sites.

- D.26.1.3 **Air Pollution:** Sites GNLP0133BR and GNLP0133DR are proposed for non-residential use and comprise 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 GNLP0409R\* is proposed for the development of 200 dwellings. Site GNLP1061 is proposed for non-residential use and comprises 42.46ha. 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.

## D.26.2 SA Objective 2 – Climate Change Mitigation and Adaptation

- D.26.2.1 **Carbon Emissions:** Site GNLP0409R\* is proposed for the development of 200 dwellings. The proposed development at this site 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.

- D.26.2.2 **Fluvial Flooding:** The majority of Site GNLP0409R is located within Flood Zone 2. The proposed development at this site would be likely to locate site end users in areas at risk of fluvial flooding; therefore, a minor negative impact would be expected. Sites GNLP0133BR, GNLP0133DR and GNLP1061 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.

- D.26.2.3 **Surface Water Flooding:** A significant proportion of Site GNLP0409R\* 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 some 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 GNLP0133DR and GNLP1061 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## D.26.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- D.26.3.1 **Natura 2000:** All sites in this cluster are located within approximately 4km from the 'River Wensum' SAC. Site GNLP1061 is also located within 5km of 'Broadland' SPA/Ramsar and 'The Broads' 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.

**D.26.3.2 SSSI IRZ:** The 'River Wensum' SAC is also designated as a SSSI. Sites GNLP0133BR, GNLP0133DR and GNLP0409R\* are located within an IRZ which states that "*all planning applications (except householder) outside or extending outside 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 GNLP1061 is located within an IRZ which states that "*airports, helipads and other aviation proposals*" should be consulted on. Site GNLP0409R\* comprises previously developed land, and Site GNLP0133BR is partially developed and situated within the existing built form at the University of East Anglia. Therefore, the proposed development at these two sites would be expected to have a negligible impact on this SSSI. Site GNLP0133DR extends outside the existing built form at the University of East Anglia. Site GNLP1061 is proposed for aviation related employment uses at the Norwich International Airport. Therefore, the proposed development at these two sites could potentially have a minor negative impact on the features for which this SSSI has been designated.

**D.26.3.3 Priority Habitat:** A large proportion of Site GNLP0133BR coincides with good quality semi-improved grassland priority habitat, and a small proportion coincides with deciduous woodland 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.

## **D.26.4 SA Objective 4 – Landscape**

**D.26.4.1 National Park:** Site GNLP0409R\* is located adjacent to The Broads National Park. The proposed development at this site could potentially alter the setting of this National Park. A minor negative impact would be expected.

**D.26.4.2 Landscape Character:** Sites GNLP0133BR, GNLP0133DR and GNLP0409R\* are located within the LCA 'urban' and has therefore not been assessed for landscape character. A small proportion of Site GNLP1061 is located within the LCA 'Spixworth Wooded Estatelands', however, the site currently comprises a section of Norwich International Airport and is proposed for aviation related employment. The proposed development at Site GNLP1061 would be likely to be in keeping with the existing landscape character. A negligible impact would be expected at these four sites.

**D.26.4.3 Views for Local Residents:** Site GNLP0133DR is located in close proximity to the existing settlement in the south west of Norwich. 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.

## D.26.5 SA Objective 5 – Housing

D.26.5.1 **Net Gain:** Site GNLP0409R\* is proposed for mixed-use development including 200 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision. Sites GNLP0133BR and GNLP0133DR are proposed for development associated with the University of East Anglia, and Site GNLP1061 is proposed for employment use. 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.

## D.26.6 SA Objective 6 – Population and Communities

D.26.6.1 **Local Services:** There are numerous convenience stores located within Norwich, including Tesco Express, Co-op and Iceland, as well as several post offices. Sites GNLP0133BR, GNLP0133DR, GNLP0409R\* and GNLP1061 are located outside the target distance to the nearest convenience stores. Therefore, the proposed development at these four sites could potentially have a minor negative impact on the access of some site end users to local services.

D.26.6.2 **Local Landscape Designations:** Sites GNLP0133BR and GNLP0133DR are located within 600m of Earlham Park. Site GNLP0409R\* is located within 600m of Cannell Green. 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.

## D.26.7 SA Objective 7 – Deprivation

D.26.7.1 See **Box 4.7**.

## D.26.8 SA Objective 8 – Health

D.26.8.1 **Green Network:** Sites GNLP0133BR, GNLP0133DR and GNLP0409R are located within 600m of public greenspaces, including allotments, 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. Site GNLP1061 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.



- D.26.8.2 **Main Road:** Site GNLP0409R\* is located adjacent to the A147, and Site GNLP1061 is located adjacent to the A1270. 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 GNLP0133BR and GNLP0133DR 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.
- D.26.8.3 **AQMA:** Site GNLP0409R\* wholly coincides with 'Central Norwich' AQMA. The proposed development at this site 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 GNLP0133BR, GNLP0133DR and GNLP1061 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 at these three sites.
- D.26.8.4 **NHS Hospital:** The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located to the south west of Norwich City. Sites GNLP0133BR and GNLP0133DR are located within 5km of this hospital. The proposed development at these two 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 GNLP0409R\* and GNLP1061 are located over 5km from this hospital. The proposed development at these two sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- D.26.8.5 **GP Surgery:** There are numerous GP surgeries located within Norwich, including Gurney Surgery and UEA Medical Centre. Sites GNLP0133BR, GNLP0133DR and GNLP0409R are located within the target distance to one of these GP surgeries. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to these GP surgeries. Site GNLP1061 is located outside the target distance to these GP surgeries, 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 GP surgeries.
- D.26.8.6 **Leisure Centre:** The closest leisure facility is Riverside Leisure Centre, located in the east of Norwich City. All four sites in this cluster are located wholly or partially 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.
- D.26.8.7 As Site GNLP1061 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.

## D.26.9 SA Objective 9 – Crime

D.26.9.1 See **Box 4.9**.

## D.26.10 SA Objective 10 – Education

D.26.10.1 **Primary School:** There are several primary schools located in Norwich City, including Magdalen Gates Primary School, Mousehold Infant and Nursery School and George White Junior School. Site GNLP0409R\* is located within the target distance to these 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.

D.26.10.2 **Secondary School:** Secondary schools within Norwich City include Jane Austen College and Sewell Park Academy. Site GNLP0409R\* is located within the target distance to these schools, 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.

D.26.10.3 The proposed development at Site GNLP0409R\* would be expected to have a major positive impact on site end users' access to both primary and secondary education.

## D.26.11 SA Objective 11 – Economy

D.26.11.1 **Primary Employment Location:** Norwich City contains 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, new residents at Site GNLP0409R\* would be expected to have good access to employment opportunities and have a minor positive impact on the local economy.

D.26.11.2 **Employment Floorspace:** Sites GNLP0133BR and GNLP0133DR comprise primarily undeveloped land and are proposed for university-related development. Site GNLP0409R\* comprises a car park and is proposed for mixed use development including care home, offices and retail. Site GNLP1061 coincides with Norwich International Airport and is proposed for aviation related employment uses. The proposed development at these four sites 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.

## D.26.12 SA Objective 12 – Transport and Access to Services

D.26.12.1 **Bus Stop:** Sites GNLP0133BR, GNLP0133DR and GNLP0409R are located within the target distance to bus stops on University Drive, Bluebell Road or Silver 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 GNLP1061 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.

D.26.12.2 **Railway Station:** Site GNLP0409R\* is located within the target distance to Norwich 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 GNLP0133BR, GNLP0133DR and GNLP1061 are located outside the target distance to Norwich 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.

D.26.12.3 **Pedestrian Access:** Sites GNLP0133BR, GNLP0133DR and GNLP0409R 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 GNLP1061 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.

D.26.12.4 **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.

D.26.12.5 Site GNLP0409R\* 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.

### D.26.13 SA Objective 13 – Historic Environment

D.26.13.1 **Grade I Listed Buildings:** Site GNLP0409R\* is located approximately 100m from the Grade I Listed Building 'St James' Works, Jarrold's Printing Works' and approximately 180m from 'Former Church of St James'. The proposed development at this site could potentially alter the setting of these Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

D.26.13.2 **Grade II\* Listed Buildings:** Site GNLP0133DR is located approximately 50m from the Grade II\* Listed Building 'Suffolk Terrace and adjoining walkway and stairs to rear, at the University of East Anglia'. Site GNLP0133BR is located approximately 70m from 'Earlham Hall and attached outbuildings'. Site GNLP0409R\* is located approximately 180m from 'Printing Museum, Jarrold's Printing Works'. 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.

D.26.13.3 **Grade II Listed Buildings:** Site GNLP0133BR is located approximately 40m from the Grade II Listed Building 'Garden Walls adjoining the south east corner of Earlham Hall'. Site GNLP0133DR is located approximately 70m from 'Library and attached stairs to grounds at the University of East Anglia'. Site GNLP0409R\* is located approximately 90m from '77 and 79, Barrack Street'. 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.

D.26.13.4 **Conservation Area:** Site GNLP0133BR is located wholly within Earlham Conservation Area. Site GNLP0409R\* is located adjacent to City Centre Conservation Area. The proposed development at these two sites could potentially alter the character or setting of these Conservation Areas, and as such, have a minor negative impact on the local historic environment.

D.26.13.5 **Scheduled Monument:** Site GNLP0409R\* is located approximately 30m from 'City Walls and Towers' SM. The proposed development at this site could potentially have a minor negative impact on the setting of this SM.

#### D.26.14 **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

D.26.14.1 **Household Waste:** Site GNLP0409R\* 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 Norwich. The proposed development at this site could potentially result in a minor negative impact on waste generation.

D.26.14.2 **Previously Developed Land:** Site GNLP0409R\* 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 GNLP0133BR, GNLP0133DR and GNLP1061 wholly or partially comprise previously undeveloped land. The proposed development at Sites GNLP0133BR and GNLP0133DR 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 GNLP1061 could potentially result in a major negative impact on natural resources due to the loss of more than 20ha of previously undeveloped land.

D.26.14.3 **ALC:** Sites GNLP0133BR and GNLP0133DR are situated on land which is classed as 'non-agricultural'. 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. Approximately half of Site GNLP1061 is situated on ALC Grade 3 land, which could potentially 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.

#### **D.26.15 SA Objective 15 – Water**

D.26.15.1 **SPZ:** Site GNLP0409R\* coincides with the outer zone (Zone II) of a groundwater SPZ. Sites GNLP0133BR, GNLP0133DR and the majority of Site GNLP1061 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.

D.26.15.2 **Watercourse:** Site GNLP0409R\* is located adjacent to 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.

## D.27 Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)

Poringland, Framingham Earl and Framingham Pigot Cluster				
This cluster contains four additional sites surrounding Poringland, Upper Stoke and Arminghall, to the north of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO280R	Cherry Trees, Bungay Road	Care home and assisted living bungalows	2.65	60 bed care home, 45 assisted living bungalows
GNLPO485R	Land north of Caistor Lane, Caistor St Edmund	Residential, primary school, community building, car park and new Country Park	36.71 (including 24.47ha GI)	180
GNLPO494R	Land south of Poringland Road, Stoke Holy Cross	Residential	1.03	26*
GNLPO4032	Green Fall	Residential	0.57	Up to 5

Site Reference	SA Objective														
	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
GNLPO280R	-	+	0	-	+	+	0	--	0	0	++	-	-	-	-
GNLPO485R	--	--	-	-	++	-	0	--	0	++	++	-	-	-	-
GNLPO494R	-	+	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO4032	0	+	0	-	+	++	0	--	0	-	+	-	0	-	-

## D.27.1 SA Objective 1 – Air Quality and Noise

D.27.1.1 **Air Pollution:** Site GNLP0494R is proposed for the development of 26 dwellings. Site GNLP0280R is proposed for non-residential use and comprises 2.65ha. Therefore, the proposed development at these two sites could potentially have a minor negative impact on air pollution in the local area. Site GNLP0485R is proposed for the development of 180 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. The proposed development at Site GNLP4032 is for up to five dwellings; therefore, development at this site would be expected to have a negligible impact on local air pollution.

## D.27.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.27.2.1 **Carbon Emissions:** Site GNLP0485R is proposed for the development of 180 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.

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

D.27.2.3 **Surface Water Flooding:** A small proportion of Site GNLP0485R 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 some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## D.27.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.27.3.1 **SSSI IRZ:** 'Caistor St Edmund' SSSI is located approximately 800m north west of Site GNLP0485R. 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 GNLP0485R is proposed for the development of 180 dwellings and is situated outside of the existing settlements of Arminghall and Poringland. Therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

D.27.3.2 **Ancient Woodland:** Site GNLP0485R coincides with 'Caistor Wood' ancient woodland. 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. 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.

D.27.3.3 **CWS:** Site GNLP0485R 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 also 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.

D.27.3.4 **Priority Habitat:** Site GNLP0485R coincides with two stands of 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.

#### D.27.4 SA Objective 4 – Landscape

D.27.4.1 **Country Park:** The proposed development at Site GNLP0485R includes a new country park. Therefore, this would be expected to result in a minor positive impact on the landscape and site end users' enjoyment of recreation in a countryside environment.

D.27.4.2 **Landscape Character:** Sites GNLP0280R, GNLP0494R, GNLP4032 and the majority of Site GNLP0485R 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. Part of Site GNLP0485R is located within the LCA 'Tiffany Tributary Farmland'. Some key characteristics of this LCA include large scale arable farmland, water bodies, sparse settlements and long views. Sites GNLP0494R and GNLP4032 comprise small areas of pasture adjacent to the existing settlements of Upper Stoke and Poringland. As such, the proposed development at these two sites would be unlikely to be discordant with the identified key characteristics, and a negligible impact on the landscape character would be expected. Sites GNLP0280R and GNLP0485R comprise larger scale areas of farmland/grassland and contain woodland and hedgerow. 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.

D.27.4.3 **Views from the PRoW Network:** Sites GNLP0280R, GNLP0485R and GNLP0494R are located adjacent to 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.



D.27.4.4 **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 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.

D.27.4.5 **Urbanisation of the Countryside:** Sites GNLPO280R, GNLPO485R and GNLPO4032 comprise previously undeveloped land and are located outside the existing settlements of Poringland and Arminghall. 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.

D.27.4.6 **Coalescence:** Site GNLPO485R comprises a large area of previously undeveloped land situated between the settlements of Arminghall and Poringland. 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.

## D.27.5 SA Objective 5 – Housing

D.27.5.1 **Net Gain:** Sites GNLPO280R, GNLPO494R and GNLPO4032 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. Site GNLPO485R is proposed for the development of 180 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

## D.27.6 SA Objective 6 – Population and Communities

D.27.6.1 **Local Services:** The nearest convenience stores to this cluster, Premier Grocery Store, Budgens, and One Stop Shop, are located within Poringland. Sites GNLPO280R and GNLPO4032 are located within the target distance to Premier. 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 GNLPO485R and GNLPO494R 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.

D.27.6.2 **Local Landscape Designations:** Site GNLPO494R is located within 600m of Carol Close play area. Site GNLPO4032 is located within 600m of The Footpath Recreation Ground and amenity space at All Saints Road. 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.

D.27.6.3 As Site GNLP4032 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.

## D.27.7 SA Objective 7 – Deprivation

D.27.7.1 See **Box 4.7**.

## D.27.8 SA Objective 8 – Health

D.27.8.1 **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 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.

D.27.8.2 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at all four sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.

D.27.8.3 **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.

D.27.8.4 **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 9km north 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.

D.27.8.5 **GP Surgery:** Old Mill Surgery and Heathgate Surgery are both located within Poringland. Site GNLP0494R is located within the target distance to Old Mill Surgery. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to these GP surgeries. Sites GNLP0280R, GNLP0485R and GNLP4032 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.

D.27.8.6 **Leisure Centre:** The closest leisure facility to Poringland, Framingham Earl and Framingham Pigot is Riverside Leisure Centre, located approximately 6km north 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.

- D.27.8.7 As Sites GNLP0280R, GNLP0485R and GNLP4032 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.

### D.27.9 SA Objective 9 – Crime

- D.27.9.1 See **Box 4.9**.

### D.27.10 SA Objective 10 – Education

- D.27.10.1 **Primary School:** Poringland Primary School and Nursery is located in the centre of Poringland. Site GNLP4032 is located within the target distance to this school. The proposed development at Site GNLP0485R includes a primary 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 GNLP0494R 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.

- D.27.10.2 **Secondary School:** Framingham Earl High School is located in the north of Poringland. Sites GNLP0485R and GNLP0494R 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. Site GNLP4032 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.

- D.27.10.3 The proposed development at Site GNLP0485R would be expected to have a major positive impact on site end users' access to both primary and secondary education.

### D.27.11 SA Objective 11 – Economy

- D.27.11.1 **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 Sites GNLP0485R, GNLP0494R and GNLP4032 would be expected to have good access to employment opportunities and have a minor positive impact on the local economy.

D.27.11.2 **Employment Floorspace:** Site GNLP0280R is proposed for the development of a care home and care bungalows. Site GNLP0485R is proposed for mixed use development including a primary school. The proposed development at these two primarily undeveloped sites 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.

## D.27.12 SA Objective 12 – Transport and Access to Services

D.27.12.1 **Bus Stop:** Sites GNLP0494R and GNLP4032 are located within the target distance to bus stops on Long Lane and Rectory Lane, 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 GNLP0280R and GNLP0485R are located partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to bus services.

D.27.12.2 **Railway Station:** The closest railway station to Poringland, Framingham Earl and Framingham Pigot is Norwich Railway Station, located approximately 7km to the north west of the cluster. This is outside the target distance, and 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.

D.27.12.3 **Pedestrian Access:** Sites GNLP0280R, GNLP0494R and GNLP4032 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 GNLP0485R 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.

D.27.12.4 **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.

## D.27.13 SA Objective 13 – Historic Environment

D.27.13.1 **Grade II\* Listed Buildings:** Site GNLP0280R is located approximately 120m from the Grade II\* Listed Building 'Church 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.

D.27.13.2 **Grade II Listed Buildings:** Site GNLP0280R is located approximately 110m from the Grade II Listed Building 'Barn 40m south of Church Farmhouse'. Site GNLP0485R is located approximately 180m from 'Church of St Mary'. 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.

D.27.13.3 **Scheduled Monument:** Site GNLP0485R is located approximately 150m from 'Remains of Medieval Settlement 400m east of Church Farm, Arminghall' SM. The proposed development at this site could potentially have a minor negative impact on the setting of this SM.

#### D.27.14 **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

D.27.14.1 **Household Waste:** Site GNLP0485R is proposed for the development of 180 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.

D.27.14.2 **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. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.27.14.3 **ALC:** All sites in this cluster are situated on ALC Grades 2 and/or 3 land, which could potentially 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.

#### D.27.15 **SA Objective 15 – Water**

D.27.15.1 **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.

## D.28 Redenhall with Harleston (including part of Needham)

Redenhall with Harleston (including part of Needham) Cluster				
This cluster contains one additional site in Harleston, to the south of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO237	Land at Frere Road	Residential (settlement boundary extension)	0.28	10

Site Reference	SA Objective														
	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
GNLPO237	-	-	0	-	+	-	0	-	0	-	+	-	0	-	0

### D.28.1 SA Objective 1 – Air Quality and Noise

D.28.1.1 **Air Pollution:** Site GNLPO237 is proposed for the development of 10 dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.28.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.28.2.1 **Fluvial Flooding:** Site GNLPO237 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.

D.28.2.2 **Surface Water Flooding:** A small proportion in the north of Site GNLPO237 coincides with an area 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.28.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.28.3.1 **Biodiversity Assets:** The proposed development at Site GNLPO237 would be unlikely to impact any surrounding biodiversity assets, and therefore a negligible impact on local biodiversity would be expected.

### D.28.4 SA Objective 4 – Landscape

D.28.4.1 **Landscape Character:** Site GNLPO237 is 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 GNLPO237 coincides with a small area of woodland. 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.

D.28.4.2 **Views from the PRow Network:** Site GNLPO237 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.

D.28.4.3 **Views for Local Residents:** Site GNLPO237 is located adjacent to the existing settlement of Harleston. 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.

### D.28.5 SA Objective 5 – Housing

D.28.5.1 **Net Gain:** Site GNLPO237 is proposed for residential development of ten dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### D.28.6 SA Objective 6 – Population and Communities

D.28.6.1 **Local Services:** The nearest local services, Budgens, Co-op, and Harleston Post Office, are located in the centre of Harleston. Site GNLPO237 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.

D.28.6.2 **Local Landscape Designations:** Site GNLPO237 is located within 600m of amenity open space at Cranes Meadow and Archbishop Sancroft High School, and Wilderness Lane 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.

## D.28.7 SA Objective 7 – Deprivation

D.28.7.1 See **Box 4.7**.

## D.28.8 SA Objective 8 – Health

D.28.8.1 **Green Network:** Site GNLP0237 is located within 600m of the PRow network and public greenspaces, including play space and a sports facility. 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.

D.28.8.2 **Main Road:** Site GNLP0237 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.

D.28.8.3 **AQMA:** Site GNLP0237 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.

D.28.8.4 **NHS Hospital:** The closest hospital with an A&E department to Redenhall with Harleston is Norfolk and Norwich University Hospital, located approximately 25km north west of the cluster. The proposed development at Site GNLP0237 could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

D.28.8.5 **GP Surgery:** Bullock Fair Surgery is located in the centre of Harleston. Site GNLP0237 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.

D.28.8.6 **Leisure Centre:** The closest leisure facility to Redenhall with Harleston is Long Stratton Leisure Centre, located approximately 11km north west of the cluster. Site GNLP0237 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.

## D.28.9 SA Objective 9 – Crime

D.28.9.1 See **Box 4.9**.



## D.28.10 SA Objective 10 – Education

D.28.10.1 **Primary School:** Harleston C of E Primary Academy is located in the north east of Harleston. Site GNLPO237 is located 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.

D.28.10.2 **Secondary School:** Archbishop Sancroft High School is located in the centre of Harleston. Site GNLPO237 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.

## D.28.11 SA Objective 11 – Economy

D.28.11.1 **Primary Employment Location:** Harleston Industrial Estate is located in close proximity to 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 Site GNLPO237 would be expected to have a minor positive impact on the local economy.

## D.28.12 SA Objective 12 – Transport and Access to Services

D.28.12.1 **Bus Stop:** Site GNLPO237 is located within the target distance to a bus stop on Wilderness Lane, 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.

D.28.12.2 **Railway Station:** The closest railway station to Redenhall with Harleston is Diss Railway Station, located approximately 11km to the south west of Site GNLPO237. This is outside the target distance, and therefore, the proposed development at this site would be likely to have a minor negative impact on site end users' access to rail services.

D.28.12.3 **Pedestrian Access:** Site GNLPO237 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.

D.28.12.4 **Road Network:** Site GNLPO237 is 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.

## D.28.13 SA Objective 13 – Historic Environment

D.28.13.1 **Heritage Assets:** The proposed development at Site GNLP0237 would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

## D.28.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.28.14.1 **Previously Developed Land:** Site GNLP0237 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.

D.28.14.2 **ALC:** Site GNLP0237 is situated on ALC Grade 3 land, which could potentially 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.

## D.28.15 SA Objective 15 – Water

D.28.15.1 **Water Quality:** Site GNLP0237 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.

## D.29 Reedham

Reedham Cluster				
This cluster contains one additional site in Reedham, to the south east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GMLP3003(18C)	Mill Road, Reedham	Residential (settlement boundary extension)	1.29	20-30

Site Reference	SA Objective														
	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
GMLP3003(18C)	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-

### D.29.1 SA Objective 1 – Air Quality and Noise

D.29.1.1 **Railway Line:** Site GMLP3003(18C) 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.

D.29.1.2 **Air Pollution:** Site GMLP3003(18C) is proposed for the development of between 20 and 30 dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.29.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.29.2.1 **Fluvial Flooding:** Site GMLP3003(18C) 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.

### D.29.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.29.3.1 **Natura 2000:** Site GNLP3003(18C) is located approximately 950m south west of a section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and approximately 850m south west of ‘Breydon Water’ 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.

D.29.3.2 **SSSI IRZ:** This section of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar is also designated as ‘Halvergate Marshes’ SSSI. Site GNLP3003(18C) are located within an IRZ for this site 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 GNLP3003(18C) is proposed for the development of between 20 and 30 dwellings; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected.

### D.29.4 SA Objective 4 – Landscape

D.29.4.1 **National Park:** Site GNLP3003(18C) is located approximately 10m from The Broads National Park. The proposed development at this site could potentially alter the setting of this National Park. A minor negative impact would be expected.

D.29.4.2 **Landscape Character:** Site GNLP3003(18C) is located within the LCA ‘Reedham to Thorpe Marshes Fringe’. Some key characteristics of this LCA include the mosaic of arable fields, pockets of pasture, blocks of woodland and landscape setting of historic buildings. Site GNLP3003(18C) comprises a pocket of pastureland adjacent to the settlement of Reedham. 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.

D.29.4.3 **Views from the P<sub>Ro</sub>W Network:** Site GNLP3003(18C) is located approximately 40m from a P<sub>Ro</sub>W. The proposed development at this site could potentially alter the views experienced by users of the P<sub>Ro</sub>W network; therefore, a minor negative impact on the local landscape would be expected.

D.29.4.4 **Views for Local Residents:** Site GNLP3003(18C) is located adjacent to the existing settlement of Reedham. 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.

## D.29.5 SA Objective 5 – Housing

D.29.5.1 **Net Gain:** Site GNLP3003(18C) is proposed for residential development of between 20 and 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

## D.29.6 SA Objective 6 – Population and Communities

D.29.6.1 **Local Services:** Reedham Stores is located in the centre of Reedham village. Site GNLP3003(18C) 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.

D.29.6.2 **Local Landscape Designations:** Site GNLP3003(18C) is located within 600m of New Road Playing Field. 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.

D.29.6.3 As Site GNLP3003 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.

## D.29.7 SA Objective 7 – Deprivation

D.29.7.1 See **Box 4.7**.

## D.29.8 SA Objective 8 – Health

D.29.8.1 **Green Network:** Site GNLP3003(18C) is located within 600m of the PRoW network and public greenspaces, including allotments and a playing field. 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.

D.29.8.2 **Main Road:** Site GNLP3003(18C) 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.

D.29.8.3 **AQMA:** Site GNLP3003(18C) 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.

D.29.8.4 **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 Site GNLP3003(18C) could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

D.29.8.5 **GP Surgery:** Reedham Surgery is located in the centre of Reedham village. Site GNLP3003(18C) is located within the target distance to Reedham 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.

D.29.8.6 **Leisure Centre:** The closest leisure centre to Reedham is Marina Leisure Centre, located approximately 12km east of the cluster. Site GNLP3003(18C) 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.

#### D.29.9 SA Objective 9 – Crime

D.29.9.1 See **Box 4.9**.

#### D.29.10 SA Objective 10 – Education

D.29.10.1 **Primary School:** Reedham Primary School is located in the east of Reedham village. Site GNLP3003(18C) 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.

D.29.10.2 **Secondary School:** The closest secondary school to Reedham is Acle Academy, located approximately 9km north west of the cluster. Site GNLP3003(18C) 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.

#### D.29.11 SA Objective 11 – Economy

D.29.11.1 **Primary Employment Location:** The closest primary employment location to the Reedham cluster is Acle town centre, situated approximately 8km to the north. Therefore, the proposed development at Site GNLP3003(18C) could potentially have a minor negative impact on site end users' access to employment opportunities.

## D.29.12 SA Objective 12 – Transport and Access to Services

- D.29.12.1 **Bus Stop:** Site GNLP3003(18C) is located within the target distance to bus stops on Mill 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.
- D.29.12.2 **Railway Station:** Site GNLP3003(18C) is located within the target distance to Reedham Railway Station. Therefore, the proposed development at this site would be expected to have a minor positive impact on site end users' access to rail services.
- D.29.12.3 **Pedestrian Access:** Site GNLP3003(18C) 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.
- D.29.12.4 **Road Network:** Site GNLP3003(18C) 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.

## D.29.13 SA Objective 13 – Historic Environment

- D.29.13.1 **Heritage Assets:** The proposed development at Site GNLP3003(18C) would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

## D.29.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

- D.29.14.1 **Previously Developed Land:** Site GNLP3003(18C) 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.
- D.29.14.2 **ALC:** Site GNLP3003(18C) is situated on ALC Grade 3 land, which could potentially 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.

## D.29.15 SA Objective 15 – Water

- D.29.15.1 **Watercourse:** A proportion of Site GNLP3003(18C) 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.

## D.30 Reepham

Reepham Cluster				
This cluster contains three additional sites surrounding Reepham, to the north west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO353R	Land north and south of B1145 Dereham Road, Reepham	Residential and open space	6.24	50
GNLPO4009	Land at Worlds End Lane	Residential	2.19	58
GNLPO4019	Greens	160-unit retirement village, community hub, wellness centre and care home	5.02	160 retirement

Site Reference	SA Objective														
	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
GNLPO353R	-	-	-	-	+	-	0	-	0	++	+	-	-	-	-
GNLPO4009	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLPO4019	-	+	-	-	++	-	0	--	0	0	++	-	-	-	-

### D.30.1 SA Objective 1 – Air Quality and Noise

D.30.1.1 **Air Pollution:** Sites GNLPO353R and GNLPO4009 are proposed for the development of between ten and 99 dwellings. Site GNLPO4019 is proposed for non-residential use and comprises 5.02ha. Therefore, the proposed development at these three sites could potentially have a minor negative impact on air pollution in the local area.

### D.30.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.30.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.



D.30.2.2 **Surface Water Flooding:** A small proportion of Site GNLP0353R 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.30.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.30.3.1 **Natura 2000:** All sites in this cluster are located within 1.8km from a section of '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 this European designated site.

D.30.3.2 **SSSI IRZ:** This section of 'Norfolk Valley Fens' SAC is also designated as 'Booton Common' SSSI. 'Whitewell Common' SSSI is also located approximately 1.6km south west of Site GNLP0353R. This site 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. Site GNLP0353R is proposed for the development of 50 dwellings, and therefore, a negligible impact on these SSSIs would be expected.

D.30.3.3 **CWS:** Site GNLP4019 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.

### D.30.4 SA Objective 4 – Landscape

D.30.4.1 **Landscape Character:** Sites GNLP0353R, GNLP4009 and GNLP4019 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 GNLP0353R, GNLP4009 and GNLP4019 comprise arable fields situated outside of the existing settlement of Reepham. The proposed development at these three sites could potentially alter wide views, and therefore, have a minor negative impact on the local landscape character.

D.30.4.2 **Views from the PRoW Network:** Sites GNLP4009 and GNLP4019 are located adjacent to a PRoW, and Site GNLP0353R is located approximately 60m 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.

**D.30.4.3 Views for Local Residents:** Sites GNLP0353R and GNLP4009 are located in close proximity to the existing settlement of Reepham. 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.

**D.30.4.4 Urbanisation of the Countryside:** Sites GNLP0353R, GNLP4009 and GNLP4019 comprise previously undeveloped land and are located outside the existing settlement of Reepham. 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.

### **D.30.5 SA Objective 5 – Housing**

**D.30.5.1 Net Gain:** Sites GNLP0353R and GNLP4009 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. Site GNLP4019 is proposed for the development of 160 retirement properties; therefore, the proposed development at this site would be expected to result in a major positive impact on accommodation provision.

### **D.30.6 SA Objective 6 – Population and Communities**

**D.30.6.1 Local Services:** The nearest local services, Spar and Reepham Post Office, are located in the centre of Reepham. Sites GNLP0353R, GNLP4009 and GNLP4019 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.

**D.30.6.2 Local Landscape Designations:** Sites GNLP4009 and GNLP4019 are located within 600m of Stimpsons Piece Recreation Ground. Site GNLP0353R is located within 600m of Reepham Bowling Green and amenity space on School Road. 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.

### **D.30.7 SA Objective 7 – Deprivation**

**D.30.7.1** See **Box 4.7**.

### **D.30.8 SA Objective 8 – Health**

**D.30.8.1 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 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.

**D.30.8.2 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.

**D.30.8.3 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.

**D.30.8.4 NHS Hospital:** The closest hospital with an A&E department to Reepham is Norfolk and Norwich University Hospital, located approximately 18km south east of the cluster. The proposed development at all 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.

**D.30.8.5 GP Surgery:** Reepham Surgery is located in the west of Reepham. Site GNLPO353R is located within the target distance to Reepham 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 GNLPO4009 and GNLPO4019 are located outside the target distance to Reepham Surgery; 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.

**D.30.8.6 Leisure Centre:** The closest leisure facility to Reepham is Dereham Leisure Centre, located approximately 15km south west 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.

**D.30.8.7** As Sites GNLPO4009 and GNLPO4019 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.

### **D.30.9 SA Objective 9 – Crime**

**D.30.9.1** See **Box 4.9**.

### **D.30.10 SA Objective 10 – Education**

**D.30.10.1 Primary School:** Reepham Primary School is located in the south of Reepham village. Site GNLPO353R 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. Site GNLP4009 is situated wholly 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.

D.30.10.2 **Secondary School:** Reepham High School and College is located in the south of Reepham. Site GNLP0353R 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 secondary education. Site GNLP4009 is situated partially outside the target distance to this school, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to secondary education.

D.30.10.3 The proposed development at Site GNLP4009 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 GNLP0353R would be expected to have a major positive impact on site end users' access to both primary and secondary education.

### D.30.11 SA Objective 11 – Economy

D.30.11.1 **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 Sites GNLP0353R and GNLP4009 would be expected to have a minor positive impact on the local economy.

D.30.11.2 **Employment Floorspace:** Site GNLP4019 is proposed for mixed use development including a community hub, wellness centre and care home. The proposed development at this site 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.

### D.30.12 SA Objective 12 – Transport and Access to Services

D.30.12.1 **Bus Stop:** Site GNLP4009 is located within the target distance to a bus stop on Cawston 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 GNLP0353R and GNLP4019 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to bus services.

D.30.12.2 **Railway Station:** The closest railway station to Reepham is North Walsham Railway Station, located approximately 19km to the north east of the cluster. This is outside the target distance, and 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.

D.30.12.3 **Pedestrian Access:** Sites GNLP0353R, GNLP4009 and GNLP4019 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.

D.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.

### D.30.13 SA Objective 13 – Historic Environment

D.30.13.1 **Grade II\* Listed Buildings:** Site GNLP4019 is located approximately 450m from the Grade II\* Listed Building 'Old Hall'. 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.

D.30.13.2 **Grade II Listed Buildings:** Site GNLP0353R is located approximately 100m from the Grade II Listed Building 'Vale 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.

D.30.13.3 **Conservation Area:** Site GNLP0353R 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.

D.30.13.4 **Registered Park and Garden:** Site GNLP4009 is located approximately 880m from 'Salle Park' RPG. The proposed development at this site could potentially alter the setting of this RPG, and therefore, a minor negative impact on the local historic environment would be expected.

### D.30.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.30.14.1 **Household Waste:** Site GNLP4019 is proposed for the development of 160 retirement 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.

D.30.14.2 **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.

These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.30.14.3 **ALC:** All sites in this cluster are situated on ALC Grades 2 and/or 3 land, which could potentially 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.

### D.30.15 SA Objective 15 – Water

D.30.15.1 **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.

D.30.15.2 **Watercourse:** The majority of Site GNLP4019 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.

## D.31 Salhouse

Salhouse Cluster				
This cluster contains one additional site in Salhouse, to the north east of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLP4024	Equestrian Centre	Residential	1.52	15-20

Site Reference	SA Objective														
	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
GNLP4024	-	--	-	-	+	-	0	--	0	-	+	++	-	-	0

### D.31.1 SA Objective 1 – Air Quality and Noise

D.31.1.1 **Air Pollution:** Site GNLP4024 is proposed for the development of between 15 and 20 dwellings. The proposed development at this site could potentially have a minor negative impact on air pollution in the local area.

### D.31.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.31.2.1 **Fluvial Flooding:** Site GNLP4024 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.

D.31.2.2 **Surface Water Flooding:** A proportion of Site GNLP4024 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 some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.31.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.31.3.1 **Natura 2000:** Site GNLP4024 is located approximately 1.4km 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.

D.31.3.2 **SSSI IRZ:** This section of 'The Broads' SAC and 'Broadland' SPA and Ramsar is also designated as 'Bure Broads and Marshes' SSSI. Site GNLP4024 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 GNLP4024 is proposed for the development of between 15 and 20 dwellings; therefore, a negligible impact on this SSSI would be expected.

### D.31.4 SA Objective 4 – Landscape

D.31.4.1 **Landscape Character:** Site GNLP4024 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 GNLP4024 contains existing development and a small area of grassland. The proposed development at this site would be unlikely to affect any of these identified key characteristics, and therefore, a negligible impact on the landscape character would be expected.

D.31.4.2 **Views from the PRow Network:** Site GNLP4024 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.

D.31.4.3 **Views for Local Residents:** Site GNLP4024 contains previous development. As such, the proposed development at this site would be unlikely to significantly alter views experienced by nearby residents. A negligible impact would be expected.

### D.31.5 SA Objective 5 – Housing

D.31.5.1 **Net Gain:** Site GNLP4024 is proposed for residential development of between 15 and 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### D.31.6 SA Objective 6 – Population and Communities

D.31.6.1 **Local Services:** The nearest convenience store to Salhouse is Rackheath Stores, located approximately 2.8km south west of the cluster. Site GNLP4024 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.

**D.31.6.2 Local Landscape Designations:** Site GNLP4024 is located within 600m of Salhouse Recreation Ground and Salhouse Bowls Club. 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.

### **D.31.7 SA Objective 7 – Deprivation**

**D.31.7.1** See **Box 4.7**.

### **D.31.8 SA Objective 8 – Health**

**D.31.8.1 Green Network:** Site GNLP4024 is located within 600m of the PRoW network and public greenspaces, including a playing field 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.

**D.31.8.2 Main Road:** Site GNLP4024 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.

**D.31.8.3 AQMA:** Site GNLP4024 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.

**D.31.8.4 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 Site GNLP4024 could potentially restrict the access of site end users to both of these essential health facilities. Therefore, minor negative impacts would be expected.

**D.31.8.5 Leisure Centre:** The closest leisure centre to Salhouse is Riverside Leisure Centre, located approximately 9.5km south west of the cluster. Site GNLP4024 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.

D.31.8.6 As Site GNLP4024 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.

### D.31.9 SA Objective 9 – Crime

D.31.9.1 See **Box 4.9**.

### D.31.10 SA Objective 10 – Education

D.31.10.1 **Primary School:** Salhouse C of E Voluntary Controlled Primary School is located in the centre of Salhouse village. Site GNLP4024 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.

D.31.10.2 **Secondary School:** The closest secondary school to Salhouse is Broadland High Ormiston Academy, located approximately 4km north of the cluster. Site GNLP4024 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.

### D.31.11 SA Objective 11 – Economy

D.31.11.1 **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 Site GNLP4024 would be expected to have a minor positive impact on the local economy.

### D.31.12 SA Objective 12 – Transport and Access to Services

D.31.12.1 **Bus Stop:** Site GNLP4024 is located within the target distance to bus stops on Thieves Lane, 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.

D.31.12.2 **Railway Station:** Site GNLP4024 is located within the target distance to Salhouse Railway Station. Therefore, the proposed development at this site would be expected to have a minor positive impact on site end users' access to rail services.

D.31.12.3 **Pedestrian Access:** Site GNLP4024 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.

D.31.12.4 **Road Network:** Site GNLP4024 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.

D.31.12.5 Site GNLP4024 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.

### D.31.13 SA Objective 13 – Historic Environment

D.31.13.1 **Conservation Area:** A small proportion of Site GNLP4024 is located within Salhouse Conservation Area. The proposed development at this site could potentially alter the character or setting of this Conservation Area, and as such, have a minor negative impact on the local historic environment.

### D.31.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.31.14.1 **Previously Developed Land:** Site GNLP4024 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. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

D.31.14.2 **ALC:** Site GNLP4024 is situated on ALC Grade 3 land, which could potentially 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.

### D.31.15 SA Objective 15 – Water

D.31.15.1 **Water Quality:** Site GNLP4024 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.

## D.32 Silfield Garden Village

Silfield Garden Village Cluster				
This cluster contains three additional sites close to Wymondham, Spooner Row and Silfield, to the west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GMLP4057A	Land at south Wymondham north and south of the A11 and west of Park Lane	Garden Village Revised	454.00	6,500
GMLP4057B	Land at south Wymondham north and south of the A11 and west of Park Lane	Silfield Garden Village Green Infrastructure Area – ancillary to SGV core proposal	68.66	N/A
GMLP4057C	Land at south Wymondham north and south of the A11 and west of Park Lane	Silfield Garden Village Solar Farm and GI area – ancillary to SGV core proposal	54.91	N/A

Site Reference	SA Objective														
	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
GMLP4057A	--	--	--	-	++	+	0	--	0	+	++	-	-	--	-
GMLP4057B	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
GMLP4057C	0	-	0	-	0	0	0	0	0	0	0	0	-	-	0

### D.32.1 SA Objective 1 – Air Quality and Noise

D.32.1.1 **Main Road:** The A11 passes to the north of Silfield. Site GMLP4057A 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 this road would be expected to have a minor negative impact on air quality and noise at this site.

D.32.1.2 **Railway Line:** Site GMLP4057A 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.

D.32.1.3 **Air Pollution:** Site GNLP4057A is proposed for the development of 6,500 dwellings. The proposed development at this site would be likely to result in a significant increase in local air pollution; therefore, a major negative impact would be expected. The proposed development at Sites GNLP4057B and GNLP4057C are for green infrastructure and a solar farm; therefore, development at these two sites would be expected to have a negligible impact on local air pollution.

## D.32.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.32.2.1 **Carbon Emissions:** Site GNLP4057A is proposed for the development of 6,500 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. Site GNLP4057C is proposed for the development of a solar farm. It is anticipated that this development would help to reduce carbon emissions through providing a source of renewable energy. Therefore, a minor positive impact would be expected at this site.

D.32.2.2 **Fluvial Flooding:** A small proportion in the west of Site GNLP4057A is located within Flood Zone 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 GNLP4057B and GNLP4057C 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.

D.32.2.3 **Surface Water Flooding:** A significant proportion in the west and centre of Site GNLP4057A 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 some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A large proportion of Site GNLP4057C 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 minor negative impact on pluvial flood risk, as development of a solar farm could potentially increase pluvial flood risk on site, as well as exacerbate pluvial flood risk in surrounding locations. A small proportion of Site GNLP4057B coincides with areas determined to be at low, medium and high risk of surface water flooding. This site is proposed for green infrastructure, and therefore, would be expected to have a negligible impact on surface water flooding.

### D.32.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

D.32.3.1 **Ancient Woodland:** Site GNLP4057A coincides with ‘Peasacre Wood’ ancient woodland. The proposed development of a new Garden Village at this site could potentially result in the loss of this ancient woodland, and therefore, a major negative impact would be expected.

D.32.3.2 **CWS:** Site GNLP4057A is located adjacent to ‘Bays River Meadows South’ CWS and ‘Silfield Newt Reserve’ CWS. The proposed development at this site could potentially have a minor negative impact on these CWSs, due to increased development related threats and pressures.

D.32.3.3 **Priority Habitat:** Site GNLP4057A coincides with several stands of deciduous woodland priority habitat, and a small area of traditional orchard priority habitat. The proposed development at this site could potentially 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.

D.32.3.4 Sites GNLP4057B and GNLP4057C are proposed for green infrastructure and a solar farm. It is unknown what type of green infrastructure this would include. At present, the proposed development at these two sites would be expected to result in a negligible impact on biodiversity.

### D.32.4 SA Objective 4 – Landscape

D.32.4.1 **Landscape Character:** Part of Sites GNLP4057A, GNLP4057B and GNLP4057C 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. The majority of Site GNLP4057C and part of Sites GNLP4057A and GNLP4057B are located within the LCA ‘Ashwellthorpe Plateau Farmland’. Some key characteristics of this LCA include arable fields, panoramic views and linear settlements along roads. Part of Site GNLP4057A is also 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. Sites GNLP4057A and GNLP4057C comprise large-scale open arable fields, with remnant hedgerows. Site GNLP4057A also contains blocks of woodland, including ancient woodland. The proposed development of 6,500 dwellings at Site GNLP4057A and a solar farm at Site GNLP4057C would be expected to significantly alter the landscape character, and therefore, a minor negative impact would be expected. The proposed development of green infrastructure at Site GNLP4057B is unlikely to be discordant with these key characteristics and could potentially enhance the local landscape character. Therefore, a minor positive impact would be expected at this site

D.32.4.2 **Views from the PRoW Network:** Site GNLP4057A 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.

D.32.4.3 **Views for Local Residents:** Sites GNLP4057A and GNLP4057C are located adjacent or in close proximity to the existing settlements of Silfield, Wymondham and Wattlefield. 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.

D.32.4.4 **Urbanisation of the Countryside:** All sites in this cluster comprise previously undeveloped land and are located outside of existing settlements. The proposed development at Sites GNLP4057A and GNLP4057C could potentially contribute towards the urbanisation of the countryside. A minor negative impact on the local landscape would be expected at these two sites. Site GNLP4057B is proposed for green infrastructure, and therefore, would not lead to urbanisation of the countryside. A negligible impact would be expected at this site.

D.32.4.5 **Coalescence:** Site GNLP4057A comprises a large area of previously undeveloped land situated between the settlements of Spooner Row, Silfield and Wymondham. 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.

## D.32.5 SA Objective 5 – Housing

D.32.5.1 **Net Gain:** Site GNLP4057A is proposed for the development of a new garden village including 6,500 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision. Sites GNLP4057B and GNLP4057C are proposed for green infrastructure and a solar farm associated with the garden village, 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.

## D.32.6 SA Objective 6 – Population and Communities

D.32.6.1 **Local Services:** The nearest convenience stores to the Silfield Garden Village Salhouse are those found in Wymondham, located approximately 5km to the north of the cluster. Site GNLP4057A is located outside the target distance to existing services, however, it is anticipated that new shops and services would be provided alongside development of the garden village. Therefore, a minor positive impact would be expected at this site. Sites GNLP4057B and GNLP4057C are proposed for green infrastructure and a solar farm, and therefore, these two sites would be expected to have a negligible impact in relation to access to services.

## D.32.7 SA Objective 7 – Deprivation

D.32.7.1 See **Box 4.7**.

## D.32.8 SA Objective 8 – Health

D.32.8.1 **Green Network:** Site GNLP4057A is located partially over 600m from a PRoW and public greenspace. However, it is anticipated that new footpaths and public greenspaces would be provided alongside development of the garden village. Therefore, a minor positive impact would be expected at this site.

D.32.8.2 **Main Road:** Site GNLP4057A is located adjacent to the A11. 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.

D.32.8.3 **AQMA:** Site GNLP4057A 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.

D.32.8.4 **NHS Hospital:** The closest hospital with an A&E department to Silfield Garden Village is Norfolk and Norwich University Hospital, located approximately 12km north east of the cluster. The proposed development at Site GNLP4057A could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

D.32.8.5 **GP Surgery:** The closest GP surgeries to Silfield Garden Village include Windmill Surgery and Wymondham Medical Centre, both located in Wymondham over 4km to the north. Site GNLP4057A is located outside the target distance to these existing GP surgeries. Detail about the delivery timescales of potential new healthcare facilities alongside development of the garden village is unknown at present. Therefore, at this stage, a minor negative impact on access to GP surgeries would be expected at this site.

D.32.8.6 **Leisure Centre:** The closest leisure facility to Silfield Garden Village is Wymondham Leisure Centre, located approximately 5km north of the cluster. Site GNLP4057A 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.

D.32.8.7 As Site GNLP4057A is located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at this site could potentially have a major negative impact on the health and wellbeing of site end users.



D.32.8.8 Sites GNL4057B and GNL4057C are proposed for green infrastructure and a solar farm. Therefore, these sites have not been assessed in terms of access to healthcare facilities, main roads or AQMAs. The proposed development of green infrastructure at Site GNL4057B would be expected to contribute towards Greater Norwich's network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and recreation. A minor positive impact on health would therefore be expected at this site. The proposed development of a solar farm at Site GNL4057C would be expected to have a negligible impact on health and wellbeing.

### D.32.9 SA Objective 9 – Crime

D.32.9.1 See **Box 4.9**.

### D.32.10 SA Objective 10 – Education

D.32.10.1 **Primary/Secondary School:** Site GNL4057A is not located in close proximity to existing schools, the nearest being in Wymondham to the north. However, it is anticipated that new primary and secondary schools would be provided alongside development of the garden village. Therefore, a minor positive impact would be expected.

### D.32.11 SA Objective 11 – Economy

D.32.11.1 **Primary Employment Location/Employment Floorspace:** The closest primary employment locations to Silfield Garden Village are found in Wymondham, over 5km to the north. However, it is anticipated that new employment opportunities would be provided alongside development of the garden village, and therefore, a major positive impact on the local economy would be expected.

### D.32.12 SA Objective 12 – Transport and Access to Services

D.32.12.1 **Bus Stop:** The majority of Site GNL4057A is located outside the target distance to bus stops providing regular services. However, it is anticipated that new bus stops would be provided alongside development of the garden village. Therefore, a minor positive impact would be expected at this site.

D.32.12.2 **Railway Station:** The closest railway stations to Silfield Garden Village are Wymondham Railway Station, located to the north, and Spooner Row Station, located to the west. Site GNL4057A is located partially outside the target distance to these stations, and therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to rail services.

D.32.12.3 **Pedestrian Access:** Site GNL4057A currently has poor access to the surrounding footpath network. However, it is anticipated that safe pedestrian links would be provided alongside

development of the garden village. Therefore, a minor positive impact would be expected at this site.

D.32.12.4 **Road Network:** Site GNLP4057A 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.

D.32.12.5 Sites GNLP4057B and GNLP4057C are proposed for green infrastructure and a solar farm, and therefore, these two sites have not been assessed in terms of transport and access to services.

### D.32.13 SA Objective 13 – Historic Environment

D.32.13.1 **Grade II Listed Buildings:** Site GNLP4057A is located adjacent to the Grade II Listed Building ‘Mariner’s Inn’, and in close proximity to several other Listed Buildings including ‘Silfield Old Hall’, ‘Ivy Cottage’ and ‘Limetree Farmhouse’. Site GNLP4057C is located approximately 90m from ‘Chestnut Farmhouse’ and 270m from ‘Wattlefield 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.

### D.32.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.32.14.1 **Household Waste:** Site GNLP4057A is proposed for the development of 6,500 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.

D.32.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Site GNLP4057A 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. Sites GNLP4057B and GNLP4057C are proposed for green infrastructure and a solar farm, and therefore, a negligible impact on loss of soil would be expected at these two sites.

D.32.14.3 **ALC:** Sites GNLP4057A and GNLP4057C are situated on ALC Grades 2 and/or 3 land, which could potentially 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.

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## D.32.15 SA Objective 15 – Water

D.32.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at Site GNLP4057A could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources. Sites GNLP4057B and GNLP4057C are proposed for green infrastructure and a solar farm, and therefore, a negligible impact on groundwater pollution would be expected at these two sites.

D.32.15.2 **Watercourse:** Site GNLP4057A coincides with 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.

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## D.33 Taverham and Ringland

Taverham and Ringland Cluster				
This cluster contains six additional sites surrounding Taverham, to the south west of Broadland District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO159R	Off Beech Avenue	Residential	1.08	27*
GNLPO337R	Land between Fir Covert Road and Reepham Road	Residential, public open space, on-site attenuation, primary school and local centre	78.36	Approx. 1,400
GNL2047R	High Breck Farm, Fir Covert Road	Residential (settlement boundary extension)	0.37	5
GNL2050	East of Fir Covert Road	Residential (settlement boundary extension)	0.34	9*
GNL4039	South of Taverham Road	Residential	0.69	3
GNL4040	South of Taverham Road	Residential	4.64	16

Site Reference	SA Objective														
	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
GNLPO159R	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO337R	--	--	--	-	++	-	0	--	0	-	++	-	0	--	-
GNL2047R	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNL2050	0	+	-	0	+	-	0	--	0	-	+	-	0	-	-
GNL4039	0	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNL4040	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-

### D.33.1 SA Objective 1 – Air Quality and Noise

- D.33.1.1 **Main Road:** The A1067 passes to the north of Taverham and Ringland. Site GNLP0337R is located adjacent to this road, and GNLP2047R 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 this road would be expected to have a minor negative impact on air quality and noise at these sites.
- D.33.1.2 **Air Pollution:** Sites GNLP0159R and GNLP4040 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 GNLP0337R is proposed for the development of approximately 1,400 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 GNLP2047R, GNLP2050 and GNLP4039 are proposed for the development of fewer than ten dwellings; therefore, development at these three sites would be expected to have a negligible impact on local air pollution.

### D.33.2 SA Objective 2 – Climate Change Mitigation and Adaptation

- D.33.2.1 **Carbon Emissions:** Site GNLP0337R is proposed for the development of approximately 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.
- D.33.2.2 **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.
- D.33.2.3 **Surface Water Flooding:** A small proportion of Site GNLP0337R 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.33.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- D.33.3.1 **Natura 2000:** All sites in this cluster are located within 1.8km from the 'River Wensum' SAC. Sites GNLP4039 and GNLP4040 in particular are located approximately 320m from this SAC. 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 this European designated site.

D.33.3.2 **SSSI IRZ:** The 'River Wensum' SAC is also designated as a SSSI. Sites GNLP4039 and GNLP4040 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 these two sites is for fewer than 50 dwellings; therefore, a negligible impact on this SSSI would be expected at these two sites. Sites GNLP0159R, GNLP0337R, GNLP2047R and GNLP2050 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 GNLP0159R, GNLP0337R, GNLP2047R and GNLP2050 are proposed for residential development and are located outside of the settlement of Taverham; therefore, a minor negative impact on the features for which this SSSI has been designated would be expected at these four sites.

D.33.3.3 **Ancient Woodland:** Site GNLP0159R is located approximately 10m from 'Snake Wood' 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.

D.33.3.4 **CWS:** Site GNLP0337R coincides with 'Marriott's Way' 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.

D.33.3.5 **Priority Habitat:** A small proportion of Site GNLP0159R 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.

## D.33.4 SA Objective 4 – Landscape

D.33.4.1 **Landscape Character:** Sites GNLP0337R, GNLP2047R and GNLP2050 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. Sites GNLP2047R and GNLP2050 comprise small areas amongst the existing settlement of Taverham. The proposed development at these two sites would not be expected to significantly alter the open skyline, and therefore, a negligible impact on the landscape character would be expected. The majority of Site GNLP4040 is located within the LCA 'River Wensum River Valley', and a small proportion within the LCA 'urban'. Some key characteristics of the 'River Wensum River Valley' LCA include the floodplain habitats associated with the River Wensum, substantial blocks of woodland, and open grazing meadows. Sites GNLP0337R and GNLP4040 comprise arable farmland, Site GNLP0337R in particular covers a large area of landscape surrounding the existing settlement. Therefore, the proposed development at Sites GNLP0337R and GNLP4040 could potentially be

discordant with the key characteristics of the associated LCAs and would be expected to have a minor negative impact on the local landscape character. Sites GNLP0159R and GNLP4039 are located within the LCA 'urban' and have therefore not been assessed for landscape character.

**D.33.4.2 Views from the PRoW Network:** Sites GNLP0337R and GNLP4040 are located within approximately 180m 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.

**D.33.4.3 Views for Local Residents:** Sites GNLP0337R, GNLP2047R, GNLP4039 and GNLP4040 are located adjacent to the existing settlement of Taverham. 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.

**D.33.4.4 Urbanisation of the Countryside:** Sites GNLP0159R, GNLP0337R, GNLP4039 and GNLP4040 comprise previously undeveloped land and are located outside, or extend outside, the existing settlement of Taverham. 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.

### **D.33.5 SA Objective 5 – Housing**

**D.33.5.1 Net Gain:** Sites GNLP0159R, GNLP2047R, GNLP2050, GNLP4039 and GNLP4040 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected at these five sites. Site GNLP0337R is proposed for the development of approximately 1,400 dwellings; therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

### **D.33.6 SA Objective 6 – Population and Communities**

**D.33.6.1 Local Services:** The nearest convenience stores to this cluster are Tesco Express and One Stop Shop in Taverham, and Tesco Superstore in Drayton. All sites in this cluster are located outside the target distance to these shops. The proposed development at these six sites could potentially have a minor negative impact on the access of site end users to local services.

**D.33.6.2 Local Landscape Designations:** Taverham contains several local landscape designations including Wensum Valley Golf Club, Ghost Hill open space and Hinks Meadow. Sites

GNLP0159R, GNLP2047R, GNLP2050, GNLP4039 and GNLP4040 are located within 600m of 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.

### D.33.7 SA Objective 7 – Deprivation

D.33.7.1 See **Box 4.7**.

### D.33.8 SA Objective 8 – Health

D.33.8.1 **Green Network:** All sites in this cluster are located within 600m of public greenspaces, including playing fields and sports facilities. Site GNLP4040 is also located within 600m of the PRow network. 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.

D.33.8.2 **Main Road:** Site GNLP2047R and a proportion of Site GNLP0337R are located within 200m of the A1270. 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 GNLP0159R, GNLP2050, GNLP4039 and GNLP4040 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.

D.33.8.3 **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.

D.33.8.4 **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 is Taverham Surgery, located in the south of Taverham. 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.

D.33.8.5 **Leisure Centre:** The closest leisure facility to Taverham and Ringland is Riverside Leisure Centre, located approximately 10km south east 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.



D.33.8.6 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.

### D.33.9 SA Objective 9 – Crime

D.33.9.1 See **Box 4.9**.

### D.33.10 SA Objective 10 – Education

D.33.10.1 **Primary School:** Taverham C of E Voluntary Controlled Junior School is located in Taverham, and Ghost Hill Infant and Nursery School is also located in close proximity to this cluster. Site GNLP4039 is located within the target distance to these schools. The proposed development at Site GNLP0337R includes a primary 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 GNLP0159R, GNLP2047R, GNLP3050 and GNLP4040 are situated wholly or partially 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 site end users' access to primary education.

D.33.10.2 **Secondary School:** Taverham High School is located in the west of Taverham. Sites GNLP0159R, GNLP2047R and GNLP2050 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. Sites GNLP0337R, GNLP4039 and GNLP4040 are situated wholly or partially 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.

D.33.10.3 The proposed development at Site GNLP4040 would be expected to have a major negative impact on site end users' access to both primary and secondary education.

### D.33.11 SA Objective 11 – Economy

D.33.11.1 **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 Norwich International Airport located to the east. These locations would be expected to provide a range of employment opportunities for site end users. Sites GNLP0159R, GNLP0337R, GNLP2047R, GNLP2050, GNLP4039 and GNLP4040 are located within the target distance to Longwater Retail Park. Sites GNLP4039 and GNLP4040 are also located within the target distance to Norwich International Airport. Therefore, the proposed

development at these six sites would be expected to have a minor positive impact on the local economy.

- D.33.11.2 **Employment Floorspace:** Site GNLP0337R is proposed for mixed use development including a new primary school. The proposed development at this undeveloped site 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.

### D.33.12 SA Objective 12 – Transport and Access to Services

- D.33.12.1 **Bus Stop:** Sites GNLP2050, GNLP4039 and GNLP4040 are located within the target distance to bus stops on Fakenham Road and Shakespeare Way, 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 GNLP0159R, GNLP0337R and GNLP2047R 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.

- D.33.12.2 **Railway Station:** The closest railway station to Taverham and Ringland is Norwich Railway Station, located approximately 10km to the south east of the cluster. Therefore, the proposed development at all six sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

- D.33.12.3 **Pedestrian Access:** Sites GNLP0337R, GNLP2047R, GNLP2050, GNLP4039 and GNLP4040 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. Site GNLP0159R 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.

- D.33.12.4 **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.

### D.33.13 SA Objective 13 – Historic Environment

- D.33.13.1 **Heritage Assets:** The proposed development at the six sites in this cluster would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

### D.33.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land

D.33.14.1 **Household Waste:** Site GNLP0337R is proposed for the development of approximately 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.

D.33.14.2 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites GNLP0159R, GNLP2047R, GNLP2050, GNLP4039 and GNLP4040 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 GNLP0337R 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.

D.33.14.3 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, could potentially 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.

### D.33.15 SA Objective 15 – Water

D.33.15.1 **SPZ:** Sites GNLP4039 and GNLP4040 coincide with the inner zone (Zone I) of a groundwater SPZ. Site GNLP0159R coincides with the outer zone (Zone II) of a groundwater SPZ. Sites GNLP0337R, GNLP2047R and GNLP2050 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.

## D.34 Wymondham

<b>Wymondham Cluster</b>				
This cluster contains eleven additional sites surrounding Wymondham, to the north west of South Norfolk District.				
HELAA site number	Name of HELAA site	Site use	Area (ha)	Housing number (if applicable)
GNLPO092	Road frontage off B1172 (Norwich Common)	Residential (settlement boundary extension)	0.33	8*
GNLPO116R	Stanfield Road	Energy research centre and attenuation/open space	4.88	N/A
GNLPO354(18C)	Land at Johnsons Farm, Wymondham	Residential	2.34	50
GNLPO354R	Land at Johnson's Farm	Residential	5.39	135*
GNLPO525AR	North Wymondham	Residential, school, country park	59.23	650
GNLPO525BR	South of Norwich Common	Residential	39.59	990*
GNLPI055R	East of Hethel, Stanfield Hall Estate	New settlement (including c.6,000 residential, 28ha employment, 3 primary schools, secondary school, village centre, 3 local centres, country park, wetland park and renewable energy generation)	353.41	Approx. 6,000 <sup>1</sup>
GNLPI2125	Norwich Common	Residential (settlement boundary extension)	0.32	8
GNLPI4005	30 London Road	Mixed use, commercial office and residential	2.22	35-40
GNLPI4023	North of London Road	Residential	1.11	17
GNLPI4031	Off Chapel Lane	Residential, open space and allotments	2.10	Up to 24

<sup>1</sup> Approximately 1,855 residential units plus a primary school, local centre, and first phase of employment and Green Infrastructure to be delivered during the Plan period to 2038.

Site Reference	SA Objective														
	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
GNLPO092	0	+	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO116R	-	--	-	-	0	-	0	--	0	0	++	-	0	-	-
GNLPO354(18C)	-	+	0	-	+	-	0	--	0	--	+	++	0	-	-
GNLPO354R	--	-	0	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO525AR	--	-	0	-	++	-	0	--	0	-	++	-	-	--	-
GNLPO525BR	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO1055R	--	--	--	-	++	+	0	--	0	+	+	-	-	--	-
GNLPO2125	0	+	0	0	+	-	0	--	0	--	--	-	0	-	-
GNLPO4005	-	+	-	-	+	-	0	-	0	-	++	++	-	-	-
GNLPO4023	-	+	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO4031	-	-	0	-	+	-	0	-	0	-	+	-	0	-	-

### D.34.1 SA Objective 1 – Air Quality and Noise

D.34.1.1 **Main Road:** The A11 passes through the south east of Wymondham. Site GNLPO525BR 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 A11 would be expected to have a minor negative impact on air quality and noise at this site.

D.34.1.2 **Railway Line:** Site GNLPO4005 is located adjacent to a railway line, and a small proportion of Site GNLPO525BR 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.

D.34.1.3 **Air Pollution:** Sites GNLPO354(18C), GNLPO4005, GNLPO4023 and GNLPO4031 are proposed for the development of between ten and 99 dwellings. Site GNLPO116R is proposed for non-residential use and comprises 4.88ha. Therefore, the proposed development at these five sites could potentially have a minor negative impact on air pollution in the local area. Sites GNLPO354R, GNLPO525AR, GNLPO525BR and GNLPO1055R are proposed for the development of 100 or more dwellings. The proposed development at these four sites could

potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected. Sites GNLP0092 and GNLP2125 are proposed for the development of fewer than ten dwellings; therefore, development at these two sites would be expected to have a negligible impact on local air pollution.

## D.34.2 SA Objective 2 – Climate Change Mitigation and Adaptation

D.34.2.1 **Carbon Emissions:** Sites GNLP0354R and GNLP0525AR 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. Site GNLP0525BR is proposed for the development of 990 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. Site GNLP1055R is proposed for a large amount of development (including approximately 6,000 residential units of which 1,855 are to be delivered during the Plan period), and as such, would be expected to emit a significant volume of carbon. It is noted that the proposed development at this site includes renewable energy generation intended to power the new settlement. Nonetheless, overall, a minor negative impact on carbon emissions would be expected at this site.

D.34.2.2 **Fluvial Flooding:** A small proportion in the south of Site GNLP0116R and GNLP1055R are located within Flood Zone 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 GNLP0092, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP2125, GNLP4005, GNLP4023 and GNLP4031 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these nine sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

D.34.2.3 **Surface Water Flooding:** A proportion of Sites GNLP0116R, GNLP0525BR and GNLP1055R 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 could potentially locate some 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 GNLP0525AR and GNLP4031 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 could potentially locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.34.3 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- D.34.3.1 **Natura 2000:** A proportion of Site GNLP1055R is located within 5km 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.
- D.34.3.2 **SSSI IRZ:** This section of ‘Norfolk Valley Fens’ SAC is also designated as ‘Flordon Common’ SSSI. ‘Lower Wood, Ashwellthorpe’ SSSI is also located approximately 550m south of Site GNLP1055R. This site 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 GNLP1055R is proposed for the development of 1,855 dwellings (up to approximately 6,000 dwellings beyond the Plan period), and therefore, a minor negative impact on this SSSI would be expected.
- D.34.3.3 **Ancient Woodland:** Site GNLP0525BR is located approximately 460m from ‘Smeeth Wood’ ancient woodland. Site GNLP1055R is located within approximately 500m of several stands of ancient woodland including ‘Upper Wood’, ‘Hethel Wood’, ‘Lower Wood’ and ‘Smeeth Wood’. The proposed development at these two sites could potentially have a minor negative impact on these ancient woodlands, which could include an increase in air pollution.
- D.34.3.4 **LNR:** Site GNLP4005 is located approximately 400m from ‘Toll’s Meadow, Wymondham’ LNR. The proposed development at this site could potentially have a minor negative impact on the LNR, due to increased development related threats and pressures.
- D.34.3.5 **CWS:** Site GNLP1055R coincides with ‘North Drive’ CWS and ‘Breakers Yard Meadow’ CWS. The proposed development at this site could potentially result in the loss of these CWSs, and therefore, a major negative impact would be expected.
- D.34.3.6 **Priority Habitat:** A small proportion of Site GNLP0116R coincides with coastal and floodplain grazing marsh priority habitat. A proportion of Site GNLP1055R coincides with deciduous woodland and coastal and floodplain grazing marsh priority habitats. The proposed development at these two sites could potentially 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.

### D.34.4 SA Objective 4 – Landscape

- D.34.4.1 **Country Park:** The proposed development at Sites GNLP0525AR and GNLP1055R includes new country parks. Therefore, development at these two sites would be expected to result



in a minor positive impact on the landscape and site end users' enjoyment of recreation in a countryside environment.

- D.34.4.2 Landscape Character:** Sites GNLP0354(18C), GNLP0354R, GNLP4005, GNLP4023, and part of Sites GNLP0116R, GNLP0525AR, GNLP1055R and GNLP4031 are located within the LCA 'Tiffany Tributary Farmland'. Some key characteristics of this LCA include large scale arable farmland, water bodies, sparse settlements and long views. Sites GNLP0092, GNLP0525BR, GNLP2125, and part of Sites GNLP0116R, GNLP0525AR, GNLP1055R and GNLP4031 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 Site GNLP4031 is also located within the LCA 'Yare/Tiffany Rural River Valley'. Some key characteristics of this LCA include the pastoral valley floor with blocks of woodland, avenues of poplars and tranquil rural character with small villages around river crossings. Site GNLP0092 comprises a small area of scrub, Site GNLP2125 contains some existing development and Site GNLP4023 comprise a small area of grassland enclosed by roads. The proposed development at these three sites would be unlikely to be discordant with any of the identified key characteristics of the associated LCAs, and therefore, a negligible impact on the landscape character would be expected. Sites GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP4005 and GNLP4031 comprise areas of arable farmland or pasture situated outside the existing settlement of Wymondham. Sites GNLP0525AR, GNLP0525BR and GNLP1055R in particular comprise large areas of farmland. Therefore, the proposed development at these eight sites could potentially be discordant with the key characteristics of the associated LCAs and would be expected to have a minor negative impact on the local landscape character.
- D.34.4.3 Views from the PRow Network:** Site GNLP1055R coincides with a PRow. Site GNLP0525AR is located adjacent to a PRow. Sites GNLP0092, GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP0525BR and GNLP4005 are located within 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.
- D.34.4.4 Views for Local Residents:** Sites GNLP0092, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP1055R, GNLP4005, GNLP4023 and GNLP4031 are located adjacent or in close proximity to the existing settlement of Wymondham. Therefore, 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.
- D.34.4.5 Urbanisation of the Countryside:** Sites GNLP0092, GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP1055R, GNLP4005 and GNLP4031 comprise



previously undeveloped land and are located outside the existing settlement of Wymondham. 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.

D.34.4.6 **Coalescence:** Site GNLP0525AR comprises a large area of previously undeveloped land situated between the settlements of Kidd's Moor and Wymondham. Site GNLP1055R comprises a large area of previously undeveloped land situated between Hethel and Wymondham. The proposed development at these two sites could potentially increase the risk of coalescence between these settlements; therefore, a minor negative impact on the local landscape would be expected.

### D.34.5 SA Objective 5 – Housing

D.34.5.1 **Net Gain:** Sites GNLP0092, GNLP0354(18C), GNLP2125, GNLP4005, GNLP4023 and GNLP4031 are proposed for residential development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected at these six sites. Sites GNLP0354R, GNLP0525AR, GNLP0525BR and GNLP1055R 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 GNLP0116R is proposed for an energy research centre, 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.

### D.34.6 SA Objective 6 – Population and Communities

D.34.6.1 **Local Services:** The nearest local services to this cluster, including Co-op, Morrisons, Waitrose and Wymondham Post Office, are located within Wymondham. All sites in this cluster are located outside the target distance to these services. The proposed development at Sites GNLP0092, GNLP0166R, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP2125, GNLP4005, GNLP4023 and GNLP4031 could potentially have a minor negative impact on the access of site end users to local services. The proposed development of a new settlement at Site GNLP1055R includes a new local centre and village centres, and therefore, a minor positive impact on access to local services would be expected at this site.

D.34.6.2 **Local Landscape Designations:** Site GNLP4005 is located within 600m of Tolls Meadow greenspace, and Site GNLP4031 is located within 600m of Bannister Way/Gaynor Close open space. 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.

## D.34.7 SA Objective 7 – Deprivation

D.34.7.1 See **Box 4.7**.

## D.34.8 SA Objective 8 – Health

- D.34.8.1 **Green Network:** Sites GNLP0092, GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP0525BR, GNLP2125, GNLP4005, GNLP4023 and GNLP4031 are located within 600m of the PRoW network. Sites GNLP0092, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP2125, GNLP4005, GNLP4023 and GNLP4031 are located within 600m of public greenspaces, including play space and public parks. 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. Site GNLP1055R is located partially over 600m from a PRoW and public greenspace. However, it is anticipated that new footpaths and public greenspaces would be provided alongside the development of the proposed new settlement. Therefore, a minor positive impact would be expected at this site.
- D.34.8.2 **Main Road:** Site GNLP0525BR is located adjacent to the A11. 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 GNLP0092, GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP1055R, GNLP2125, GNLP4005, GNLP4023 and GNLP4031 are located over 200m from a main road. The proposed development at these ten sites would be expected to have a minor positive impact on health, as site end users would be located away from main roads.
- D.34.8.3 **AQMA:** All eleven 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.
- D.34.8.4 **NHS Hospital:** The closest hospital with an A&E department to Wymondham is Norfolk and Norwich University Hospital, located approximately 9km north east of the cluster. The proposed development at the eleven 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.
- D.34.8.5 **GP Surgery:** The Windmill Surgery and Wymondham Medical Centre are both located within Wymondham. Site GNLP4005 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 GNLP0092, GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP2125, GNLP4023 and GNLP4031 are located outside the target distance to these GP surgeries; therefore, the

proposed development at these nine sites would be expected to have a minor negative impact on the access of site end users to GP surgeries. Site GNLP1055R is located outside the target distance to these existing GP surgeries. Detail about the delivery timescales of potential new healthcare facilities alongside development of the proposed new settlement is unknown at present. Therefore, at this stage, a minor negative impact on access to GP surgeries would be expected at this site.

**D.34.8.6 Leisure Centre:** Wymondham Leisure Centre is located in the centre of Wymondham. Sites GNLP4005 and GNLP4031 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 two sites. Sites GNLP0092, GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP1055R, GNLP2125 and GNLP4023 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 nine sites.

**D.34.8.7** As Sites GNLP0092, GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP1055R, GNLP2125 and GNLP4023 are located outside the target distance to an NHS hospital, GP surgery and leisure centre, the proposed development at these nine sites would be expected to have a major negative impact on the health and wellbeing of site end users.

### **D.34.9 SA Objective 9 – Crime**

**D.34.9.1** See **Box 4.9**.

### **D.34.10 SA Objective 10 – Education**

**D.34.10.1 Primary School:** The proposed development at Sites GNLP0525AR and GNLP1055R include new primary schools, 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 primary education. Browick Road Primary and Nursery School, Robert Kett Primary School and Ashleigh Primary School and Nursery are located within Wymondham. Sites GNLP0092, GNLP0354(18C), GNLP0354R, GNLP0525BR, GNLP2125, GNLP4005, GNLP4023 and GNLP4031 are situated wholly or partially outside the target distance to these schools. The proposed development at these eight sites could potentially result in a minor negative impact on site end users' access to primary education.

**D.34.10.2 Secondary School:** Wymondham High Academy is located in the centre of Wymondham. Sites GNLP4005 and GNLP4031 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 GNLP0092, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP2125 and GNLP4023 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 site end users' access to secondary education. The proposed development at Site GNLP1055R includes a new secondary school, however, this would not be delivered during the Plan period. Therefore, the proposed development at this site would be likely to result in a minor negative impact on site end users' access to secondary education.

D.34.10.3 The proposed development at Sites GNLP0092, GNLP0354(18C), GNLP0354R, GNLP0525BR, GNLP1055R, GNLP2125 and GNLP4023 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 GNLP1055R would be expected to have a major positive impact on site end users' access to both primary and secondary education.

### D.34.11 SA Objective 11 – Economy

D.34.11.1 **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 GNLP0092, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP1055R, GNLP2125, GNLP4005, GNLP4023 and GNLP4031 would be expected to have a minor positive impact on the local economy.

D.34.11.2 **Employment Floorspace:** Site GNLP0116R is proposed for the development of an energy research centre. Site GNLP0525AR is proposed for mixed use development including a new school. Site GNLP4005 is proposed for mixed use development including commercial offices. Site GNLP1055R is proposed for the development of a new settlement which will include approximately 28ha of employment space and new local centres. The proposed development at these four primarily undeveloped sites 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. Site GNLP2125 currently coincides with 'Anthony Dale Prestige Car Dealer' and is proposed for residential end use. The proposed residential development at Site GNLP2125 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.

### D.34.12 SA Objective 12 – Transport and Access to Services

D.34.12.1 **Bus Stop:** Sites GNLP0092, GNLP0354(18C), GNLP2125 and GNLP4005 are located within the target distance to bus stops on Norwich Common and Loddon 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 GNLP0116R, GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP4023 and GNLP4031 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. Site GNLP1055R is located outside the target distance to bus stops providing regular services. However, it is anticipated that new bus stops would be provided alongside development of the new settlement. Therefore, a minor positive impact would be expected at this site.

**D.34.12.2 Railway Station:** Sites GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP4005, GNLP4023 and GNLP4031 are located within the target distance to Wymondham 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. Sites GNLP0092, GNLP0525AR, GNLP0525BR, GNLP1055R and GNLP2125 are located wholly or partially outside the target distance to this station, therefore the proposed development at these five sites could potentially have a minor negative impact on site end users' access to rail services.

**D.34.12.3 Pedestrian Access:** Sites GNLP0092, GNLP0354(18C), GNLP0354R, GNLP0525AR, GNLP0525BR, GNLP2125, GNLP4005 and GNLP4031 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 GNLP0116R and GNLP4023 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. Site GNLP1055R currently has poor access to the surrounding footpath network. However, it is anticipated that safe pedestrian links would be provided alongside development of the new settlement. Therefore, a minor positive impact would be expected at this site.

**D.34.12.4 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.

**D.34.12.5** Sites GNLP0354(18C) and GNLP4005 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 two sites.

### **D.34.13 SA Objective 13 – Historic Environment**

**D.34.13.1 Grade II\* Listed Buildings:** Site GNLP1055R is located approximately 90m from the Grade II\* Listed Building 'Stanfield Hall'. The proposed development at this site would be expected to alter the setting of this Listed Building, and therefore, a minor negative impact on the local historic environment would be expected.

**D.34.13.2 Grade II Listed Buildings:** Site GNLP0525AR is located approximately 20m from the Grade II Listed Building 'Milestone No. 7 at TG 1385 0352' and 230m from 'Oakland Farmhouse'. Site GNLP0525BR is located approximately 90m from 'Milestone No. 7 at TG 1385 0352' and approximately 380m from 'Barn at Planet Farm'. Site GNLP1055R is located approximately 100m from 'Bridge across moat circa 30m to the east of Stanfield Hall' and 'Limetree Farmhouse', and within approximately 500m from several other Listed Buildings in the surrounding countryside such as 'High Common Cottage' and 'High Ash 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.

**D.34.13.3 Conservation Area:** Site GNLP4005 is located adjacent to Wymondham Conservation Area. 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.

**D.34.13.4 Scheduled Monument:** Site GNLP4005 is located approximately 150m from 'Wymondham Abbey' SM. The proposed development at this site could potentially have a minor negative impact on the setting of this SM.

#### **D.34.14 SA Objective 14 – Natural Resources, Waste and Contaminated Land**

**D.34.14.1 Household Waste:** Site GNLP0354R is proposed for the development of 135 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. Sites GNLP0525AR, GNLP0525BR and GNLP1055R are proposed for the development of more than 620 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 these three sites could potentially result in a major negative impact on waste generation.

**D.34.14.2 Previously Developed Land:** All sites in this cluster comprise, either partially or wholly, previously undeveloped land. The proposed development at Sites GNLP0092, GNLP0116R, GNLP0354(18C), GNLP0354R, GNLP2125, GNLP4005, GNLP4023 and GNLP4031 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 GNLP0525AR, GNLP0525BR and GNLP1055R 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.

D.34.14.3 **ALC:** All sites in this cluster are wholly or partially situated on ALC Grade 3 land. A proportion of Sites GNLP0116R and GNLP1055R are also situated on ALC Grade 4 land, and a proportion of Site GNLP4031 is situated on land classed as 'urban'. ALC Grade 3 could potentially 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 eleven sites, due to the loss of this important natural resource.

#### D.34.15 SA Objective 15 – Water

D.34.15.1 **SPZ:** All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these eleven sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore result in a minor negative impact on local groundwater resources.

D.34.15.2 **Watercourse:** Sites GNLP0116R and GNLP0525AR coincide with minor watercourses. Site GNLP1055R coincides with the River Tiffey. A proportion of Sites GNLP0116R, GNLP4005 and GNLP4031 are located within 200m of the River Tiffey. The proposed development at these five sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.



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# E.1 Introduction

## E.1.1 Preface

- E.1.1.1 The process which has been used to appraise reasonable alternative sites is sequenced through two stages. Firstly, sites are assessed in terms of impacts on the baseline without consideration of mitigation. Secondly, the appraisal findings are further assessed in light of any relevant mitigation that is available through for example, emergent local plan policies.
- E.1.1.2 The pre-mitigation assessment provides a baseline assessment of each site and identifies any local constraints. The pre-mitigation assessment does not consider mitigating factors such as Local Plan policy. The purpose of this stage is to identify the impacts that would need to be overcome for development to optimise sustainability performance.
- E.1.1.3 The post-mitigation assessment considers how mitigating factors, including Local Plan policy and other guidance, would help to avoid or reduce the impacts that were identified at the pre-mitigation stage.
- E.1.1.4 It is important to demonstrate the amount of mitigation that may be required to ensure a site can optimise sustainability performance. The level of intervention that may be required to facilitate effective mitigation varies and can help determine the eventual choice of preferred option in the plan. Sites which require low levels of intervention are likely to be preferable to sites that require complex and potentially unviable strategies.
- E.1.1.5 **Chapter E.2** sets out the pre-mitigation impacts of the 392 reasonable alternative sites considered throughout the SA process, and **Chapter E.3** provides detail on the mitigation within the GNLP and the post-mitigation impacts of the 392 sites.
- E.1.1.6 **Chapter E.4** presents a series of recommendations Lepus provided to the Councils, highlighting ways in which to improve the GNLP policies to further mitigate identified potential adverse impacts, and the Councils' responses to these recommendations.

## E.2 Pre-Mitigation Assessment

E.2.1.1 The reasonable alternatives sites have been assessed in the SA two groups; 285 reasonable alternative sites were assessed as part of the Regulation 18C SA and an additional 107 reasonable alternative sites have been assessed in **Appendix D** of the Regulation 19 SA Report. **Table E.2.1** re-presents the pre-mitigation impact matrix for all 392 reasonable alternative sites considered throughout the preparation of the GNLP.

**Table E.2.1:** Pre-mitigation impact matrix for all reasonable alternative sites

Site Reference	SA Objective														
	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
<b>Acle</b>															
ACL3	-	+	-	0	0	-	0	--	0	0	++	-	0	+	0
GNLPO378	--	--	-	-	++	-	0	-	0	-	+	-	0	-	0
GNLPO378(18C)	--	--	-	-	++	-	0	-	0	-	+	-	0	-	0
GNLPO378R	--	--	-	-	++	-	0	-	0	-	+	-	0	-	0
GNLPO384	--	+	-	-	++	-	0	-	0	-	+	-	-	-	0
GNLPO421R	-	+	-	-	+	++	0	--	0	-	+	-	0	-	0
GNLP1049	--	+	-	-	++	-	0	-	0	-	+	-	-	-	0
GNLP2139	--	--	-	-	++	-	0	--	0	-	+	-	-	--	0
GNLP2139(18C)	--	-	-	-	++	-	0	-	0	-	+	-	-	-	0
GNLP2139R	--	--	-	-	++	-	0	-	0	-	+	-	-	-	0
<b>Aylsham (Blicking, Burgh &amp; Tuttington and Oulton)</b>															
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
GNLP2060	-	+	-	-	+	-	0	-	0	-	+	-	-	-	0
<b>Blofield</b>															
GNLPO082	--	-	-	-	++	+	0	--	0	--	-	-	-	-	-
GNLPO082AR	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-
GNLPO082BR	-	-	-	-	+	++	0	--	0	0	++	-	-	-	0
GNLPO252	--	+	-	-	++	++	0	--	0	--	+	-	-	-	-
GNLPO252R	-	+	-	-	+	++	0	-	0	-	+	-	0	-	-
GNLPO508	-	+	-	0	+	-	0	--	0	--	--	-	0	+	-
GNLP2024	-	+	-	-	+	-	0	--	0	-	+	-	-	-	-
GNLP2024AR	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP2024BR	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP2085	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-
GNLP2149	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-
GNLP2161	-	+	-	-	+	++	0	-	0	-	-	-	-	-	-
GNLP4017	-	+	-	-	+	++	0	-	0	-	+	-	0	-	-

Site Reference	SA Objective														
	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
<b>Blofield Heath</b>															
GNLPO288	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-
GNLPO48	--	+	-	-	++	+	0	--	0	-	+	-	0	-	-
GNLPO48(18C)	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-
GNLPO48R	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-
<b>Brundall and Postwick-with-Witton</b>															
BRU2	-	+	0	+	0	0	0	+	0	0	0	0	0	0	0
BRU3	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
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	0	++	-	0	-	-
<b>Bunwell</b>															
BUN2	0	+	0	-	+	-	0	--	0	-	-	-	-	-	-
<b>Buxton with Lamas and Brampton</b>															
BUX1	-	+	-	-	+	++	0	--	0	-	-	-	0	-	0
GNLPO297	-	+	-	-	+	++	0	--	0	-	-	-	0	-	0
<b>Cawston, Brandiston and Swannington</b>															
CAW1	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
GNLPO126-A	-	+	-	-	+	++	0	--	0	-	++	-	0	-	-
GNLPO126-B	-	+	-	-	+	++	0	--	0	-	++	-	0	-	-
GNLPO293	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLPO293(18C)	-	-	-	-	+	++	0	--	0	-	+	-	0	-	-
<b>Colney</b>															
GNLPO253	--	--	--	-	++	-	0	-	0	--	++	-	--	--	-
<b>Colney Strategic Employment</b>															
GNLPO140C	-	+	-	0	0	-	0	-	0	0	++	-	-	-	-
<b>Coltishall, Horstead with Stanninghall and Belaugh</b>															
COL2	-	-	-	-	+	++	0	-	0	-	+	-	-	-	0
GNLPO265	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLPO388	-	-	-	-	+	++	0	-	0	-	+	-	-	-	0
GNLPO2019	-	+	-	-	+	-	0	-	0	-	+	-	0	-	0
GNLPO2072	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLPO4048	-	+	-	-	+	++	0	-	0	-	+	-	0	-	0
<b>Costessey</b>															
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	-	+	-	-	--	-

Site Reference	SA Objective														
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	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
GNLPO581R	--	--	-	-	++	-	0	-	0	-	+	-	-	-	-
GNLPO593	-	+	-	-	+	++	0	-	0	-	+	-	-	+	-
GNLPO2043	--	-	-	-	++	-	0	-	0	--	+	-	-	-	-
GNLPO4045	-	-	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPSL2008	-	--	-	0	0	+	0	-	0	0	+/-	-	0	-	0
Cringleford (including employment at Keswick Land)															
GNLPO307	--	--	-	-	++	-	0	-	0	--	++	-	-	--	-
GNLPO327	--	-	-	-	++	-	0	-	0	--	+	-	-	-	-
GNLPO461	-	-	-	-	+	-	0	-	0	++	+	-	0	-	-
GNLPO497	-	+	-	-	0	+	0	-	0	0	++	-	-	-	-
Diss (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
GNLPO102	-	-	0	0	+	-	0	-	0	-	--	-	0	+	0
GNLPO104	-	+	-	-	+	-	0	-	0	++	+	++	0	-	0
GNLPO112	-	-	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
GNLPO1044R	--	-	0	-	++	-	0	-	0	-	+	-	-	-	0
GNLPO1045	-	--	0	-	+	++	0	-	0	-	+	++	0	-	0
GNLPO2104	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO4010	-	+	--	-	+	-	0	--	0	-	+	-	-	-	-
GNLPO4049	--	-	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	--	+	-	-	--	-

Site Reference	SA Objective														
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	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
GNLPO415R-E	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0
GNLPO415R-F	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0
GNLPO415R-G	--	-	-	-	++	-	0	--	0	--	-	-	-	-	-
GNLP2176	-	+	-	-	+	-	0	--	0	--	-	-	-	-	-
GNLP2176(18C)	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLP2176R	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
Foulsham and Themelthorpe															
GNLPO275	-	-	-	-	+	++	0	--	0	-	--	-	-	-	-
GNLPO605	-	+	-	-	+	++	0	--	0	-	-	-	-	-	-
Freethorpe, Halvergate and Wickhampton															
FRE1	-	+	-	-	+	++	0	--	0	-	-	-	-	-	0
GNLP2033	-	+	-	-	+	++	0	--	0	-	-	--	-	-	0
GNLP2034	-	+	-	-	+	-	0	--	0	-	-	--	0	-	0
GNLP4050	-	+	-	-	+	+	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	-	-
GNLPO420R*	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO441R	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLPO483	-	-	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO483R	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLP3007	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLP3007R	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLP3014	--	--	-	-	++	-	0	--	0	-	+	-	-	-	-
GNLP3014R	--	-	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP4015	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLP4030	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPSL3006	0	+	-	-	+	-	0	--	0	--	+	-	-	-	-
Hainford and Stratton Strawless															
GNLPO069	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLPO393	-	-	-	-	+	-	0	--	0	-	+	-	-	-	-
GNLP3046	0	-	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLP4022	-	+	-	-	+	-	0	--	0	-	+	-	-	-	-
Hellesdon															
GNLP2025	-	-	-	-	+	-	0	--	0	++	+	-	0	-	-
GNLP2173	-	+	-	-	+	++	0	--	0	-	+	-	0	-	-
GNLP1019	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
GNLP1020	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
HEL1	--	--	-	-	++	-	0	--	0	++	+/-	-	0	-	-

Site Reference	SA Objective														
	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
<b>Hethel Strategic Employment</b>															
GNL4026	0	-	-	-	+	-	0	--	0	0	++	-	-	-	0
HETHEL2	--	-	-	-	0	-	0	--	0	0	++	-	-	--	-
<b>Hethersett</b>															
GNLPO135	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLPO177-A	--	--	--	-	++	-	0	-	0	--	++	-	-	--	-
GNLPO394	--	--	0	-	++	-	0	-	0	--	+	--	-	-	-
GNLPO480	-	--	0	-	+	-	0	-	0	-	++	-	0	-	-
GNLPO481	-	--	0	-	+	-	0	-	0	--	++	-	0	-	-
GNL4052	-	-	-	-	+	-	0	-	0	-	++	-	0	--	-
GNL4054	--	-	-	-	++	-	0	-	0	-	+	-	-	--	-
HET2	-	-	0	-	0	-	0	-	0	0	++	-	0	-	-
HET3	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0
<b>Hevingham</b>															
GNL4036	-	+	-	-	+	-	0	--	0	-	+/-	-	0	-	0
<b>Hingham</b>															
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	-	-
GNLPO503(18C)	-	+	0	-	+	++	0	-	0	-	+	-	0	-	-
GNLPO520	--	-	-	-	++	+	0	-	0	--	+	-	-	-	-
GNLPO520(18C)	-	-	-	-	+	+	0	-	0	-	+	-	-	-	-
GNLPO544R	-	+	-	-	+	-	0	-	0	-	+	-	0	-	-
GNL4011	-	-	0	-	+	++	0	-	0	-	+	-	-	-	-
HIN2	-	--	-	-	0	-	0	-	0	0	++	-	0	-	-
<b>Horsford, Felthorpe and Haveringland</b>															
GNLPO153	-	+	-	-	+	++	0	--	0	--	+/-	-	0	+	-
GNLPO251	-	-	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO264	-	--	-	-	+	++	0	--	0	--	--	-	0	+	-
GNLPO283R	-	-	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLPO332R	--	-	-	-	++	-	0	--	0	--	+	-	0	--	-
GNLPO334R	--	-	-	-	++	-	0	-	0	--	+	-	0	-	-
GNLPO422	-	+	-	-	+	++	0	--	0	--	+	-	0	-	-
GNLPO422R	-	+	-	-	+	++	0	-	0	-	+	-	0	-	-
GNLPO423	-	+	-	-	+	-	0	-	0	-	+	-	0	-	0
GNL2160	--	-	-	-	++	-	0	--	0	--	+	-	-	--	0
GNL4006	0	+	-	-	+	-	0	--	0	--	+	-	-	-	-
<b>Horsham and Newton St. Faith</b>															
GNLPO085	0	+	-	-	+	-	0	--	0	--	+	-	-	-	0
GNLPO125	--	-	-	-	++	-	0	--	0	--	+	-	-	-	-

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GNLPO125(18C)	-	+	-	-	+	++	0	-	0	--	+	-	-	-	-
GNLPO125R	-	+	-	-	+	++	0	-	0	--	+	-	-	-	-
GNLPO246	-	+	-	-	+	-	0	--	0	-	+	-	0	-	0
GNLPO482R	--	-	-	-	++	++	0	-	0	--	+	-	-	-	-
GNLPO1054	--	--	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLPO2141	-	+	-	-	+	-	0	--	0	--	+	-	0	-	0
GNLPO3027R	--	--	-	-	++	-	0	-	0	-	+	-	-	-	-
GNLPO4061	0	+	-	-	0	++	0	-	0	0	++	-	-	-	0
GNLPSL2007	-	+	-	-	0	++	0	-	0	0	++	-	-	-	-
GNLPSL2007R	-	+	-	-	0	++	0	-	0	0	++	-	-	-	-
GNLPSL4003	0	+	-	-	+	-	0	--	0	--	+	-	0	-	0
GNLPSL4005	0	+	-	-	+	-	0	--	0	--	+	-	0	-	0
HNF1	-	-	-	-	+	-	0	--	0	--	+	-	-	-	0
HNF2	--	--	-	-	0	-	0	--	0	0	++	-	-	--	-
HNF3	-	+	-	-	0	++	0	-	0	0	++	-	0	-	-
Lenwade (Great Witchingham)															
GNLPO548	-	-	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO586	-	+	-	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO608	-	-	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLPO608R	-	-	-	-	+	++	0	-	0	-	+	-	0	-	-
GNLPO2184	--	-	-	0	++	-	0	--	0	--	--	-	0	-	-
Lingwood and Burlingham, Bighton and Strumpshaw															
GNLPO277	-	-	-	-	+	++	0	--	0	--	-	++	-	+	0
GNLPO296	--	-	-	-	++	++	0	--	0	-	+	-	0	-	0
GNLPO379	-	-	-	-	+	-	0	--	0	-	+	-	-	-	0
GNLPO379(18C)	-	-	-	-	+	-	0	--	0	-	+	++	-	-	0
GNLPO380	-	-	-	-	+	-	0	--	0	--	+	-	0	-	0
GNLPO2071	-	+	-	-	+	++	0	--	0	--	-	-	-	-	0
GNLPO4016	-	+	-	-	+	-	0	--	0	-	+	++	0	-	0
GNLPSL0006	-	+	-	-	+	++	0	--	0	--	-	-	-	-	0
Loddon and Chedgrave															
GNLPO312	--	--	-	-	++	-	0	--	0	-	+	-	-	-	0
GNLPO313	-	+	-	-	+	++	0	-	0	++	+	-	-	-	-
GNLPO372	--	--	-	-	++	-	0	--	0	-	+	-	0	-	-
GNLPO463	-	-	-	-	+	++	0	--	0	--	+	-	-	-	0
GNLPO463R	-	-	-	-	+	-	0	--	0	--	+	-	-	-	0
GNLPO541	0	-	-	-	+	++	0	--	0	-	+	-	-	-	0
GNLPO1014R	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLPO2032	-	--	-	-	+	++	0	--	0	-	+	-	-	-	-
GNLPO4028	--	--	-	-	++	-	0	--	0	-	+	-	0	-	0
GNLPO4029	--	-	-	-	++	-	0	--	0	-	+	-	-	-	0
GNLPO4058	-	-	-	-	+	++	0	--	0	-	+	-	-	-	0
GNLPSL0015	0	-	-	-	+	++	0	-	0	-	+	-	-	-	-
LOD3	-	-	-	-	0	-	0	--	0	0	++	-	0	-	-

Site Reference	SA Objective														
	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
Long Stratton (including part of Tharston)															
GNLPO201	-	+	-	-	+	-	0	-	0	++	++	-	-	-	0
GNLPO509	--	+	0	-	+	-	0	-	0	-	+	-	0	-	0
GNLPO3033	-	--	-	-	+	-	0	-	0	++	++	-	-	-	-
GNLPO4033	--	--	-	-	++	-	0	-	0	-	+	-	-	--	0
GNLPO4034	--	-	-	-	++	-	0	-	0	-	+	-	0	-	0
Marsham															
GNLPO229	--	--	-	-	++	-	0	--	0	-	+/-	-	--	--	-
GNLPO2143	-	+	-	-	+	-	0	--	0	-	+	-	--	-	0
GNLPO3035	-	-	-	-	+	-	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															
GNLPO068	-	--	-	-	+	++	0	-	0	-	+	++	-	+	-
GNLPO133-B	-	+	-	0	0	++	0	-	0	0	++	-	--	-	-
GNLPO133BR	-	+	-	0	0	-	0	-	0	0	++	-	-	-	-
GNLPO133-C	0	-	-	0	0	++	0	-	0	0	+	-	0	+	-
GNLPO133-D	-	-	-	-	0	++	0	-	0	0	+/-	-	-	-	-
GNLPO133DR	-	-	-	-	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	++	++	++	--	+	-
GNLPO409R*	--	--	-	-	++	-	0	-	0	++	++	++	-	-	-
GNLPO451	-	-	-	0	+	++	0	-	0	++	+/-	++	-	+	-
GNLPO506	--	--	-	0	++	++	0	-	0	++	+/-	++	-	-	-
GNLPO570	-	+	-	0	+	++	0	--	0	++	+	-	0	-	-
GNLPO1061	--	-	-	0	0	-	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	++	+/-	++	--	-	-



Site Reference	SA Objective														
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	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
Poringland, Farmingham Earl and Farmingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)															
GNLPO131	-	--	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO169	--	--	0	-	++	-	0	--	0	--	++	-	-	-	-
GNLPO223	--	-	0	-	++	-	0	-	0	-	+	-	0	-	-
GNLPO280	-	+	0	-	+	+	0	--	0	--	+	-	-	-	-
GNLPO280R	-	+	0	-	+	+	0	--	0	0	++	-	-	-	-
GNLPO316	--	--	0	-	++	+	0	--	0	-	+	-	-	-	-
GNLPO321	-	--	0	-	+	-	0	--	0	-	++	-	-	-	-
GNLPO391-A	-	-	-	-	+	-	0	--	0	-	+	-	-	-	-
GNLPO391-B	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLPO485	--	--	-	-	++	-	0	--	0	-	+	-	-	--	-
GNLPO485R	--	--	-	-	++	-	0	--	0	++	++	-	-	-	-
GNLPO491	--	-	0	-	++	-	0	-	0	-	+	-	0	-	-
GNLPO494	-	--	0	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO494R	-	+	0	-	+	-	0	-	0	-	+	-	0	-	-
GNLPO589-A	--	--	-	-	++	++	0	-	0	-	+	-	0	-	-
GNLPO589-B	--	+	-	-	++	++	0	-	0	-	+	-	0	-	-
GNLPI032	--	--	0	-	++	-	0	--	0	-	++	-	-	-	-
GNLPI047	-	+	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	-	-
GNLP4032	0	+	0	-	+	++	0	--	0	-	+	-	0	-	-
POR3	-	+	0	-	0	-	0	-	0	0	++	-	0	-	-
Rackheath															
GNLPO172	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO351	-	+	-	-	+	-	0	--	0	-	+	-	0	+	-
GNLPO478	--	-	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLP2037	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
Redenhall with Harleston (including part of Needham)															
GNLPO209	-	-	0	-	+	++	0	-	0	-	+	-	-	-	0
GNLPO237	-	-	0	-	+	-	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

Site Reference	SA Objective														
	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
<b>Reedham</b>															
GNLPO001	-	+	-	-	+	++	0	-	0	-	-	-	0	-	0
GNLPO3003	-	-	-	-	+	++	0	-	0	-	-	-	0	-	-
GNLPO3003(18C)	-	+	-	-	+	++	0	-	0	-	-	-	0	-	-
<b>Reepham</b>															
GNLPO096	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO180	-	+	-	-	+	++	0	-	0	++	+	-	-	-	-
GNLPO183	-	+	-	-	+	-	0	--	0	++	+	-	-	-	-
GNLPO353	--	--	-	-	++	-	0	-	0	++	+	-	-	-	-
GNLPO353R	-	-	-	-	+	-	0	-	0	++	+	-	-	-	-
GNLPO543-A	-	--	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO543-B	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO2075	--	--	-	-	++	-	0	--	0	--	+	-	-	-	-
GNLPO4009	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLPO4019	-	+	-	-	++	-	0	--	0	0	++	-	-	-	-
REP1	--	+	-	-	++	-	0	-	0	++	+	-	-	-	-
<b>Salhouse</b>															
GNLPO161	--	--	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLPO163	--	-	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLPO175	-	-	-	-	+	-	0	--	0	-	+	-	-	-	0
GNLPO188	-	+	-	-	+	-	0	--	0	-	+	-	0	-	0
GNLPO189	--	-	-	-	++	-	0	--	0	--	+	-	-	-	0
GNLPO4024	-	--	-	-	+	-	0	--	0	-	+	++	-	-	0
<b>Scole</b>															
SCO1	-	+	0	-	+	-	0	--	0	-	+	-	0	-	-
<b>Silfield Garden Village</b>															
GNLPO4057A	--	--	--	-	++	+	0	--	0	+	++	-	-	--	-
GNLPO4057B	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
GNLPO4057C	0	-	0	-	0	0	0	0	0	0	0	0	-	-	0
<b>South Walsham and Upton with Fishley</b>															
GNLPO382	-	+	-	-	+	-	0	--	0	--	+	-	-	-	0
<b>Spixworth</b>															
GNLPO467	--	+	-	-	++	++	0	--	0	--	+	-	0	-	0
<b>Sprowston</b>															
GNLPO132	--	+	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO383	--	-	-	-	++	++	0	-	0	--	+/-	-	0	+	-
GNLPO3024	-	-	-	-	0	-	0	--	0	0	0	-	0	-	-
<b>Tasburgh</b>															
TAS1	-	+	-	-	+	-	0	--	0	-	+	-	-	-	0
<b>Taverham and Ringland</b>															
GNLPO159	--	-	-	-	++	-	0	--	0	-	--	-	0	-	-
GNLPO159R	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO337	--	--	-	-	++	-	0	--	0	--	+	-	0	--	-
GNLPO337R	--	--	--	-	++	-	0	--	0	-	++	-	0	--	-

Site Reference	SA Objective														
	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
GNLPO457	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO2047R	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO2050	0	+	-	0	+	-	0	--	0	-	+	-	0	-	-
GNLPO2051	-	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO2106	-	-	-	-	+	++	0	--	0	--	+	-	0	-	-
GNLPO4039	0	+	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO4040	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
Thorpe St Andrew															
GNLPO442	--	-	--	-	++	-	0	--	0	-	--	-	-	--	-
GNLPO540	-	-	-	-	+	-	0	--	0	-	+	-	0	-	-
GNLPO2170	-	+	-	-	+	-	0	--	0	--	+	-	-	-	-
GNLPO2171	-	+	--	-	+	-	0	--	0	--	+	++	-	-	-
Wicklewood															
WIC1	0	+	-	-	+	-	0	--	0	-	+	-	-	-	-
Wroxham															
GNLPO041	-	+	-	-	+	++	0	--	0	--	+	-	-	+	-
GNLPO2131	--	+	-	-	++	++	0	--	0	--	+	-	-	-	-
GNLPO2135	--	+	-	-	++	-	0	--	0	--	+	-	0	-	-
Wymondham															
GNLPO006	--	-	-	-	++	-	0	-	0	-	++	-	0	--	-
GNLPO032	--	+	0	-	++	-	0	-	0	--	+	-	0	-	-
GNLPO092	0	+	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO116R	-	--	-	-	0	-	0	--	0	0	++	-	0	-	-
GNLPO354	--	--	--	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO354(18C)	-	+	0	-	+	-	0	--	0	--	+	++	0	-	-
GNLPO354R	--	-	0	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO355	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO507	--	--	-	-	++	-	0	-	0	-	++	-	-	--	-
GNLPO515	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO525R	--	--	-	-	++	-	0	--	0	--	++	-	-	--	-
GNLPO525AR	--	-	0	-	++	-	0	--	0	-	++	-	-	--	-
GNLPO525BR	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-
GNLPO1055	--	--	--	-	++	+	0	--	0	+	++	-	-	--	-
GNLPO1055R	--	--	--	-	++	+	0	--	0	+	+	-	-	--	-
GNLPO2125	0	+	0	0	+	-	0	--	0	--	--	-	0	-	-
GNLPO2150	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-
GNLPO2155	-	--	-	-	+	-	0	--	0	--	+	--	0	-	-
GNLPO2168	--	--	-	-	++	+	0	--	0	+	+	-	-	--	-
GNLPO3013	-	+	-	-	+	++	0	-	0	++	+	-	0	-	-
GNLPO4005	-	+	-	-	+	-	0	-	0	-	++	++	-	-	-
GNLPO4023	-	+	0	-	+	-	0	--	0	--	+	-	0	-	-
GNLPO4031	-	-	0	-	+	-	0	-	0	-	+	-	0	-	-
Non-Residential: Key Service Centres															
GNLPO2069	-	+	-	-	0	++	0	-	0	0	++	++	0	-	-

Site Reference	SA Objective														
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GNLP3049	-	--	-	-	0	++	0	--	0	0	++	-	-	-	-
GNLP3051	-	+	-	-	0	-	0	--	0	0	++	-	-	-	-
GNLP3052	--	--	-	-	0	-	0	--	0	0	++	-	--	--	-
Non-Residential: North East Sector															
GNLPO157	--	--	-	--	0	-	0	--	0	0	++	-	-	--	-
GNLPO383	-	-	-	-	0	++	0	-	0	++	+/-	-	0	+	-
GNLPO2107	-	+	-	-	0	-	0	--	0	0	++	-	-	-	-
Non-Residential: North North West Sector															
GNLPO466R	--	--	-	-	0	-	0	--	0	0	++	-	-	--	-
GNLPO1021	-	+	-	-	0	++	0	--	0	0	0	-	0	-	-
Non-Residential: Other Main Towns and Long Stratton															
GNLPO272	-	+	-	-	0	-	0	-	0	0	++	-	-	-	0
Non-Residential: South West Sector															
GNLPO116	-	--	0	-	0	-	0	--	0	0	++	-	-	-	-
GNLPO245	-	--	-	-	0	-	0	-	0	0	++	-	0	-	-
GNLPO285	--	-	0	-	0	-	0	--	0	0	++	-	-	-	-
GNLPO331R-B	-	+	-	-	0	-	0	-	0	0	++	-	0	-	-
GNLPO331R-C	-	-	-	-	0	-	0	-	0	0	++	-	0	-	-
GNLPO1023-A	-	+	0	-	0	-	0	-	0	0	++	-	0	-	-
GNLPO2074	--	-	-	-	0	-	0	-	0	0	++	-	-	--	-
GNLPO2109	0	+	-	-	0	-	0	--	0	0	++	-	-	-	0
Non-Residential: Village Clusters															
GNLPO071R	-	--	0	0	0	-	0	--	0	0	+/-	-	0	+	0
GNLPO2076	0	+	-	-	0	-	0	--	0	0	++	-	0	+	0
GNLPO2182	-	-	-	-	0	-	0	--	0	0	++	-	-	-	0

## E.3 Post-Mitigation Assessment

- E.3.1.1 The sustainability appraisal of 392 reasonable alternative allocations against baseline sustainability information has identified a number of adverse effects associated with the SA Objectives in the SA Framework (see **Table E.2.1**). The purpose of this chapter is to consider if and how these effects can be mitigated by applying the mitigation hierarchy.
- E.3.1.2 The first stage of the mitigation hierarchy is to consider if the adverse effect can be avoided. This may be possible by withdrawing the potential site allocation.
- E.3.1.3 For allocations which are likely to remain on the basis that the plan makers consider their inclusion to be necessary, mitigation measures should be explored to reduce the overall significance of effect. If it is not possible to mitigate identified adverse effects, these will remain at the end of the SA process and will be declared in the environmental report and non-technical summary.
- E.3.1.4 One way to reduce adverse impacts identified against baseline receptors is to consider the potential mitigating effects of planning policies. **Tables E.3.1 – E.3.14** list the identified adverse impacts according to SA Objective and list development management policies from lower tier plans (i.e. which have already been adopted) that might reasonably be expected to help mitigate identified adverse effects. The plans in question have been prepared by Broadland District Council<sup>1</sup>, South Norfolk Council<sup>2</sup> and Norwich City Council<sup>3</sup>.
- E.3.1.5 Each table has three columns. Column one lists the adverse effect, column two lists relevant development management policies and the final column indicates the extent to which these policies would be expected to mitigate each identified adverse effect.

### E.3.2 SA Objective 1 – Air Quality and Noise

- E.3.2.1 **Table E.3.1** presents the identified adverse impacts on air quality and noise and the likely impacts post-mitigation.

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1 Broadland District Council (2015) Development Management DPD. Available at:  
[https://www.broadland.gov.uk/downloads/file/1118/development\\_management\\_dpd\\_adopted](https://www.broadland.gov.uk/downloads/file/1118/development_management_dpd_adopted) [Date Accessed: 28/10/20]

2 South Norfolk Council (2015) South Norfolk Local Plan, Development Management Policies Document. Available at: <https://www.south-norfolk.gov.uk/residents/planning/planning-policy/adopted-south-norfolk-local-plan/development-management-policies> [Date Accessed: 28/10/20]

3 Norwich City Council (2014) Norwich development management policies local plan. Available at:  
[https://www.norwich.gov.uk/downloads/file/2693/adopted\\_norwich\\_development\\_management\\_policies\\_local\\_plan\\_document](https://www.norwich.gov.uk/downloads/file/2693/adopted_norwich_development_management_policies_local_plan_document) [Date Accessed: 28/10/20]

**Table E.3.1:** Identified adverse impacts and potential mitigation for SA Objective 1 - Air Quality and Noise

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<b>Exposure to, and generation of, air pollution in AQMA</b>	<p>GNLP Policy 2 seeks to protect air quality and minimise pollution, which includes the provision of electric vehicle infrastructure.</p> <p>Policies DM3.14 (South Norfolk) and DM11 (Norwich) seek to ensure there is no further deterioration of air quality within an AQMA.</p>	<p>Whilst these policies would seek to ensure current air quality levels do not deteriorate further, it is likely that these policies would not fully mitigate the impacts of transport associated emissions from new development on air quality, especially for development proposals located in close proximity to the Central Norwich AQMA.</p>
<b>Exposure to, and generation of, air and noise pollution on main roads</b>	<p>GNLP Policy 2 seeks to protect air quality and minimise pollution, which includes the provision of electric vehicle infrastructure.</p> <p>Policies EN4 (Broadland), DM3.14 (South Norfolk), DM2 and DM11 (Norwich) seek to ensure that development proposals do not result in an unacceptable impact on air quality or noise pollution.</p>	<p>These policies would not be expected to fully mitigate the impacts of transport associated emissions from new development on health for development proposals located in close proximity to main roads.</p>
<b>Exposure to noise pollution and vibrations from railway lines</b>	<p>Not addressed within GNLP strategic policies or district DM policies.</p>	<p>These policies would not be anticipated to mitigate potential adverse impacts on noise pollution and vibrations at development proposals located in close proximity to railway lines.</p>
<b>Generation of air pollution</b>	<p>GNLP Policies 2 and 4 would help to ensure that the proposed development seeks to minimise pollution and protect air quality.</p> <p>GNLP Policy 4 aims to support the promotion of sustainable transport through the Transport for Norwich Strategy<sup>4</sup>, which would be expected to help reduce local air pollution by reducing personal car use.</p>	<p>Although these policies would be expected to have a positive impact in helping to reduce air pollution, it is anticipated that these policies would not fully mitigate adverse impacts on air quality, due to the nature</p>

<sup>4</sup> Norfolk County Council (2020) About Transport for Norwich. Available at: <https://www.norfolk.gov.uk/roads-and-transport/major-projects-and-improvement-plans/norwich/city-centre-improvements/about-transport-for-norwich> [Date Accessed:28/10/20]

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
	<p>GNLP 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.</p> <p>Policies EN4 (Broadland), DM3.14 (South Norfolk), DM2 and DM11 (Norwich) seek to ensure that development proposals are adequately protected from air pollution and do not generate unacceptable levels of air pollution.</p>	<p>and scale of the development proposed in the GNLP.</p>

### E.3.3 SA Objective 2 – Climate Change Mitigation and Adaptation

E.3.3.1 Table E.3.2 presents the identified adverse impacts on climate change mitigation and adaptation, and the likely impacts post-mitigation.

*Table E 3.2: Identified adverse impacts and potential mitigation for SA Objective 2 – Climate Change Mitigation and Adaptation*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<p><b>Contribution to greenhouse gas emissions</b></p>	<p>GNLP 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.</p> <p>GNLP Policies 2, 3, 4 and 6 outline the requirement for development to contribute towards the multi-functional green infrastructure network, which would be expected to provide additional carbon storage capacity.</p> <p>GNLP 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.</p> <p>Policies GC5 (Broadland), DM1.4, DM4.1 (South Norfolk), DM1, DM3 and DM4 (Norwich) seek to encourage the generation and use of renewable energy with the aim of reducing the carbon footprint of residents.</p> <p>Policies GC4, H5, TS1, TS2 (Broadland), DM1.2, DM3.10 (South Norfolk), DM12, DM14, DM18, DM26, DM27, DM28 and DM33</p>	<p>Although these policies would be expected to have a positive impact in helping to reduce emissions, they would not be expected to fully mitigate this impact and would be 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)<sup>5</sup>.</p>

<sup>5</sup> 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/700496/clean-growth-strategy-correction-april-2018.pdf) [Date Accessed: 27/08/20].

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
	(Norwich) would be expected to encourage sustainable travel through ensuring sites are accessible via a range of public transport and pedestrian links.	
<b>Risk of fluvial flooding</b>	GNLP 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.  Policies CSU5 (Broadland), DM1.4, DM4.2 (South Norfolk), DM3, DM5 and DM6 (Norwich) would help to reduce the risk of flooding through incorporating sustainable drainage systems and green infrastructure.	These policies would not be expected to fully mitigate fluvial flooding at sites coinciding with high risk areas (Flood Zone 3).
<b>Risk of surface water flooding</b>	GNLP 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.  Policies CSU5, EN1, EN3 (Broadland), DM1.4, DM4.2, DM4.4 (South Norfolk), DM3, DM5 and DM6 (Norwich) would be expected to ensure development proposals alleviate the risk of surface water flooding.	Overall, these policies would be expected to mitigate the risk of surface water flooding and would seek to prevent the exacerbation of surface water flood risk in surrounding areas.

### E.3.4 SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

E.3.4.1 **Table E.3.3** presents the identified adverse impacts on biodiversity, geodiversity and green infrastructure and the likely impacts post-mitigation.

*Table E.3.3: Identified adverse impacts and potential mitigation for SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<b>Threats or pressures to European designated sites (SAC, SPA, Ramsar sites)</b>	GNLP Policy 3 seeks to address impacts of visitor pressure caused by residents of new development on European sites. The policy would be expected to ensure that developments provide, or provide funding for, significantly higher amounts of appropriate amenity green infrastructure to protect European sites identified within the HRA.	These policies alone would not be expected to mitigate potential adverse impacts on European sites. The HRA will look into impacts of the GNLP on European sites in more detail.



Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
	Policies EN1, EN3 (Broadland), DM1.4, DM3.8, DM4.2, DM4.4 (South Norfolk), DM3, DM6, DM8 and DM26 (Norwich) could potentially help to safeguard and enhance biodiversity including at internationally designated sites.	
<b>Threats or pressures to SSSIs</b>	GNLP Policy 2 would seek to ensure that development proposals contribute towards green infrastructure network, and GNLP Policy 3 aims to ensure development does not result in harm to designated assets of the natural environment.  Policies EN1, EN3 (Broadland), DM1.4, DM3.8, DM4.2, DM4.4 (South Norfolk), DM3, DM6, DM8 and DM26 (Norwich) could potentially help to safeguard and enhance biodiversity including at SSSIs.	These policies would be expected to mitigate potential adverse impacts on some SSSIs, however, potential adverse impacts on SSSIs associated with European sites cannot be ruled out.
<b>Threats or pressures to designated and non-designated biodiversity sites (NNR, ancient woodland, LNR, CWS and Priority Habitats)</b>	GNLP Policy 2 would contribute towards the protection and enhancement of the green infrastructure network.  GNLP Policy 3 aims to conserve and enhance the natural environment, including priority habitats, networks and species, ancient trees and woodlands, geodiversity, avoid harm to designated or non-designated assets and ensure development proposals result in biodiversity net gain.  Policies EN1, EN3 (Broadland), DM1.4, DM3.8, DM4.2, DM4.4 (South Norfolk), DM3, DM6, DM8 and DM26 (Norwich) could potentially help to safeguard and enhance biodiversity including at designated and non-designated biodiversity sites.	These policies would be expected to mitigate adverse impacts of development proposals on designated and non-designated biodiversity assets.

### E.3.5 SA Objective 4 – Landscape

E.3.5.1 **Table E.3.4** presents the identified adverse impacts on landscape and the likely impacts post-mitigation.

*Table E 3.4: Identified adverse impacts and potential mitigation for SA Objective 4 - Landscape*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<b>Impacts on the setting of the Broads National Park</b>	GNLP Policy 2 would be expected to help protect and enhance the landscape character, including the character and setting of the Broads National Park.  GNLP Policy 7.1 would be expected to reinforce GNLP Policy 2, ensuring development within	Identified adverse impacts on the setting of The Broads from development proposals would be expected to be mitigated by these policies.

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
	<p>Norwich city takes account of its setting adjacent to the Broads.</p> <p>Policies EN2 (Broadland) and DM6 (Norwich) seek to ensure development proposals protect and enhance the setting of the Broads.</p>	<p>However, a level of uncertainty remains as to the potential for adverse impacts arising from development proposals which coincide with the Broads (Sites GNLP0157 and GNLP3052), and as such, these policies would not be expected to fully mitigate adverse impacts at these two sites.</p>
<p><b>Impacts on the setting of Country Parks</b></p>	<p>GNLP 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.</p> <p>GNLP 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.</p> <p>Policies EN2, GC4 (Broadland), DM1.4, DM2.1, DM2.3, DM2.6, DM2.7, DM2.8, DM2.9, DM3.3, DM3.4, DM3.5, DM3.8, DM3.9, DM4.5, DM4.6, DM4.9 (South Norfolk), DM3, DM6, DM8, DM9, DM10, DM11, DM12, DM14, DM18, DM19 and DM20 (Norwich) seek to protect and enhance the local landscape character and distinctiveness, which would be expected to include protection of the countryside setting associated with Country Parks.</p>	<p>These policies would be expected to mitigate identified adverse impacts on Country Parks.</p>
<p><b>Threaten or result in the loss of rural and locally distinctive landscape character</b></p>	<p>GNLP 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.</p> <p>Policies EN2, GC4 (Broadland), DM1.4, DM2.1, DM2.3, DM2.6, DM2.7, DM2.8, DM2.9, DM3.3, DM3.4, DM3.5, DM3.8, DM3.9, DM4.5, DM4.6, DM4.9 (South Norfolk), DM3, DM6, DM8, DM9, DM10, DM11, DM12, DM14, DM18, DM19 and DM20 (Norwich) seek to protect and enhance the local landscape character and distinctiveness of the surrounding environment</p>	<p>These policies would be anticipated to mitigate adverse impacts on the landscape character at the majority of the potential development sites.</p> <p>However, due to the rural nature of much of Greater Norwich's landscape, these policies are not expected to fully mitigate the potential impacts on landscape character associated with the larger scale developments across the Plan area.</p>

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<p><b>Change in views experienced by users of the PRoW network / local residents</b></p>	<p>GNLP 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.</p> <p>Policies EN2, GC4 (Broadland), DM2.8, DM3.8, DM4.6 (South Norfolk), DM3 and DM4 (Norwich) would be expected to protect visual amenity and ensure development proposals incorporate designs which enhance appearance and retain important views.</p>	<p>These policies would be expected to mitigate the impact of development on views experienced by users of the PRoW network and local residents.</p>
<p><b>Increase risk of coalescence and/or urbanisation of the countryside</b></p>	<p>GNLP 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. GNLP Policy 2 would be expected to help reduce the likelihood of urbanisation of the countryside and coalescence by maintaining strategic gaps.</p> <p>Policies EN2 (Broadland) and DM4.7 (South Norfolk) seek to protect strategic gaps between settlements.</p> <p>Policies GC4 (Broadland), DM1.3, DM3.13, DM4.4, DM4.6 (South Norfolk), DM3, DM18, DM19, DM21 and DM22 (Norwich) would be expected to ensure that new development is of an appropriate scale and form to retain the character of the surrounding area.</p>	<p>These policies may help to reduce some of the negative impacts associated with transition of new development into the countryside.</p> <p>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.</p>

### E.3.6 SA Objective 5 – Housing

E.3.6.1 No adverse impacts on housing anticipated.

### E.3.7 SA Objective 6 – Population and Communities

E.3.7.1 **Table E.3.5** presents the identified adverse impacts on population and communities and the likely impacts post-mitigation.

**Table E.3.5: Identified adverse impacts and potential mitigation for SA Objective 6 – Population and Communities**

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<b>Limited access to local services and facilities</b>	<p>GNLP 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.</p> <p>GNLP Policy 4 would be expected to provide transport improvements including improved bus, cycling and walking networks through the Transport for Norwich Strategy.</p> <p>Policies CSU2, CSU3, R1 (Broadland), DM1.2, DM2.4, DM2.5, DM3.16 (South Norfolk), DM1, DM14, DM21 and DM22 (Norwich) seek to protect existing community facilities from loss and encourage the development of new shops and facilities in local centres.</p>	<p>These policies would be expected to mitigate the adverse impact on restricted access to local services and facilities and would help to promote community cohesion.</p>

### E.3.8 SA Objective 7 – Deprivation

E.3.8.1 The SA process has not identified any significant adverse impacts on deprivation as a result of the development of reasonable alternative sites. However, measures outlined in policies could potentially enhance the sustainability performance under this objective (see **Table E.3.6**).

**Table E 3.6: Identified adverse impacts and potential mitigation for SA Objective 7 – Deprivation**

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<b>No significant adverse impacts on deprivation anticipated</b>	<p>GNLP Policy 2 promotes the development of inclusive, resilient and safe communities.</p> <p>Policy GC4 (Broadland) seeks to create sustainable, inclusive and mixed communities, Policy DM3.8 (South Norfolk) promotes inclusive design, and Policy DM1 (Norwich) seeks to promote regeneration, reduce deprivation and create diverse, inclusive and equitable communities.</p>	<p>In relation to residential and employment proposals, these policies would be anticipated to have a minor positive impact on deprivation across Greater Norwich.</p>

## E.3.9 SA Objective 8 – Health

E.3.9.1 **Table E.3.7** presents the identified adverse impacts on health and the likely impacts post-mitigation.

*Table E.3.7: Identified adverse impacts and potential mitigation for SA Objective 8 – Health*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<b>Limited access to NHS hospital</b>	<p>GNLP 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.</p> <p>GNLP Policy 4 seeks to deliver improvements to healthcare infrastructure and improved public transport, which could potentially improve site end users’ access to NHS hospitals.</p> <p>Policies TS1, TS2, CG4, H5 (Broadland), DM3.8, DM3.10 (South Norfolk), DM12, DM13, DM14, DM18, DM25, DM26, DM27, DM28 and DM33 (Norwich) would be expected to improve connections to public transport and incorporate travel plans where required. These policies could potentially provide improved bus links to NHS hospitals.</p>	<p>These policies would not be expected to fully mitigate the existing restricted access to these services, especially in terms of providing sustainable connections for rural areas of Greater Norwich to NHS hospitals.</p>
<b>Limited access to GP surgery</b>	<p>GNLP 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.</p> <p>GNLP Policy 4 seeks to deliver improvements to healthcare infrastructure and improved public transport, which could potentially improve site end users’ access to GP surgeries.</p> <p>Policies CSU2, CSU3 (Broadland), DM1.2 and DM3.16 (South Norfolk) seek to ensure community facilities including healthcare are provided and avoid the loss of existing facilities.</p> <p>Policies TS1, TS2, CG4, H5 (Broadland), DM3.8, DM3.10 (South Norfolk), DM12, DM13, DM14, DM18, DM25, DM26, DM27, DM28 and DM33 (Norwich) would be expected to improve connections to public transport and incorporate travel plans where required. These policies could potentially provide improved bus links to healthcare facilities.</p>	<p>These policies would be expected to improve access to GP surgeries for development proposals within or in the outskirts of settlements which contain an existing GP surgery. However, these policies would not be expected to fully mitigate the restricted access to GP surgeries in many of the smaller, more rural settlements in South Norfolk and Broadland.</p>

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<p><b>Limited access to leisure facilities and services</b></p>	<p>GNLP Policies 2 and 4 would be expected to improve access to existing leisure services through provision of safe and sustainable transport links.</p> <p>GNLP 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 GNLP Policy 7.1.</p> <p>GNLP Policy 3 would be expected to provide additional opportunities for leisure and recreation through the provision of amenity green infrastructure.</p> <p>Policy RL1 (Broadland), DM2.4, DM2.5, DM2.9, DM3.15 (South Norfolk), DM18, DM23 and DM29 (Norwich) would be expected to provide recreational space and support the development of leisure proposals in appropriate locations.</p> <p>Policies TS1, TS2, CG4, H5 (Broadland), DM3.8, DM3.10 (South Norfolk), DM12, DM13, DM14, DM18, DM25, DM26, DM27, DM28 and DM33 (Norwich) would be expected to improve connections to public transport and incorporate travel plans where required. These policies could potentially provide improved bus links to leisure facilities.</p>	<p>These policies would be likely to improve access to leisure facilities for development proposals within or in the outskirts of settlements which contain existing leisure centres, and especially within Norwich city through the provision of a new leisure centre.</p> <p>However, these policies would not be expected to fully mitigate the existing restricted access to these services for residents of more rural areas within Greater Norwich.</p>
<p><b>Exposure to air pollution from AQMA</b></p>	<p>GNLP Policy 2 seeks to protect air quality, which includes the provision of electric vehicle infrastructure.</p> <p>Policy DM3.14 (South Norfolk) and DM11 (Norwich) seek to ensure there is no further deterioration of air quality within an AQMA.</p>	<p>Whilst these policies would seek to ensure current air quality levels do not deteriorate further, it is likely that these policies would not fully mitigate the impacts of transport associated emissions from new development on health for development proposals located within, or in close proximity to, the Central Norwich AQMA.</p>
<p><b>Exposure to air pollution from main road</b></p>	<p>GNLP Policy 2 seeks to protect air quality, which includes the provision of electric vehicle infrastructure.</p> <p>Policy EN4 (Broadland), DM3.14 (South Norfolk), DM2 and DM11 (Norwich) seek to ensure that development proposals do not result in an unacceptable impact on air quality or noise pollution.</p>	<p>These policies would not be expected to fully mitigate the impacts of transport associated emissions from new development on health for development proposals</p>

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
		located in close proximity to main roads.
<b>Limited access to, and the net loss of, public greenspace</b>	<p>GNLP Policy 2 seeks to ensure that all development contributes towards multi-functional green infrastructure links.</p> <p>GNLP Policy 3 would be expected to ensure that developments provide, or provide funding for, significantly higher amounts of appropriate amenity green infrastructure to protect European sites identified within the HRA.</p> <p>Policies EN2, EN3, RL1 (Broadland), DM1.2, DM1.4, DM3.15, DM4.4 (South Norfolk), DM2, DM3, DM8, DM26 and DM33 (Norwich) would help to ensure that all residential development proposals have good access to outdoor space, and that development would avoid the loss of existing open spaces.</p>	<p>These policies would be expected to mitigate the limited access to public greenspace and community open spaces.</p> <p>However, it is not anticipated that the policies would mitigate the loss of a public greenspace identified where sites coincide with these features (Sites GNLP0252, GNLP2173, GNLP0570 and GNLP0041).</p>

### E.3.10 SA Objective 9 – Crime

E.3.10.1 The SA process has not identified any significant adverse impacts on crime as a result of the development of reasonable alternative sites. However, measures outlined in policies could potentially enhance the sustainability performance under this objective (see **Table E.3.8**).

*Table E.3.8: Identified adverse impacts and potential mitigation for SA Objective 9 - Crime*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<b>No significant adverse impacts on deprivation anticipated</b>	<p>GNLP Policy 2 promotes the development of inclusive, resilient and safe communities.</p> <p>Policies GC4 (Broadland), DM3.8 and DM4.9 (South Norfolk) seek to create safe environments by using designs which address crime prevention and the safety of communities.</p> <p>Policies DM3 and DM23 (Norwich) seek to reduce crime and the fear of crime, and ensure development incorporates permeable routes which minimise opportunities for crime.</p>	In relation to residential and employment proposals, these policies would be anticipated to have a minor positive impact on crime across Greater Norwich.



### E.3.11 SA Objective 10 – Education

E.3.11.1 **Table E.3.9** presents the identified adverse impacts on education and the likely impacts post-mitigation.

*Table E.3.9: Identified adverse impacts and potential mitigation for SA Objective 10 - Education*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<p><b>Limited access to primary schools</b></p>	<p>GNLP Policy 7.1 would support the development of a new primary school in Norwich and would be expected to ensure school capacity is increased throughout the Plan area in order to meet the identified needs.</p> <p>GNLP Policy 2 would be expected to provide improved safe and sustainable access to local schools across the Plan area.</p> <p>GNLP Policy 7.4 seeks to ensure that safe routes to schools are provided in rural communities, and along with GNLP Policy 7.5, seeks to ensure that any windfall development will be limited by the capacity of local primary schools.</p> <p>Policies CSU2, CSU3 (Broadland), DM3.16 (South Norfolk), DM1, DM14 and DM22 (Norwich) would also be expected to encourage the siting of new residential development in areas with good access to primary education, and the provision of new community facilities which could potentially include new primary schools.</p>	<p>These policies would be expected to improve access to primary schools, to some extent.</p> <p>However, detail about new primary schools and the capacity of existing primary schools is unknown. Until further detail is available, adverse impacts on sustainable access to primary education cannot be ruled out, particularly for development in rural settlements in Broadland and South Norfolk. Therefore, these policies would not be expected to fully mitigate this impact at this stage of the Plan preparation.</p>
<p><b>Limited access to secondary schools</b></p>	<p>GNLP 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.</p> <p>GNLP Policy 2 would be expected to provide improved safe and sustainable access to local schools across the Plan area, and GNLP Policy 7.4 seeks to ensure that safe routes to schools are provided in rural communities.</p> <p>Policy CSU3 (Broadland), DM1, DM14 and DM22 (Norwich) would be expected to ensure development proposals have good access to secondary education.</p> <p>Policies TS1, TS2, CG4, H5 (Broadland), DM3.8, DM3.10 (South Norfolk), DM12, DM13, DM14, DM18, DM25, DM26, DM27, DM28 and DM33 (Norwich) would be expected to improve connections to public transport and incorporate travel plans where required. These policies could</p>	<p>These policies would be expected to mitigate poor access to secondary schools through delivering a new secondary school in Norwich, ensuring large-scale development is accessible to education, and improving public transport across the Plan area.</p>



Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
	<p>potentially provide improved bus links to secondary schools.</p> <p>GNLP 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.</p>	

### E.3.12 SA Objective 11 – Economy

E.3.12.1 **Table E.3.10** presents the identified adverse impacts on the economy and the likely impacts post-mitigation.

*Table E.3.10: Identified adverse impacts and potential mitigation for SA Objective 11 - Economy*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<p><b>Net loss of employment floorspace</b></p>	<p>GNLP 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 proposed with the GNLP, 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.</p> <p>GNLP Policy 2 could help to provide opportunities for working at home through allowing the delivery of broadband and fibre optic networks.</p> <p>Policies E1, E2, H4 (Broadland), DM2.1, DM2.2, DM2.3 (South Norfolk), DM16, DM18 and DM19 (Norwich) would be expected to ensure that existing employment sites are protected and that new employment opportunities are provided in line with local needs, including the promotion of home working.</p>	<p>These policies would be expected to ensure that any loss of active employment floorspace would be mitigated.</p>
<p><b>Limited access to primary employment location</b></p>	<p>GNLP 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.</p> <p>GNLP Policy 6 seeks to meet the identified employment need and provide a range of small, medium and start-up business</p>	<p>Overall, these policies would be expected to mitigate restricted access to employment opportunities throughout the Plan area.</p>

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
	<p>opportunities, as well as encourage the provision of local working opportunities within new and existing developments.</p> <p>Policies DM2.1 (South Norfolk) and DM1 (Norwich) would be anticipated to ensure accessible employment opportunities are provided alongside new development. Furthermore, through seeking to encourage home working (Policy H4 in Broadland and DM2.3 in South Norfolk) this would contribute towards a reduced need to travel to work.</p>	

### E.3.13 SA Objective 12 – Transport and Access to Services

E.3.13.1 **Table E.3.11** presents the identified adverse impacts on transport and access to services and the likely impacts post-mitigation.

*Table E.3.11: Identified adverse impacts and potential mitigation for SA Objective 12 – Transport and Access to Services*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<p><b>Limited access to bus stops</b></p>	<p>GNLP 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.</p> <p>Policies TS1, TS2, CG4, H5 (Broadland), DM3.8, DM3.10 (South Norfolk), DM12, DM13, DM14, DM18, DM25, DM26, DM27, DM28 and DM33 (Norwich) would be expected to improve connections to public transport and incorporate travel plans where required.</p>	<p>These policies would be expected to mitigate restricted access to bus services and ensure that all residents have adequate public transport accessibility.</p>
<p><b>Limited access to train stations</b></p>	<p>GNLP Policy 4 promotes the enhancement of rail services, including improved journey times to London and Cambridge, and the East-West Rail Link. Improved bus links could potentially provide better connections to railway stations.</p> <p>Policies TS1, TS2, CG4, H5 (Broadland), DM3.8, DM3.10 (South Norfolk), DM12, DM13, DM14, DM18, DM25, DM26, DM27, DM28 and DM33 (Norwich) would be expected to improve connections to</p>	<p>These policies would be expected to improve access to railway stations for development proposals within or in the outskirts of settlements which contain an existing railway station.</p> <p>However, these policies would not be anticipated to fully mitigate the restricted access to railway stations in many of the smaller, more rural</p>

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
	public transport and incorporate travel plans where required.	settlements in Broadland and South Norfolk.
<b>Lack of safe pedestrian access / access to road network</b>	<p>GNLP Policy 2 promotes safe and sustainable access to on-site and local services and facilities, and GNLP Policy 4 would be expected to improve the cycling and walking network, within the Transport for Norwich Strategy.</p> <p>Policies TS2, TS3, TS6 (Broadland), DM1.2, DM3.8, DM3.10, DM3.11 (South Norfolk), DM12, DM18, DM26, DM28, DM30 and DM33 (Norwich) would be likely to provide safe pedestrian access for all new development and promote highway safety and accessibility.</p>	These policies would be expected to mitigate adverse impacts on accessibility, as they would provide improved access to the road, PRow and cycle networks and facilitate pedestrian access to local facilities.

### E.3.14 SA Objective 13 – Historic Environment

E.3.14.1 **Table E.3.12** presents the identified adverse impacts on the historic environment and the likely impacts post-mitigation.

*Table E.3.12: Identified adverse impacts and potential mitigation for SA Objective 13 – Historic Environment*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<b>Alteration of character or setting of a Listed Building and/or Conservation Area</b>	<p>GNLP Policy 3 seeks to ensure that development proposals do 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. GNLP 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.</p> <p>Policies EN2, GC4 (Broadland), DM1.4, DM2.10, DM4.10 (South Norfolk), DM1, DM3, DM9, DM10 and DM12 (Norwich) would also be expected to ensure that heritage assets including Listed Buildings and their settings are preserved and enhanced in line with their significance. These policies would also help to ensure that development proposals have regard to the character</p>	These policies would be expected to mitigate negative impacts on the character and setting of Conservation Areas and Grade I, Grade II* and Grade II Listed buildings.

Identified adverse impact	Potential mitigating influence of GNL P strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
	and appearance of the surrounding historic environment within Conservation Areas.	
<b>Alteration of character or setting of a Scheduled Monument</b>	<p>GNLP Policy 3 seeks to ensure that development proposals do not result in harm to designated heritage assets or their historic character and continued or new uses are provided for heritage assets which retain their historic significance. GNLP 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 nearby SMs.</p> <p>Policies EN2, GC4 (Broadland), DM1.4, DM2.10, DM2.12, DM4.10 (South Norfolk), DM1, DM3, DM9, DM10 and DM12 (Norwich) would also be expected to ensure that heritage assets including SMs and their settings are preserved and enhanced in line with their significance.</p>	<p>These policies would be expected to mitigate some of the potential negative impacts on the setting of SMs.</p> <p>There is a level of uncertainty in relation to the potential direct impacts of the development on SMs and archaeological features (At Site GNLP3053 which coincides with 'Carrow Priory' SM and at Site GNLP0409R which coincides with 'City walls and towers' SM).</p>
<b>Alteration of character or setting of a Registered Park and Garden</b>	<p>GNLP Policy 3 seeks to ensure that development does not result in harm to designated heritage assets or their historic character and continued or new uses are provided for heritage assets which retain their historic significance. GNLP 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 nearby RPGs.</p> <p>Policies EN2, GC4 (Broadland), DM1.4, DM2.10, DM4.10 (South Norfolk), DM1, DM3, DM9, DM10 and DM12 (Norwich) would also be expected to ensure that heritage assets including RPGs and their settings are preserved and enhanced in line with their significance.</p>	<p>These policies would be anticipated to mitigate some of the potential negative impacts on the setting of RPGs.</p> <p>However, a level of uncertainty remains regarding the adverse impacts associated with development proposals which coincide with RPGs (Site GNLP3052 – Crown Point RPG).</p>

## E.3.15 SA Objective 14 – Natural Resources, Waste and Contaminated Land

E.3.15.1 **Table E.3.13** presents the identified adverse impacts on natural resources, waste and contaminated land and the likely impacts post-mitigation.

*Table E.3.13: Identified adverse impacts and potential mitigation for SA Objective 14 – Natural Resources, Waste and Contaminated Land*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<b>Increase in household waste</b>	<p>GNLP 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.</p> <p>Policies CSU4 (Broadland), DM1.4, DM4.3 (South Norfolk) and DM31 (Norwich) could potentially help to improve the uptake of recycling and facilitate sustainable waste management.</p>	<p>These policies would not be expected to fully mitigate this impact and are unlikely to facilitate reductions in household waste production in line with objectives set out under the 2018 Resources and Waste Strategy (at least 65% of household waste to be recycled by 2035)<sup>6</sup>.</p>
<b>Loss of greenfield sites, land with an ecological or landscape value</b>	<p>GNLP Policy 2 promotes resource efficiency, and GNLP Policy 7.1 aims to promote brownfield development by allocating a significant proportion of the housing requirements within Norwich City. GNLP Policy 3 seeks to protect high quality agricultural land.</p> <p>Policies GC4 (Broadland), DM1.4, DM3.3 (South Norfolk), DM3 and DM29 (Norwich) seek to encourage the efficient use of land and environmental resources, including prioritising development on previously developed land.</p>	<p>The majority of the potential sites for development in Greater Norwich comprise previously undeveloped land. These policies would not be expected to mitigate the loss of greenfield land due to the nature and scale of the development proposed in the GNLP.</p>
<b>Loss of best and most versatile soils</b>	<p>GNLP Policy 2 promotes resource efficiency, and GNLP Policy 7.1 aims to promote brownfield development by allocating a significant proportion of the housing requirements within Norwich City. GNLP Policy 3 seeks to protect high quality agricultural land.</p> <p>Policies DM2.8, DM2.9 and DM2.12 (South Norfolk) seek to ensure that high quality agricultural land is protected.</p>	<p>These policies would not be expected to mitigate the loss of ALC Grades 1, 2 and 3 land at sites in more rural areas of Greater Norwich.</p>

<sup>6</sup> HM Government (2018) Our Waste, Our Resources: A Strategy for England. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/765914/resources-waste-strategy-dec-2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf) [Date Accessed: 29/10/20]

### E.3.16 SA Objective 15 – Water

E.3.16.1 **Table E.3.14** presents the identified adverse impacts on water and the likely impacts post-mitigation.

*Table E.3.14: Identified adverse impacts and potential mitigation for SA Objective 15 - Water*

Identified adverse impact	Potential mitigating influence of GNLP strategic policies and adopted Local Plan DM policies	Commentary: Will the policies mitigate the identified adverse effects?
<p><b>Risk of contamination of groundwater Source Protection Zones</b></p>	<p>GNLP 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.</p> <p>GNLP 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.</p> <p>Policies EN4, CSU5 (Broadland), DM3.14 (South Norfolk), DM3, DM5 and DM11 (Norwich) would be expected to ensure that all new developments include sustainable drainage, and that groundwater quality and aquifers are protected from pollution.</p>	<p>Together, these policies would be expected to mitigate negative impacts associated with development on nearby groundwater SPZs.</p>
<p><b>Risk of contamination of watercourses</b></p>	<p>GNLP 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.</p> <p>GNLP 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 watercourses, and reduce the likelihood of pollutants entering watercourses.</p> <p>Policy 7.1 seeks to ensure development near the River Wensum is in accordance with the River Wensum Strategy which would be expected to prevent to worsening of water quality at this river.</p> <p>Policies EN1, EN4, CSU5 (Broadland), DM1.4, DM2.9, DM3.14, DM4.2 (South Norfolk), DM5, DM11 and DM28 (Norwich) would be anticipated to ensure that development proposals do not result in a deterioration of water quality.</p>	<p>These policies would not be expected to fully mitigate the potential adverse impacts on the contamination of some watercourses.</p>

E.3.16.2 Following careful consideration of the mitigation effects of the strategic policies and Local Plan DM policies on the assessment findings, the post-mitigation assessment findings for all 392 reasonable alternative sites considered throughout the GNLP preparation have been presented in **Table E.3.15**.

**Table E.3.15: Post-mitigation impact matrix for all reasonable alternative sites**

Site Reference	SA Objective														
	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
<b>Acle</b>															
ACL3	-	+	-	0	0	0	+	-	+	0	++	+	0	+	0
GNLPO378	-	-	-	-	++	0	+	-	+	-	+	+	0	-	0
GNLPO378(18C)	-	-	-	-	++	0	+	-	+	-	+	+	0	-	0
GNLPO378R	-	-	-	-	++	0	+	-	+	-	+	+	0	-	0
GNLPO384	-	-	-	-	++	0	+	-	+	-	+	+	0	-	0
GNLPO421R	-	+	-	-	+	++	+	-	+	-	+	+	0	-	0
GNLPO1049	-	-	-	-	++	+	+	-	+	-	+	+	0	-	0
GNLPO2139	-	-	-	-	++	0	+	-	+	-	+	+	0	-	0
GNLPO2139(18C)	-	-	-	-	++	0	+	-	+	-	+	+	0	-	0
GNLPO2139R	-	-	-	-	++	0	+	-	+	-	+	+	0	-	0
<b>Aylsham (Blicking, Burgh &amp; Tuttington and Oulton)</b>															
AYL4	-	+	0	-	0	0	+	-	+	0	++	-	0	-	0
GNLPO287	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO311	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO336	-	--	0	-	++	0	+	-	+	-	++	-	0	-	-
GNLPO595	-	-	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO596	-	-	-	-	++	+	+	-	+	++	+	-	0	-	0
GNLPO2060	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
<b>Blofield</b>															
GNLPO082	-	-	-	-	++	+	+	-	+	-	0	+	0	-	0
GNLPO082AR	-	+	-	-	+	++	+	-	+	+	0	+	0	-	0
GNLPO082BR	-	+	-	-	+	++	+	-	+	0	++	+	0	-	0
GNLPO252	-	-	-	-	++	++	+	-	+	-	+	+	0	-	0
GNLPO252R	-	+	-	0	+	++	+	-	+	+	+	+	0	-	0
GNLPO508	-	+	-	0	+	0	+	-	+	-	+	+	0	+	-
GNLPO2024	-	+	-	-	+	0	+	-	+	+	+	+	0	-	-
GNLPO2024AR	-	+	-	0	+	0	+	-	+	+	+	+	0	-	-
GNLPO2024BR	-	+	-	0	+	0	+	-	+	+	+	+	0	-	-
GNLPO2085	-	+	-	-	+	++	+	-	+	+	0	+	0	-	0
GNLPO2149	-	+	-	-	+	++	+	-	+	+	0	+	0	-	0
GNLPO2161	-	+	-	0	+	++	+	-	+	+	0	+	0	-	0
GNLPO4017	-	+	-	0	+	++	+	-	+	+	+	+	0	-	0
<b>Blofield Heath</b>															
GNLPO288	-	+	-	-	+	++	+	--	+	+	+	-	0	-	0
GNLPO1048	-	-	-	-	++	+	+	--	+	+	+	-	0	-	0
GNLPO1048(18C)	-	+	-	0	+	++	+	--	+	+	+	-	0	-	0

Site Reference	SA Objective														
	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
GNL1048R	-	+	-	0	+	++	+	--	+	+	+	-	0	-	0
Brundall and Postwick-with-Witton															
BRU2	-	+	0	+	0	0	0	+	0	0	0	0	0	0	0
BRU3	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
GNLPO254	-	-	-	-	++	++	+	-	+	-	+	+	0	-	-
GNLPO295	-	-	-	-	++	0	+	-	+	-	+	+	0	-	0
GNLPO325	-	-	-	-	++	++	+	-	+	-	++	+	0	-	0
GNLPO352	-	--	-	-	++	+	+	-	+	-	+	+	0	-	-
GNLPO375	-	-	-	-	++	0	+	-	+	-	+	+	0	-	0
GNLPO436	-	--	-	-	++	+	+	-	+	+	+	+	0	-	-
GNL3029	-	+	-	0	0	0	+	-	+	0	++	+	0	-	0
Bunwell															
BUN2	0	+	0	-	+	+	+	--	+	+	0	-	0	-	0
Buxton with Lamas and Brampton															
BUX1	-	+	-	-	+	++	+	--	+	+	0	-	0	-	0
GNLPO297	-	+	-	-	+	++	+	--	+	+	0	-	0	-	0
Cawston, Brandiston and Swannington															
CAW1	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
GNLPO126-A	-	+	-	0	+	++	+	--	+	+	++	-	0	-	0
GNLPO126-B	-	+	-	-	+	++	+	--	+	+	++	-	0	-	0
GNLPO293	-	-	-	-	++	+	+	--	+	-	+	-	0	-	0
GNLPO293(18C)	-	+	-	-	+	++	+	--	+	+	+	-	0	-	0
Colney															
GNLPO253	-	--	-	-	++	+	+	-	+	-	++	-	0	-	-
Colney Strategic Employment															
GNLPO140C	-	+	-	0	0	+	+	-	+	0	++	-	0	-	0
Coltishall, Horstead with Stanninghall and Belough															
COL2	-	+	-	0	+	++	+	-	+	+	+	-	0	-	0
GNLPO265	-	+	-	0	+	++	+	-	+	+	+	-	0	-	-
GNLPO388	-	+	-	0	+	++	+	-	+	+	+	-	0	-	0
GNL2019	-	+	-	-	+	+	+	-	+	+	+	-	0	-	0
GNL2072	-	+	-	0	+	++	+	-	+	+	+	-	0	-	-
GNL4048	-	+	-	0	+	++	+	-	+	+	+	-	0	-	0
Costessey															
BAW2	-	--	-	-	0	+	+	-	+	0	++	-	0	-	-
COS3	-	+	-	0	0	+	+	-	+	0	++	-	0	-	0
GNLPO238	-	-	-	-	+	++	+	-	+	-	+	-	0	-	-
GNLPO266	-	-	-	-	++	0	+	-	+	-	++	-	0	-	0
GNLPO284R	-	-	-	-	++	+	+	-	+	++	+	-	0	-	-
GNLPO581	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO581R	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO593	-	+	-	0	+	++	+	-	+	-	+	-	0	+	0
GNL2043	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
GNL4045	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0



Site Reference	SA Objective														
	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
GNLPSL2008	-	+	-	0	0	+	+	-	+	0	0	-	0	-	0
Cringleford (including employment at Keswick Land)															
GNLPO307	-	-	-	-	++	0	+	-	+	-	++	-	0	-	-
GNLPO327	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO461	-	+	-	-	+	+	+	-	+	++	+	-	0	-	-
GNLPO497	-	+	0	-	0	+	+	-	+	0	++	-	0	-	0
Diss (including part of Roydon)															
DIS1	-	+	0	0	+	+	+	-	+	-	+	+	0	-	0
DIS2	-	-	0	0	+	++	+	-	+	-	+	+	0	-	-
DIS3	-	+	-	-	+	+	+	-	+	++	+	++	0	-	0
DIS8	-	+	0	0	0	+	+	-	+	0	++	++	0	-	0
DIS9	-	+	0	-	0	+	+	-	+	0	++	+	0	-	0
GNLPO102	-	-	0	0	+	+	+	-	+	-	+	+	0	+	0
GNLPO104	-	+	-	0	+	+	+	-	+	++	+	++	0	-	0
GNLPO112	-	+	0	0	+	+	+	-	+	-	+	+	0	-	0
GNLPO119	-	+	0	0	+	+	+	-	+	-	+	+	0	-	0
GNLPO185	-	+	0	0	+	+	+	-	+	-	+	+	0	-	0
GNLPO250	-	-	0	-	+	+	+	-	+	-	+	+	0	-	0
GNLPO291	-	+	0	-	+	+	+	-	+	-	+	+	0	-	0
GNLPO341	-	+	0	0	+	++	+	-	+	-	+	+	0	-	0
GNLPO342	-	-	0	-	++	+	+	-	+	-	+	+	0	-	0
GNLPO362	-	-	-	-	++	+	+	-	+	-	+	+	0	-	-
GNLPO599	-	-	0	-	+	+	+	-	+	-	+	+	0	-	0
GNLPO444	-	-	0	-	++	+	+	-	+	-	+	+	0	-	0
GNLPO444R	-	-	0	-	++	+	+	-	+	-	+	+	0	-	0
GNLPO445	-	+	0	0	+	++	+	-	+	-	+	++	0	-	0
GNLPO2104	-	--	-	-	++	0	+	-	+	-	+	+	0	-	-
GNLPO4010	-	+	-	-	+	+	+	-	+	+	+	+	0	-	-
GNLPO4049	-	-	0	-	++	+	+	-	+	-	++	+	0	-	0
Drayton															
GNLPO270	-	--	--	-	+	++	+	-	+	-	+	-	0	-	-
GNLPO271	-	-	-	-	+	++	+	-	+	-	+	-	0	-	0
GNLPO301	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO465	-	+	-	-	0	0	+	-	+	0	++	-	0	-	0
Easton and Honingham															
GNLPO411	-	+	-	0	+	+	+	--	+	-	0	-	0	-	-
GNLPO415R-A	-	-	-	-	++	0	+	--	+	-	+	-	0	-	0
GNLPO415R-B	-	+	-	-	0	0	+	--	+	0	++	-	0	-	0
GNLPO415R-C	-	+	-	-	0	0	+	--	+	0	++	-	0	-	0
GNLPO415R-D	-	-	-	-	++	0	+	--	+	-	+	-	0	-	0
GNLPO415R-E	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0
GNLPO415R-F	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0
GNLPO415R-G	-	-	-	-	++	0	+	--	+	-	0	-	0	-	0
GNLPO2176	-	+	-	-	+	+	+	--	+	-	0	-	0	-	-

Site Reference	SA Objective														
	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
GNLP2176(18C)	-	+	-	0	+	+	+	--	+	-	+	-	0	-	-
GNLP2176R	-	+	-	0	+	+	+	--	+	-	+	-	0	-	-
Foulsham and Themelthorpe															
GNLPO275	-	+	-	0	+	++	+	--	+	+	0	-	0	-	-
GNLPO605	-	+	-	-	+	++	+	--	+	+	0	-	0	-	0
Freethorpe, Halvergate and Wickhampton															
FRE1	-	+	-	-	+	++	+	--	+	+	0	-	0	-	0
GNLP2033	-	+	-	-	+	++	+	--	+	+	0	-	0	-	0
GNLP2034	-	+	-	-	+	+	+	--	+	+	0	-	0	-	0
GNLP4050	-	+	-	-	+	+	+	--	+	+	+	-	0	-	0
Frettenham															
GNLPO492	-	+	-	-	+	+	+	--	+	+	+	-	0	-	0
Gillingham, Geldeston and Stockton															
GIL1	-	--	-	-	+	++	+	--	+	+	+	+	0	-	0
Great and Little Plumstead															
GNLPO328	-	-	-	-	++	+	+	--	+	-	+	-	0	-	0
GNLPO330	-	-	-	-	++	+	+	--	+	-	+	-	0	-	0
GNLPO420R	-	+	-	-	+	++	+	--	+	-	+	-	0	-	0
GNLPO420R*	-	+	-	-	+	+	+	--	+	-	+	-	0	-	0
GNLPO441R	-	+	-	-	+	+	+	--	+	-	+	-	0	-	0
GNLPO483	-	+	-	-	+	+	+	--	+	-	+	-	0	-	0
GNLPO483R	-	+	-	-	+	+	+	--	+	-	+	-	0	-	0
GNLP3007	-	+	-	-	+	+	+	--	+	-	+	-	0	-	0
GNLP3007R	-	+	-	0	+	+	+	--	+	-	+	-	0	-	0
GNLP3014	-	--	-	-	++	0	+	--	+	+	+	-	0	-	0
GNLP3014R	-	-	-	-	+	0	+	--	+	+	+	-	0	-	-
GNLP4015	-	+	-	-	+	+	+	--	+	-	+	-	0	-	0
GNLP4030	-	-	-	-	++	0	+	--	+	-	+	-	0	-	0
GNLPSL3006	0	+	-	0	+	+	+	--	+	-	+	-	0	-	0
Hainford and Stratton Strawless															
GNLPO069	-	-	-	-	++	0	+	--	+	-	+	-	0	-	0
GNLPO393	-	+	-	0	+	+	+	--	+	+	+	-	0	-	0
GNLP3046	0	+	-	0	+	+	+	--	+	+	+	-	0	-	0
GNLP4022	-	+	-	-	+	+	+	--	+	+	+	-	0	-	0
Hellesdon															
GNLP2025	-	+	-	0	+	+	+	-	+	++	+	-	0	-	0
GNLP2173	-	+	-	0	+	++	+	-	+	+	+	-	0	-	0
GNLP1019	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
GNLP1020	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
HEL1	-	-	-	0	++	+	+	-	+	++	+	-	0	-	0
Hethel Strategic Employment															
GNLP4026	0	+	-	-	+	0	+	--	+	0	++	-	0	-	0
HETHEL2	-	+	-	-	0	0	+	--	+	0	++	-	0	-	0
Hethersett															

Site Reference	SA Objective														
	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	+	++	+	-	+	-	+	-	0	-	0
GNLPO177-A	-	-	0	-	++	0	+	-	+	-	++	-	0	-	-
GNLPO394	-	-	0	-	++	0	+	-	+	-	+	-	0	-	-
GNLPO480	-	+	0	-	+	0	+	-	+	-	++	-	0	-	0
GNLPO481	-	+	0	-	+	0	+	-	+	-	++	-	0	-	-
GNLPO4052	-	+	0	-	+	0	+	-	+	+	++	-	0	-	-
GNLPO4054	-	-	0	-	++	0	+	-	+	-	+	-	0	-	0
HET2	-	+	0	-	0	+	+	-	+	0	++	-	0	-	0
HET3	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
Hevingham															
GNLPO4036	-	+	-	-	+	+	+	--	+	+	+	-	0	-	0
Hingham															
GNLPO298	-	-	0	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO310	-	-	0	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO335	-	-	0	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO395	-	-	0	-	++	++	+	-	+	+	+	-	0	-	0
GNLPO501	-	+	0	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO502	-	-	0	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO503	-	-	0	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO503(18C)	-	+	0	-	+	++	+	-	+	+	+	-	0	-	0
GNLPO520	-	-	0	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO520(18C)	-	-	0	-	+	+	+	-	+	+	+	-	0	-	0
GNLPO544R	-	-	-	-	+	+	+	-	+	+	+	-	0	-	0
GNLPO4011	-	+	0	-	+	++	+	-	+	+	+	-	0	-	-
HIN2	-	+	-	-	0	0	+	-	+	0	++	-	0	-	0
Horsford, Felthorpe and Haveringland															
GNLPO153	-	+	-	0	+	++	+	-	+	-	+	-	0	+	-
GNLPO251	-	+	-	-	+	+	+	-	+	+	+	-	0	-	0
GNLPO264	-	-	-	0	+	++	+	-	+	-	+	-	0	+	-
GNLPO283R	-	-	-	-	+	0	+	-	+	-	+	-	0	-	0
GNLPO332R	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO334R	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO422	-	+	-	-	+	++	+	-	+	-	+	-	0	-	-
GNLPO422R	-	+	-	-	+	++	+	-	+	+	+	-	0	-	0
GNLPO423	-	+	-	0	+	+	+	-	+	+	+	-	0	-	0
GNLPO2160	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO4006	0	+	-	0	+	0	+	-	+	-	+	-	0	-	0
Horsham and Newton St. Faith															
GNLPO085	0	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO125	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO125(18C)	-	+	-	-	+	++	+	-	+	-	+	-	0	-	0
GNLPO125R	-	+	-	-	+	++	+	-	+	-	+	-	0	-	0
GNLPO246	-	+	-	-	+	+	+	-	+	+	+	-	0	-	0
GNLPO482R	-	-	-	-	++	++	+	-	+	-	+	-	0	-	0

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GNLP1054	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
GNLP2141	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLP3027R	-	--	-	-	++	+	+	-	+	+	+	-	0	-	-
GNLP4061	0	+	-	-	0	++	+	-	+	0	++	-	0	-	0
GNLPSL2007	-	+	-	-	0	++	+	-	+	0	++	-	0	-	-
GNLPSL2007R	-	+	-	-	0	++	+	-	+	0	++	-	0	-	0
GNLPSL4003	0	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPSL4005	0	+	-	0	+	+	+	-	+	-	+	-	0	-	0
HNF1	-	-	-	-	+	+	+	-	+	-	+	-	0	-	0
HNF2	-	+	-	-	0	0	+	-	+	0	++	-	0	-	0
HNF3	-	+	-	-	0	++	+	-	+	0	++	-	0	-	-
Lenwade (Great Witchingham)															
GNLPO548	-	+	-	-	+	+	+	-	+	+	+	-	0	-	0
GNLPO586	-	-	-	-	+	+	+	-	+	+	+	-	0	-	-
GNLPO608	-	+	-	-	+	++	+	-	+	+	+	-	0	-	-
GNLPO608R	-	+	-	-	+	++	+	-	+	+	+	-	0	-	-
GNLP2184	-	-	-	0	++	0	+	-	+	-	+	-	0	-	0
Lingwood and Burlingham, Beighton and Strumpshaw															
GNLPO277	-	+	-	0	+	++	+	--	+	-	0	++	0	+	0
GNLPO296	-	-	-	-	++	++	+	--	+	+	+	+	0	-	0
GNLPO379	-	+	-	-	+	+	+	--	+	+	+	+	0	-	0
GNLPO379(18C)	-	+	-	-	+	+	+	--	+	+	+	++	0	-	0
GNLPO380	-	+	-	-	+	+	+	--	+	-	+	+	0	-	0
GNLP2071	-	+	-	0	+	++	+	--	+	-	0	+	0	-	0
GNLP4016	-	+	-	-	+	+	+	--	+	+	+	++	0	-	0
GNLPSL0006	-	+	-	0	+	++	+	--	+	-	0	+	0	-	0
Loddon and Chedgrave															
GNLPO312	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO313	-	-	-	-	+	++	+	-	+	++	+	-	0	-	-
GNLPO372	-	-	-	-	++	+	+	-	+	-	+	-	0	-	-
GNLPO463	-	-	-	-	+	++	+	-	+	-	+	-	0	-	0
GNLPO463R	-	-	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO541	0	+	-	0	+	++	+	-	+	-	+	-	0	-	0
GNLP1014R	-	+	-	-	+	++	+	-	+	-	+	-	0	-	-
GNLP2032	-	--	-	0	+	++	+	-	+	-	+	-	0	-	-
GNLP4028	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLP4029	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLP4058	-	-	-	-	+	++	+	-	+	-	+	-	0	-	0
GNLPSL0015	0	+	-	0	+	++	+	-	+	-	+	-	0	-	-
LOD3	-	+	-	-	0	+	+	-	+	0	++	-	0	-	-
Long Stratton (including part of Tharston)															
GNLPO201	-	-	-	-	+	+	+	-	+	++	++	-	0	-	0
GNLPO509	-	-	0	-	+	+	+	-	+	-	+	-	0	-	0
GNLP3033	-	-	-	-	+	+	+	-	+	++	++	-	0	-	-

Site Reference	SA Objective														
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	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
GNLP4033	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLP4034	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
Marsham															
GNLPO229	-	--	-	-	++	0	+	--	+	+	+	-	0	-	-
GNLP2143	-	+	-	-	+	+	+	--	+	+	+	-	0	-	0
GNLP3035	-	+	-	0	+	+	+	--	+	+	+	-	0	+	-
Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton															
BRA1	-	+	-	0	+	+	+	-	+	-	+	-	0	-	0
SWA1	-	+	0	-	+	+	+	--	+	-	+	-	0	-	0
Newton Flotman and Swainsthorpe															
NEW1	-	+	-	-	+	+	+	-	+	+	0	-	0	-	0
Norwich															
GNLPO068	-	-	-	0	+	++	+	-	+	-	+	++	0	+	0
GNLPO133-B	-	+	-	0	0	++	+	0	+	0	++	+	0	-	0
GNLPO133BR	-	+	-	0	0	+	+	0	+	0	++	+	0	-	0
GNLPO133-C	0	+	-	0	0	++	+	0	+	0	+	+	0	+	0
GNLPO133-D	-	+	-	0	0	++	+	0	+	0	0	+	0	-	0
GNLPO133DR	-	+	-	0	0	+	+	0	+	0	++	+	0	-	0
GNLPO133-E	-	--	-	0	0	++	+	0	+	0	++	+	0	-	0
GNLPO282	-	+	-	0	+	++	+	-	+	++	+	+	0	+	0
GNLPO360	-	--	0	-	++	+	+	-	+	-	++	+	0	-	0
GNLPO377	-	+	-	0	+	++	+	-	+	++	+	++	0	+	0
GNLPO381	-	+	-	0	0	++	+	-	+	0	0	+	0	+	0
GNLPO401	-	-	-	0	++	++	+	-	+	++	++	++	0	-	0
GNLPO409R	-	-	-	0	+	++	+	-	+	++	++	++	0	+	0
GNLPO409R*	-	-	-	0	++	+	+	-	+	++	++	++	-	-	0
GNLPO451	-	+	-	0	+	++	+	-	+	++	+	++	0	+	0
GNLPO506	-	-	-	0	++	++	+	-	+	++	+	++	0	-	0
GNLPO570	-	-	0	0	+	++	+	-	+	++	+	+	0	-	0
GNLPO1061	-	+	-	0	0	0	+	-	+	0	++	+	0	-	0
GNLPO2062	-	+	-	0	+	++	+	-	+	++	+	++	0	+	0
GNLPO2114	-	+	-	0	+	++	+	-	+	++	+	++	0	+	0
GNLPO2137	-	-	-	0	++	++	+	-	+	++	+	++	0	-	0
GNLPO2159	-	-	-	0	++	++	+	-	+	++	+	++	0	+	0
GNLPO2163	-	-	-	0	+	++	+	-	+	++	+	++	0	+	0
GNLPO2164	-	+	-	0	+	++	+	-	+	++	+	++	0	+	0
GNLPO3050	-	-	0	0	+	++	+	-	+	++	+	+	0	+	0
GNLPO3053	-	-	0	0	++	+	+	-	+	-	+	++	-	-	0
GNLPO3054	-	-	-	0	++	+	+	-	+	++	+	++	0	-	0
Poringland, Farmingham Earl and Farmingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)															
GNLPO131	-	+	0	-	+	0	+	-	+	-	+	-	0	-	0
GNLPO169	-	-	0	-	++	+	+	-	+	-	++	-	0	-	0
GNLPO223	-	-	0	-	++	+	+	-	+	-	+	-	0	-	0

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	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
GNLPO280	-	+	0	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO280R	-	+	0	-	+	+	+	-	+	0	++	-	0	-	0
GNLPO316	-	-	0	-	++	+	+	-	+	+	+	-	0	-	0
GNLPO321	-	+	0	-	+	+	+	-	+	-	++	-	0	-	0
GNLPO391-A	-	-	-	-	+	+	+	-	+	+	+	-	0	-	0
GNLPO391-B	-	-	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO485	-	-	0	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO485R	-	-	0	-	++	0	+	-	+	++	++	-	0	-	0
GNLPO491	-	-	0	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO494	-	+	0	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO494R	-	+	0	0	+	+	+	-	+	-	+	-	0	-	0
GNLPO589-A	-	-	-	-	++	++	+	-	+	-	+	-	0	-	0
GNLPO589-B	-	-	-	-	++	++	+	-	+	-	+	-	0	-	0
GNLPI032	-	-	0	-	++	+	+	-	+	-	++	-	0	-	-
GNLPI047	-	-	0	-	+	+	+	-	+	-	+	-	0	-	0
GNLPI2093	-	-	0	-	++	+	+	-	+	-	+	-	0	-	0
GNLPI2094	-	-	0	-	++	++	+	-	+	-	+	-	0	-	0
GNLPI2111	-	+	0	-	+	+	+	-	+	-	+	-	0	-	0
GNLPI2124R	-	-	0	-	+	+	+	-	+	-	+	-	0	-	0
GNLPI2153	-	-	0	-	++	0	+	-	+	-	+	-	0	-	0
GNLPI4032	0	+	0	-	+	++	+	-	+	+	+	-	0	-	0
POR3	-	+	0	-	0	+	+	-	+	0	++	-	0	-	0
Rackheath															
GNLPI0172	-	-	-	-	++	0	+	--	+	-	+	+	0	-	-
GNLPI0351	-	+	-	0	+	+	+	--	+	+	+	+	0	+	0
GNLPI0478	-	-	-	-	++	0	+	--	+	-	+	+	0	-	-
GNLPI2037	-	+	-	0	+	+	+	--	+	+	+	+	0	-	0
Redenhall with Harleston (including part of Needham)															
GNLPI0209	-	+	0	-	+	++	+	-	+	-	+	-	0	-	0
GNLPI0237	-	+	0	0	+	+	+	-	+	-	+	-	0	-	0
GNLPI2088	-	-	0	-	++	0	+	-	+	-	+	-	0	-	-
GNLPI2098	-	+	0	-	+	+	+	-	+	++	+	-	0	-	0
GNLPI2099	-	-	0	-	++	+	+	-	+	++	+	-	0	-	-
GNLPI2108	-	-	0	-	++	+	+	-	+	-	+	-	0	-	-
GNLPI2115	-	-	0	-	++	+	+	-	+	-	+	-	0	-	0
GNLPI2136	-	-	0	-	++	0	+	-	+	++	++	-	0	-	0
HAR4	-	-	0	0	+	+	+	-	+	-	+	-	0	-	0
HAR5	-	+	0	0	0	++	+	-	+	0	++	-	0	-	-
HAR7	-	+	0	-	0	+	+	-	+	0	++	-	0	-	0
Reedham															
GNLPI1001	-	+	-	0	+	++	+	-	+	+	0	+	0	-	0
GNLPI3003	-	+	-	0	+	++	+	-	+	+	0	+	0	-	-
GNLPI3003(18C)	-	+	-	0	+	++	+	-	+	+	0	+	0	-	-
Reepham															

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GNLPO096	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO180	-	+	-	-	+	++	+	-	+	++	+	-	0	-	0
GNLPO183	-	-	-	-	+	+	+	-	+	++	+	-	0	-	0
GNLPO353	-	-	-	-	++	+	+	-	+	++	+	-	0	-	0
GNLPO353R	-	+	-	-	+	+	+	-	+	++	+	-	0	-	0
GNLPO543-A	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO543-B	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO2075	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO4009	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO4019	-	+	-	-	++	+	+	-	+	0	++	-	0	-	-
REP1	-	-	-	-	++	+	+	-	+	++	+	-	0	-	-
Salhouse															
GNLPO161	-	-	-	-	++	0	+	--	+	-	+	+	0	-	0
GNLPO163	-	-	-	-	++	0	+	--	+	-	+	+	0	-	0
GNLPO175	-	-	-	-	+	+	+	--	+	+	+	+	0	-	0
GNLPO188	-	+	-	-	+	+	+	--	+	+	+	+	0	-	0
GNLPO189	-	-	-	0	++	+	+	--	+	-	+	+	0	-	0
GNLPO4024	-	+	-	0	+	+	+	--	+	+	+	++	0	-	0
Scole															
SCO1	-	+	0	-	+	0	+	--	+	+	+	-	0	-	0
Silfield Garden Village															
GNLPO4057A	-	--	0	-	++	+	+	-	+	+	++	+	0	-	-
GNLPO4057B	0	+	0	+	0	0	+	+	+	0	0	0	0	0	0
GNLPO4057C	0	+	0	-	0	0	+	0	+	0	0	0	0	-	0
South Walsham and Upton with Fishley															
GNLPO382	-	+	-	-	+	0	+	--	+	-	+	-	0	-	0
Spixworth															
GNLPO467	-	-	-	-	++	++	+	-	+	-	+	-	0	-	0
Sprowston															
GNLPO132	-	-	-	-	++	0	+	-	+	-	+	-	0	-	-
GNLPO383	-	-	-	0	++	++	+	-	+	-	+	-	0	+	0
GNLPO3024	-	+	-	-	0	+	+	-	+	0	0	-	0	-	-
Tasburgh															
TAS1	-	+	-	0	+	+	+	--	+	-	+	-	0	-	0
Taverham and Ringland															
GNLPO159	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
GNLPO159R	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO337	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO337R	-	-	-	-	++	0	+	-	+	+	++	-	0	-	0
GNLPO457	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLPO2047R	-	+	-	0	+	+	+	-	+	-	+	-	0	-	0
GNLPO2050	0	+	-	0	+	+	+	-	+	-	+	-	0	-	0
GNLPO2051	-	+	-	-	+	+	+	-	+	+	+	-	0	-	0
GNLPO2106	-	-	-	-	+	++	+	-	+	-	+	-	0	-	-

Site Reference	SA Objective														
	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
GNLP4039	0	+	-	-	+	+	+	-	+	+	+	-	0	-	0
GNLP4040	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
Thorpe St Andrew															
GNLPO442	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLPO540	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLP2170	-	+	0	0	+	+	+	-	+	-	+	+	0	-	0
GNLP2171	-	-	-	0	+	+	+	-	+	-	+	++	0	-	-
Wicklewood															
WIC1	0	+	-	-	+	0	+	--	+	+	+	-	0	-	0
Wroxham															
GNLPO041	-	+	-	-	+	++	+	-	+	-	+	+	0	+	0
GNLP2131	-	-	-	-	++	++	+	-	+	-	+	+	0	-	0
GNLP2135	-	-	-	-	++	+	+	-	+	-	+	+	0	-	0
Wymondham															
GNLPO006	-	-	0	-	++	0	+	-	+	-	++	+	0	-	-
GNLPO032	-	-	0	-	++	+	+	-	+	-	+	+	0	-	0
GNLPO092	0	+	0	-	+	0	+	-	+	-	+	+	0	-	0
GNLPO116R	-	--	0	-	0	0	+	-	+	0	++	+	0	-	-
GNLPO354	-	--	0	-	++	0	+	-	+	-	+	+	0	-	-
GNLPO354(18C)	-	+	0	-	+	0	+	-	+	-	+	++	0	-	0
GNLPO354R	-	-	0	-	++	0	+	-	+	-	+	+	0	-	0
GNLPO355	-	+	0	-	+	0	+	-	+	-	+	+	0	-	0
GNLPO507	-	-	0	-	++	+	+	-	+	-	++	+	0	-	-
GNLPO515	-	--	0	-	++	0	+	-	+	-	+	+	0	-	-
GNLPO525R	-	-	0	-	++	0	+	-	+	-	++	+	0	-	-
GNLPO525AR	-	-	0	-	++	0	+	-	+	-	++	+	0	-	-
GNLPO525BR	-	-	0	-	++	0	+	-	+	-	+	+	0	-	0
GNLP1055	-	--	-	-	++	+	+	-	+	+	++	+	0	-	-
GNLP1055R	-	--	-	-	++	+	+	-	+	+	+	+	0	-	-
GNLP2125	0	+	0	0	+	0	+	-	+	-	+	+	0	-	0
GNLP2150	-	-	0	-	++	0	+	-	+	-	+	+	0	-	0
GNLP2155	-	-	0	-	+	+	+	-	+	-	+	+	0	-	0
GNLP2168	-	--	0	-	++	+	+	-	+	+	+	+	0	-	-
GNLP3013	-	+	0	0	+	++	+	-	+	++	+	+	0	-	0
GNLP4005	-	+	0	-	+	+	+	-	+	-	++	++	0	-	-
GNLP4023	-	+	0	0	+	0	+	-	+	-	+	+	0	-	0
GNLP4031	-	+	0	-	+	+	+	-	+	-	+	+	0	-	-
Non-Residential: Key Service Centres															
GNLP2069	-	+	-	-	0	++	+	-	+	0	++	++	0	-	-
GNLP3049	-	--	-	-	0	++	+	-	+	0	++	+	0	-	-
GNLP3051	-	+	-	-	0	0	+	--	+	0	++	+	0	-	0
GNLP3052	-	--	-	-	0	0	+	--	+	0	++	+	-	-	-
Non-Residential: North East Sector															
GNLPO157	-	--	-	-	0	+	+	--	+	0	++	-	0	-	-



Site Reference	SA Objective														
	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
GNLPO383	-	+	-	0	0	++	+	-	+	++	0	-	0	+	0
GNL2107	-	+	-	-	0	0	+	--	+	0	++	-	0	-	0
Non-Residential: North North West Sector															
GNLPO466R	-	+	-	-	0	0	+	--	+	0	++	-	0	-	0
GNL1021	-	+	-	0	0	++	+	-	+	0	0	-	0	-	0
Non-Residential: Other Main Towns and Long Stratton															
GNLPO272	-	+	-	-	0	+	+	-	+	0	++	-	0	-	0
Non-Residential: South West Sector															
GNLPO116	-	+	0	-	0	0	+	--	+	0	++	+	0	-	-
GNLPO245	-	+	0	-	0	0	+	-	+	0	++	-	0	-	0
GNLPO285	-	+	0	-	0	0	+	--	+	0	++	-	0	-	0
GNLPO331R-B	-	+	-	-	0	0	+	-	+	0	++	-	0	-	0
GNLPO331R-C	-	+	-	-	0	0	+	-	+	0	++	-	0	-	0
GNL1023-A	-	+	0	0	0	+	+	-	+	0	++	-	0	-	0
GNL2074	-	+	-	-	0	0	+	-	+	0	++	-	0	-	0
GNL2109	0	+	-	0	0	0	+	--	+	0	++	-	0	-	0
Non-Residential: Village Clusters															
GNLPO071R	-	+	0	0	0	0	+	--	+	0	0	-	0	+	0
GNL2076	0	+	-	0	0	0	+	--	+	0	++	-	0	+	0
GNL2182	-	+	-	-	0	0	+	--	+	0	++	-	0	-	0

## E.4 Recommendations

E.4.1.1 **Table E.4.1** identifies recommendations as to how the GNLP strategic planning policies might be usefully expanded or modified to provide mitigation measures that will help further reduce the identified adverse effects associated with each SA Objective.

*Table E.4.1: Recommendations to improve GNLP strategic policies*

SA Objective	Recommendations	Council comments
<b>1. Air Quality and Noise</b>	The Regulation 18 Draft GNLP 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 reducing air pollution within Central Norwich AQMA, and along major transport routes.	It is accepted that the policy and text would benefit from some further wording in this respect, but this should not be overly detailed reflecting the strategic nature of the policy. Further wording is proposed to be added into text re air quality. There are already green infrastructure strategies and associated delivery plans for the Greater Norwich Area which are being implemented. The provision of GI is addressed within the GNLP, in Policy 2 but primarily under Policy 3 and through specific site allocation requirements. It is also addressed through existing Development Management policies. However, a reference in criteria 3 to having regard to the relevant green infrastructure strategies and delivery plans would be beneficial. Wording is also proposed to be added to the beginning of the policy to include enhancing the environment as an aim.
	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 this vision be embedded into the policies and that a strategy for its implementation be developed in more detail.	
<b>2. Climate Change Mitigation and Adaptation</b>	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.	The first issue is addressed through Policy 2 criterion 10 and the supporting text in Table 8. Revisions have been proposed to these to provide further clarification in line with the recommendation.  For the second issue. The provision of GI is addressed within Policy 2 but primarily under Policy 3 and through specific site allocation requirements. It is also addressed through existing Development Management policies. However, a reference in criteria 3 to having regard to the relevant green infrastructure strategies and delivery plans would be beneficial. Wording is also proposed to be added to the beginning of the policy to include enhancing the environment as an aim. There are already green infrastructure strategies and associated delivery plans for
	Proposed improvements to the green infrastructure network, including the Yare Valley Green Infrastructure Corridor, provides the opportunity to create water smart development 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.	

SA Objective	Recommendations	Council comments
	<p>GNLP 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.</p>	<p>the Greater Norwich Area which are being implemented.</p> <p>The third issue is addressed in Policy 2 criterion 9, and revisions have been proposed to expand this in line with the recommendation.</p>
<p><b>3. Biodiversity, Geodiversity and Green Infrastructure</b></p>	<p>It is recommended that the findings and recommendations of the HRA be incorporated into final policies.</p>	<p>The findings of the draft HRA have been taken into account in revisions, in relation to the requirement for a contribution towards mitigation measures and green-space provision as identified in the Norfolk GIRAMS, under Policy 3. The conclusions of the final HRA will also be taken into account. The protection accorded to the natural environment in Policy 3, including priority habitats, incorporates SSSIs. Proposed revisions to the policy and supporting text, and to Policy 2, have clarified on the role and importance of green infrastructure, including reference to green infrastructure strategies.</p>
	<p>It is recommended that policies and site-specific masterplans seek to safeguard SSSIs within the Plan area. This will ensure 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.</p>	
	<p>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.</p>	
<p><b>4. Landscape</b></p>	<p>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 the proposed development.</p>	<p>Such measures would be taken forward under the ongoing delivery of improvements, particularly through the Greater Norwich Development Partnership. The policies in the GNLP and in other Plans assist with this from the planning perspective. The GNLP is concerned with land-use and development, and its policies do not deal with wider issues such as the promotion of initiatives. These are more appropriately dealt with through</p>

SA Objective	Recommendations	Council comments
	<p>It is noted that GNLP 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.</p>	<p>other measures and strategies such as the Greater Norwich Green Infrastructure Strategy, delivery plans and the Greater Norwich Development Partnership investment plans etc. Information on these is obtainable elsewhere, and it would not be appropriate for the GNLP to go into detail explaining such measures. However, revisions have been made to the policy and supporting text clarifying the relationship between development and the delivery of green infrastructure. Policy 2 and 3 includes landscape and local character and apply to all developments where relevant.</p>
	<p>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 Councils could consider the use of a Green Infrastructure Standard, such as 'Building with Nature'<sup>7</sup>.</p>	
	<p>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.</p>	
	<p>Regulation 18 Draft GNLP 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'.</p>	
	<p>Landscape Character Policy could be included in GNLP Policy 3 so that it relates to all development including non-housing development.</p>	
<b>5. Housing</b>	N/A	N/A
<b>6. Population and Communities</b>	<p>The final GNLP policies should reference masterplan information regarding improved public transport links in rural areas, including more frequent bus services and consideration should be given to the provision of new local facilities.</p>	<p>For developments, integration with public transport infrastructure and the improvement of provision is a key consideration and has been referenced in site allocation policies where appropriate. Examples include COL1 Colney, HOU1/GNLP0307/GNLP0327 Cringleford, EAS1 Easton, GNLP0132</p>

<sup>7</sup> Building with Nature (2019) Available at: <https://www.buildingwithnature.org.uk/about> [Date Accessed: 27/08/20]

SA Objective	Recommendations	Council comments
		Sprowston, GNLPO360 East Norwich (Deal Ground).
<b>7. Deprivation</b>	N/A	N/A
<b>8. Health</b>	<p>The final GNLP policies should reference masterplan information regarding the provision of new health and leisure facilities and improved accessibility to existing facilities, especially for more rural areas that are located a significant distance from an NHS hospital.</p> <p>GNLP policies should ensure reference is made to Local Air Quality Action Plans. GNL 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 the Central Norwich AQMA.</p> <p>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.</p>	<p>For developments, integration with health and leisure infrastructure and the improvement of provision is a key consideration and has been referenced in site allocation policies where appropriate. Health examples include GNLPO337R Taverham, COL1 Colney, GNLPO253 Colney, R37 Norwich; and leisure examples include GNLPO337R Taverham, GNLPO360 East Norwich (Deal Ground), GNL 3053 Norwich (Carrow Works), COS5 Costessey. Also, the provision of recreational facilities (formal and informal) is a consideration for residential developments under the existing Development Management Local Plan policies, even when not specifically referred to in site allocation policies.</p> <p>Air quality is addressed in Policy 2 criterion 8 and the supporting text in Table 8. It is accepted that this would benefit from some further clarification in this respect, but this should not be overly detailed reflecting the strategic nature of the policy. Therefore, a reference to development in AQMAs and near main roads is proposed to be added.</p> <p>The provision of GI is addressed within Policy 2 but primarily under Policy 3 and through specific site allocation requirements. It is also addressed through existing Development Management policies. However, a reference in criteria 3 to having regard to the relevant green infrastructure strategies and delivery plans would be beneficial. Wording is also proposed to be added to the beginning of the policy to include enhancing the environment as an aim. There are already green infrastructure strategies and associated delivery plans for the Greater Norwich Area which are being implemented. Policy 3 requires the conservation of the natural environment, including green infrastructure.</p>
<b>9. Crime</b>	N/A	N/A
<b>10. Education</b>	N/A	For residential developments, integration with educational infrastructure and the

SA Objective	Recommendations	Council comments
		<p>improvement of provision is a key consideration and has been referenced in site allocation policies where appropriate. Examples include EAS1 Easton, GNLP0132 Sprowston, GNLP0360 East Norwich (Deal Ground).</p>
<p><b>11. Economy</b></p>	<p>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.</p> <p>GNLP 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.</p> <p>It is recommended that green infrastructure delivery related to employment development as well as housing development is incorporated within policies.</p>	<p>Local Plan policies can only have limited effect in terms of encouraging issues such as technological improvements and agricultural development. However, Policy 6 includes reference to supporting and encouraging high quality broadband across the area to facilitate home working. The Policy supports the re-use of redundant rural buildings and identifies the strategic importance of the Food Enterprise Park and a reference to the role of the FEP in supporting agri-food businesses has been included.</p> <p>A reference to the provision of GI on employment sites has been included.</p>
<p><b>12. Transport and Access to Services</b></p>	<p>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, where there is a greater need for more frequent bus services and links to onward travel.</p> <p>Policies should seek to ensure that development proposals 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.</p>	<p>Fuller information on public transport, and other transport, improvements proposed under the Transport for Norwich Strategy is set out in that document and the associated Local Transport Plans that are published by Norfolk County Council as the Transport Authority. Considerable explanatory detail on the matter is included in the Plan, both within Policy 4 Strategic Infrastructure and more particularly in the explanatory text (paragraphs 231 to 245). Local Plans are required to be concise and focus on land-use and development matters. Therefore, it is felt that providing significant further detail of the Strategy and LTPs would not be appropriate for inclusion in the GNLP.</p> <p>For developments, integration with transport infrastructure and the improvement of provision is a key consideration and has been referenced in site allocation policies where appropriate, as well as the issue being addressed within Policy 4, and under Policy 2 Sustainable Communities. Also, existing</p>

SA Objective	Recommendations	Council comments
		<p>Development Management Policy Local Plans contain policies relating to the issue. There have been some revisions to policies and supporting text, eg to clarify matters, but no further significant changes are thought necessary.</p> <p>Future large -scale transport facilities would be provided for through the Transport Authority’s transport strategy or national level strategies, such as for improvements to trunk roads by the Highways Agency or the national rail network by Network Rail. This issue is addressed in general terms by Policy 4. Specific provision for such strategic infrastructure would be brought forward through specific processes by the relevant bodies, and so it is not necessary to provide for these within the Local Plan. However, reference has been made to particularly significant matters, such as proposed improvements to the A11 and A47, A140 Long Stratton Bypass and proposed Norwich Western Link Road etc.</p>
<p><b>13. Historic Environment</b></p>	<p>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.</p> <p>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.</p>	<p>Revisions have been proposed to the policy and supporting text to clarify the position relating to heritage, this includes requiring a heritage impact assessment if significant impacts might arise.</p>
<p><b>14. Natural Resources, Waste and Contaminated Land</b></p>	<p>It is noted that GNLP 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 (BMV) agricultural land and mitigation measures where such land is likely to be lost.</p> <p>It is recommended that a site-specific ALC study is carried out for all sites to</p>	<p>The policy requires the conservation and enhancement of natural assets, including high quality agricultural land and soils, reflecting NPPF para 170. “Best and most versatile” agricultural land is defined in the glossary to the NPPF. The policy applies to all developments in principle and would be considered for applications for planning permission and addressed at that time if appropriate, including the requirement for</p>



SA Objective	Recommendations	Council comments
	<p>determine whether the proposed development would result in the loss of BMV soil.</p>	<p>any studies if necessary. Further detail is not necessary.</p>
<p><b>15. Water</b></p>	<p>It is noted that GNLP Policy 2 within the Regulation 18 Draft GNLP 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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>It is accepted that the policy would benefit from some further wording in this respect, but this should not be overly detailed reflecting the strategic nature of the policy. Further wording is proposed to be added, referring to supporting efficient water management, minimising flood-risk, avoiding developing in areas at significant risk of flooding and protecting both surface and ground-water. There are other green infrastructure 102the strategies and associated delivery plans for the Greater Norwich Area that would be relevant to improving the environment, including water quality, and other water courses as well as the River Wensum. It would not be appropriate to refer to individual ones. Policy 3 already addresses the conservation and enhancement of the natural environment, that would include water resources. The provision of GI is addressed within the GNLP, not just Policy 2 but primarily under Policy 3 and through specific site allocation requirements. It is also addressed through existing Development Management policies. However, a reference in criteria 3 to having regard to the relevant green infrastructure strategies and delivery plans would be beneficial. Wording is also proposed to be added to the beginning of the policy to include enhancing the environment as an aim. The Water Cycle Study is part of the evidence base for the local plan and has been taken into account in its production.</p>



# Appendix F: Site Allocation Policy Assessments

F.1	Introduction.....	F1
F.2	Norwich.....	F6
F.3	Colney Strategic Employment Area .....	F223
F.4	Costessey .....	F254
F.5	Cringleford .....	F271
F.6	Drayton .....	F281
F.7	Easton and Honingham.....	F286
F.8	Hellesdon.....	F292
F.9	Rackheath .....	F307
F.10	Sprowston.....	F316
F.11	Taverham and Ringland.....	F322
F.12	Trowse.....	F331
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F.29	Coltishall, Horstead with Stanninghall and Belaugh .....	F513
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DRAFT

# F.1 Introduction

## F.1.1 Overview of policy assessments

F.1.1.1 This appendix provides an appraisal of each allocated site policy within the GNLP. Each appraisal includes an SA impact matrix that provides a summary of the nature and magnitude of the likely effects per SA Objective. Assessment narratives follow the impact matrices for each site allocation, within which the findings of the appraisal and the rationale for the recorded impacts are described.

F.1.1.2 Each of the policies appraised in this report has 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**.

F.1.1.3 The site policy assessments have been prepared following the methodology presented in **Chapter 4** of the Regulation 19 SA Report; these assessments also take into consideration further information and site-specific detail that was not available for the reasonable alternative site assessments, as well as further site-specific mitigation.

F.1.1.4 A total of 140 site allocations have been assessed in this section of the report, and are presented in **Table F.1.1** according to the GNLP settlement hierarchy as follows:

1. Norwich City;
2. Urban Fringe;
3. Main Towns;
4. Key Service Centres;
5. Broadland Villages; and
6. South Norfolk Villages.

**Table F.1.1:** SA impact matrices for site policies assessed in this report

Policy Number	SA Objective														
	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
<b>NORWICH CITY</b>															
Norwich															
GNLP0068	-	0	0	+	+	+	+	-	+	++	+	++	0	+	0
GNLP0133BR	-	+	0	0	0	+	+	++	+	++	++	++	0	0	0
GNLP0133C	0	+	0	0	+	+	+	++	+	0	+	+	0	+	0
GNLP0133DR	-	+	0	0	0	+	+	++	+	+	++	+	0	0	0
GNLP0133E	0	0	0	0	+	+	+	++	+	0	+	+	0	0	0
GNLP0282	0	+	0	0	+	+	+	+	+	++	+	+	0	+	0
GNLP0360	-	-	0	0	++	+	+	+	+	++	++	++	0	+	0
GNLP0401	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0
GNLP0409AR	-	-	0	0	++	+	+	-	+	++	++	++	+	+	0
GNLP0409BR	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0
GNLP0451	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0
GNLP0506	-	-	0	+	++	++	+	-	+	++	++	++	0	+	0
GNLP1061	-	0	0	0	0	+	0	-	0	+	++	+	0	-	0

Policy Number	SA Objective														
	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
GNLP2114	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0
GNLP2163	-	0	0	+	+	+	+	-	+	++	+	++	0	+	0
GNLP2164	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0
GNLP3053	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0
GNLP3054	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0
CC2	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0
CC3	-	+	0	+	+	+	+	-	+	++	++	++	0	+	0
CC4a	-	0	0	+	+	++	+	-	+	++	++	++	0	+	0
CC4b	-	-	0	0	++	++	+	-	+	++	++	++	0	+	0
CC7	-	0	0	0	+	++	+	-	+	++	++	++	+	+	0
CC8	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0
CC10	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0
CC11	-	0	0	0	+	+	+	-	+	++	+	++	0	+	0
CC13	-	+	0	0	+	+	+	-	+	++	+	++	0	+	0
CC15	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0
CC16	-	-	0	+	++	++	+	-	+	++	++	++	0	+	0
CC18 (CC19)	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0
CC24	-	0	0	0	+	+	+	-	+	++	++	++	0	+	0
CC30	-	0	0	+	+	+	+	-	+	++	+	++	0	+	0
R1	-	+	0	0	0	+	+	+	+	0	++	+	0	+	0
R2	-	+	0	0	+	++	+	-	+	++	+	+	0	+	0
R7	-	+	0	0	+	+	+	-	+	++	+	++	0	+	0
R10	-	-	0	0	++	+	+	+	+	++	++	++	0	+	0
R13	-	+	0	0	+	+	+	-	+	++	+	++	0	+	0
R14/R15	-	-	0	0	+	+	+	-	+	++	+	++	0	+	0
R17	-	+	0	0	+	+	+	+	+	++	+	++	0	+	0
R18	-	+	0	0	+	+	+	-	+	++	+	+	0	+	0
R19	-	0	0	0	+	+	+	-	+	++	+	+	0	0	0
R20	-	+	0	0	+	+	+	-	+	++	+	++	0	+	0
R29	-	0	0	0	+	+	+	+	+	+	++	+	0	0	0
R30	-	0	0	0	0	+	+	-	+	0	++	+	0	0	0
R31	-	0	0	0	+	+	+	-	+	++	+	+	0	+	0
R33	-	0	0	0	+	+	+	-	+	++	+	+	0	0	0
R36	-	-	0	+	++	++	+	-	+	++	+	+	0	+	0
R37	-	-	0	0	+	+	+	+	+	++	++	+	0	+	0
R38	-	-	0	0	++	+	+	++	+	+	+	+	0	-	0
R42	-	-	0	0	++	+	+	++	+	0	++	+	0	0	0
<b>URBAN FRINGE</b>															
Colney Strategic Employment Area															
BAW2	0	0	0	+	0	0	0	+	0	0	0	+	0	0	-
COL1	-	+	0	-	0	+	+	++	+	0	++	+	0	-	0
GNLP0140C/ COL2	-	+	0	+	0	+	+	++	+	0	++	+	0	0	-
COL3	0	0	0	0	0	+	0	+	0	0	+	+	0	+	0
GNLP0253	-	-	0	-	++	+	+	++	+	0	++	+	0	0	-
GNLP0331BR	-	+	0	-	0	+	+	++	+	0	++	+	0	0	0

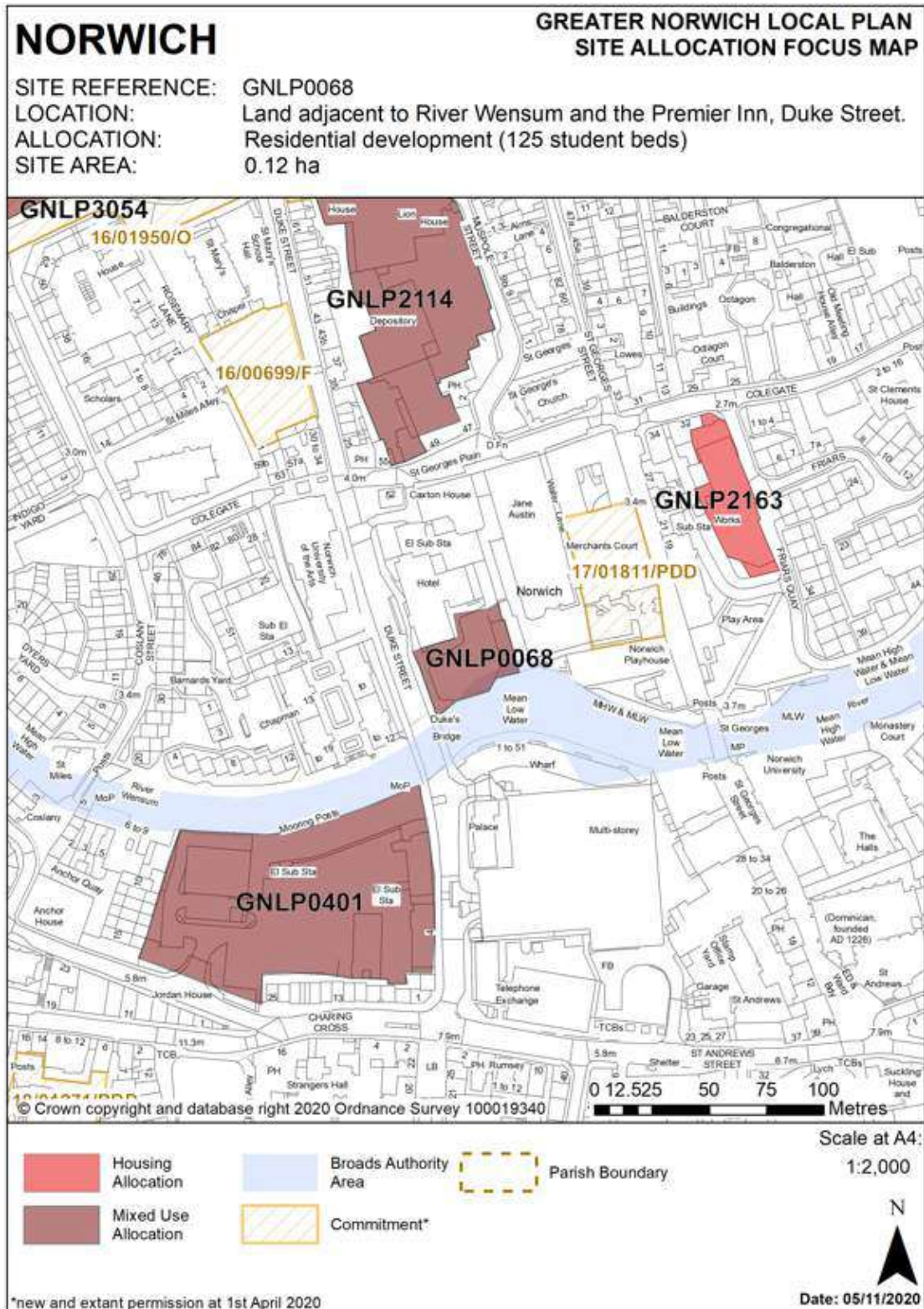
Policy Number	SA Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
GNLPO331CR	-	+	0	-	0	+	+	+	+	0	++	+	0	0	0
Costessey															
COS3/ GNLPSL2008	-	0	0	0	0	+	+	+	+	0	++	+	0	0	0
COS4	0	0	0	0	0	+	0	+	0	0	+	+	0	0	0
COS5/ GNLPO2074	0	0	0	0	0	++	0	+	0	0	++	+	0	-	0
GNLPO581/ GNLPO2043	-	-	0	-	++	++	+	+	+	++	++	+	0	-	0
Cringelford															
HOU1/ GNLPO307/ GNLPO327	-	-	0	-	++	+	+	+	+	++	+	+	0	-	-
KES2/ GNLPO497	-	0	0	-	0	+	+	-	+	0	++	+	0	0	0
Drayton															
DRA1	-	-	0	-	++	++	+	+	+	+	+	-	0	0	0
Easton and Honingham															
EAS1	-	-	0	-	++	++	+	+	+	+	+	+	0	-	0
Hellesdon															
HEL1	-	-	0	+	++	+	+	-	+	++	++	+	0	0	0
HEL2	-	-	0	0	++	+	+	-	+	++	+	+	0	-	0
HEL3/ GNLPO1020	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
HEL4/ GNLPO1019	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
Rackheath															
GNLPO172	-	-	0	-	++	+	+	-	+	+	+	+	0	0	0
GNLPO351	-	+	0	0	+	+	+	-	+	+	+	+	0	+	0
Sprowston															
GNLPO132	-	-	0	-	++	+	+	-	+	++	+	+	0	-	0
Taverham															
GNLPO159R	-	+	0	0	+	+	+	+	+	+	+	-	0	0	0
GNLPO337R	-	-	0	-	++	++	+	+	+	++	++	-	0	-	0
Trowse															
TROW1	-	-	0	0	++	+	+	+	+	++	+	++	0	0	-
MAIN TOWNS															
Aylsham															
AYL3	0	+	0	0	0	+	+	-	+	0	++	-	0	0	0
AYL4	-	+	0	0	0	+	+	-	+	0	++	-	0	0	0
GNLPO311/ GNLPO595/ GNLPO2060	-	-	0	-	++	+	+	-	+	++	+	-	0	0	0
GNLPO596R	-	-	0	-	++	+	+	-	+	++	+	+	0	0	0
Diss															
GNLPO102	-	-	0	+	++	+	+	-	+	++	+	++	0	+	0
Hethel Strategic Employment Area															
GNLPO2109	0	+	0	0	0	+	+	+	+	0	++	+	0	0	0

Policy Number	SA Objective														
	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
HETHEL1	0	0	0	0	0	+	0	+	0	0	+	+	0	0	0
HETHEL2	-	+	0	-	0	+	+	+	+	0	++	+	0	0	0
Redenhall with Harleston															
GNLP2108	-	-	0	-	++	+	+	-	+	+	+	-	0	0	0
GNLP2136	-	-	0	-	++	++	+	-	+	++	++	-	0	-	0
HAR4	-	-	0	0	+	+	+	-	+	+	+	-	0	0	0
HAR5	-	+	0	0	0	+	+	-	+	0	++	-	0	0	-
HAR6	-	+	0	0	0	+	+	-	+	0	++	-	0	+	0
HAR7	-	+	0	-	0	+	+	-	+	0	++	-	0	0	0
Wymondham															
GNLP0354R	-	-	0	-	++	+	+	+	+	+	+	++	0	0	0
GNLP3013	-	+	0	0	+	+	+	+	+	+	++	+	+	0	0
KEY SERVICE CENTRES															
Acle															
ACL1	-	-	0	-	++	+	+	-	+	+	+	++	0	0	0
ACL2	-	+	0	0	+	+	+	-	+	+	++	++	0	0	0
ACL3	-	+	0	0	0	+	+	-	+	0	++	++	0	+	0
GNLP0378R/ GNLP2139R	-	-	0	-	++	++	+	-	+	+	+	++	0	-	0
Blofield															
BLO1	-	-	0	0	++	++	+	-	+	+	++	+	0	0	0
GNLP2161	-	+	0	0	+	+	+	-	+	+	+	++	0	0	0
Brundall															
BRU2	0	+	0	+	0	0	0	+	0	0	0	+	0	0	0
BRU3	0	+	0	+	0	0	0	+	0	0	0	+	0	0	0
Hethersett															
GNLP0177A/ HET1	-	-	0	-	++	++	+	++	+	++	+	+	0	-	0
HET2	-	0	0	0	+	+	+	++	+	0	++	+	0	0	0
HET3	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0
Hingham															
GNLP0503	-	0	0	-	+	+	+	-	+	+	+	-	0	0	0
GNLP0520	-	-	0	-	+	+	+	-	+	+	+	-	0	0	0
HIN2	-	0	0	0	0	+	+	-	+	0	++	-	0	0	0
Loddon and Chedgrave															
GNLP0312	-	-	0	-	++	+	+	-	+	++	+	-	0	0	0
GNLP0463R	-	0	0	-	+	+	+	-	+	+	+	-	0	0	0
LOD3	-	+	0	0	0	+	+	-	+	0	++	-	0	0	-
Porringland															
POR3	-	+	0	-	0	+	+	-	+	0	++	+	0	0	0
Reepham															
REP1	-	-	0	-	++	++	+	-	+	++	+	-	0	0	0
REP2	-	0	0	0	+	+	+	-	+	+	++	-	0	0	0
BROADLAND VILLAGES															
Blofield Heath															
BLO5	-	+	0	0	+	+	+	-	+	+	+	+	0	0	0

Policy Number	SA Objective														
	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
GNLP1048R	-	+	0	0	+	+	+	-	+	+	+	+	0	0	0
Buxton-with-Lamas															
BUX1	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0
GNLP0297	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0
Cawston															
CAW1	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
CAW2	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0
GNLP0293	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0
Coltishall															
COL1	-	0	0	-	+	+	+	-	+	+	+	+	0	0	0
COL2	-	0	0	0	+	+	+	-	+	+	+	+	0	0	0
GNLP2019	-	+	0	-	+	+	+	-	+	+	+	+	0	0	0
Foulsham															
FOU2	-	0	0	0	0	+	+	-	+	0	++	-	0	0	0
GNLP0605	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0
Freethorpe															
FRE1	-	+	0	-	+	+	+	-	+	+	+	+	0	0	0
GNLP2034	-	+	0	-	+	+	+	-	+	+	+	+	0	0	0
Great Witchingham															
GNLP0608R	-	+	0	-	+	+	+	-	+	+	+	-	0	0	-
Horsford															
GNLP0264	-	0	0	0	+	+	+	-	+	+	+	-	0	+	0
Horsham St Faith															
GNLP0125R	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0
HNF1	-	-	0	0	+	+	+	-	+	+	+	-	0	0	0
GNLP0466R/ HNF2	-	+	0	-	0	+	+	-	+	0	++	+	0	-	0
GNLPSL2007R/ GNLP4061/ HNF3	-	+	0	-	0	+	+	-	+	0	++	-	0	0	0
Lingwood															
GNLP0380	-	0	0	-	+	+	+	-	+	+	+	++	0	0	0
GNLP4016	-	+	0	-	+	+	+	-	+	+	+	++	0	0	0
Marsham															
GNLP2143	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0
Reedham															
GNLP1001	-	+	0	0	+	+	+	-	+	+	+	+	0	0	0
GNLP3003	-	+	0	0	+	+	+	-	+	+	+	+	0	0	-
Salhouse															
GNLP0188	-	+	0	0	+	+	+	-	+	+	+	++	0	0	0
South Walsham															
GNLP0382	-	+	0	-	+	0	+	-	+	+	+	-	0	0	0
SWA1	-	+	0	-	+	0	+	-	+	+	+	-	0	0	0
<b>SOUTH NORFOLK VILLAGES</b>															
Non-Residential Sites															
BKE3	-	0	0	0	0	+	+	-	+	0	++	-	0	+	-

# F.2 Norwich

## F.2.1 Policy GNLP0068 – Land adjacent to River Wensum and Premier Inn, Duke Street





**Policy GNLPO068 – Land adjacent to River Wensum and Premier Inn, Duke Street**

**Allocation** Residential development (25 dwellings or 125 student bedrooms)

**Area** 0.12 ha

**Policy GNLPO068 Land adjacent to the River Wensum and the Premier Inn, Duke Street (approx. 0.12ha) is allocated for residential-led mixed use development. This will include a minimum of 25 homes (or if developed for student accommodation, a minimum of 125 student bedrooms) A small element of commercial, office, and/or educational use at ground floor level may also be acceptable.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design.
2. A scale and form which respects and takes advantage of its riverside context;
3. Conserve and enhance the significance of the City Centre Conservation Area and nearby Listed Buildings (including any contribution made to their significance by setting),
4. Ensures a high level of flood resilience and incorporates appropriate mitigation measures; (including addressing identified risks from flooding from rivers and surface water flooding);
5. If developed as purpose-built student accommodation, Affordable Housing contributions to be provided as a commuted sum in accordance with Norwich City Council Affordable Housing supplementary planning document (2019) or any successor
6. Reduced levels of residential car parking to achieve low car or car-free housing
7. Provision of public access to and along the river for walking and cycling, including a ramp from Duke Street, designed to facilitate a future extension of the riverside walk eastward to St Georges Street in accordance with policy 7.1 and the ‘River Wensum Strategy’;
8. High quality landscaping, planting and biodiversity enhancements particularly along the river edge;
9. Protection of bankside access for maintenance purposes.
10. Existing surface water discharge point located within the boundary of the site which must be addressed as part of any scheme put forward.

Policy Ref	SA Objective														
	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	+	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.1.1 Site GNLPO068 comprises a small area of previously developed land and is proposed for the development of either 25 dwellings or 125 student beds. The site policy would require “*reduced levels of residential car parking to achieve low car or car-free housing*” as well as enhanced walking and cycling access to the site. However, Site GNLPO068 is located within ‘Central Norwich’ AQMA, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.1.2 Site GNLPO068 is located within Flood Zone 2, and a proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. The site policy seeks to ensure

that development “ensures a high level of flood resilience and incorporates appropriate mitigation measures; (including addressing identified risks from flooding from rivers and surface water flooding)”. The site policy also seeks to deliver “high quality landscaping, planting and biodiversity enhancements particularly along the river edge”. These measures, in accordance with GNLP and Local Plan policies, would be expected to ensure flood risk is minimised and result in a negligible impact on flooding.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.1.3 Site GNLP0068 is located approximately 3.4km south east of the ‘River Wensum’ SAC and SSSI. The site is also located approximately 1.1km south west of ‘St James’ Pit’ SSSI and 2.1km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. Site GNLP0068 is located within an IRZ which states that “residential development of 10 units or more” should be consulted on with Natural England. The site policy states that development should incorporate “high quality landscaping, planting and biodiversity enhancements particularly along the river edge”. Development at this site would also be required to be in accordance with the River Wensum Strategy. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.2.1.4 Site GNLP0068 is located adjacent to The Broads National Park, along the River Wensum. The site policy sets out a number of requirements for the proposed development, including delivering a “high quality, locally distinctive design [with] ... a scale and form which respects and takes advantage of its riverside context”. Landscaping and planting alongside the river, in accordance with the River Wensum Strategy and GNLP and Local Plan policies, would be expected to ensure that the development conserves and enhances the setting of the river and the surrounding townscape. A minor positive impact would be expected.

### **SA Objective 5 – Housing**

F.2.1.5 Site GNLP0068 is proposed for the development of 25 homes (or if developed for student accommodation, a minimum of 125 student bedrooms). Therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

F.2.1.6 Site GNLP0068 is located within 600m of several local services in Norwich city, including Iceland Foods and other convenience stores. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.2.1.7 The proposed development at Site GNLP0068 would not be expected to have a significant impact on deprivation. The site policy states that “if developed as purpose-built student accommodation, affordable housing contributions to be provided”, and GNLP and Local Plan policies would be expected to promote inclusive development. Therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.2.1.8 Site GNLP0068 is located within 600m of public greenspaces. The site policy states that “public access to and along the river for walking and cycling” will be provided. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.1.9 The site is located within 800m of a GP surgery, and within 1.5km of Riverside Leisure Centre, however, the site is located over 5km from the Norfolk and Norwich University Hospital. The site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

F.2.1.10 However, Site GNLPO068 is located within 'Central Norwich' AQMA, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

F.2.1.11 The proposed development at Site GNLPO068 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.2.1.12 Site GNLPO068 is located in close proximity to secondary schools, with Jane Austen College located approximately 50m to the north of the site. The site is located over 800m from primary schools, although there are several just outside of this distance. The site is well served by public transport, and the requirements of the site policy, alongside GNLP and Local Plan policies, would be expected to improve pedestrian access to the site. Therefore, should the site be developed as residential dwellings, a major positive impact on access to education would be expected.

#### **SA Objective 11 – Economy**

F.2.1.13 Site GNLPO068 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The site policy would be expected to ensure there is enhanced pedestrian and cycle access in the local area, and the requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

F.2.1.14 Site GNLPO068 is located within 400m of bus stops providing regular services, approximately 1km from Norwich Railway Station, and is well connected to the existing footpath and road networks. The requirements of the site policy to provide *"public access to and along the river for walking and cycling, including a ramp from Duke Street, designed to facilitate a future extension of the riverside walk eastward to St Georges Street"* as well as seeking to *"achieve low car or car-free housing"* would be expected to enhance sustainable access to the site. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

#### **SA Objective 13 – Historic Environment**

F.2.1.15 Site GNLPO068 is located within City Centre Conservation Area, and within 150m from various Listed Buildings including the Grade I Listed 'Church of St George' and 'Church of St Michael Coslany'. The site comprises previously developed land and is surrounded by existing built form within the city centre. The site policy states that the development should be of high-quality design and should *"conserve and enhance the significance of the City Centre Conservation Area and nearby Listed Buildings (including any contribution made to their significance by setting)"*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.2.1.16 Site GNLPO068 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.

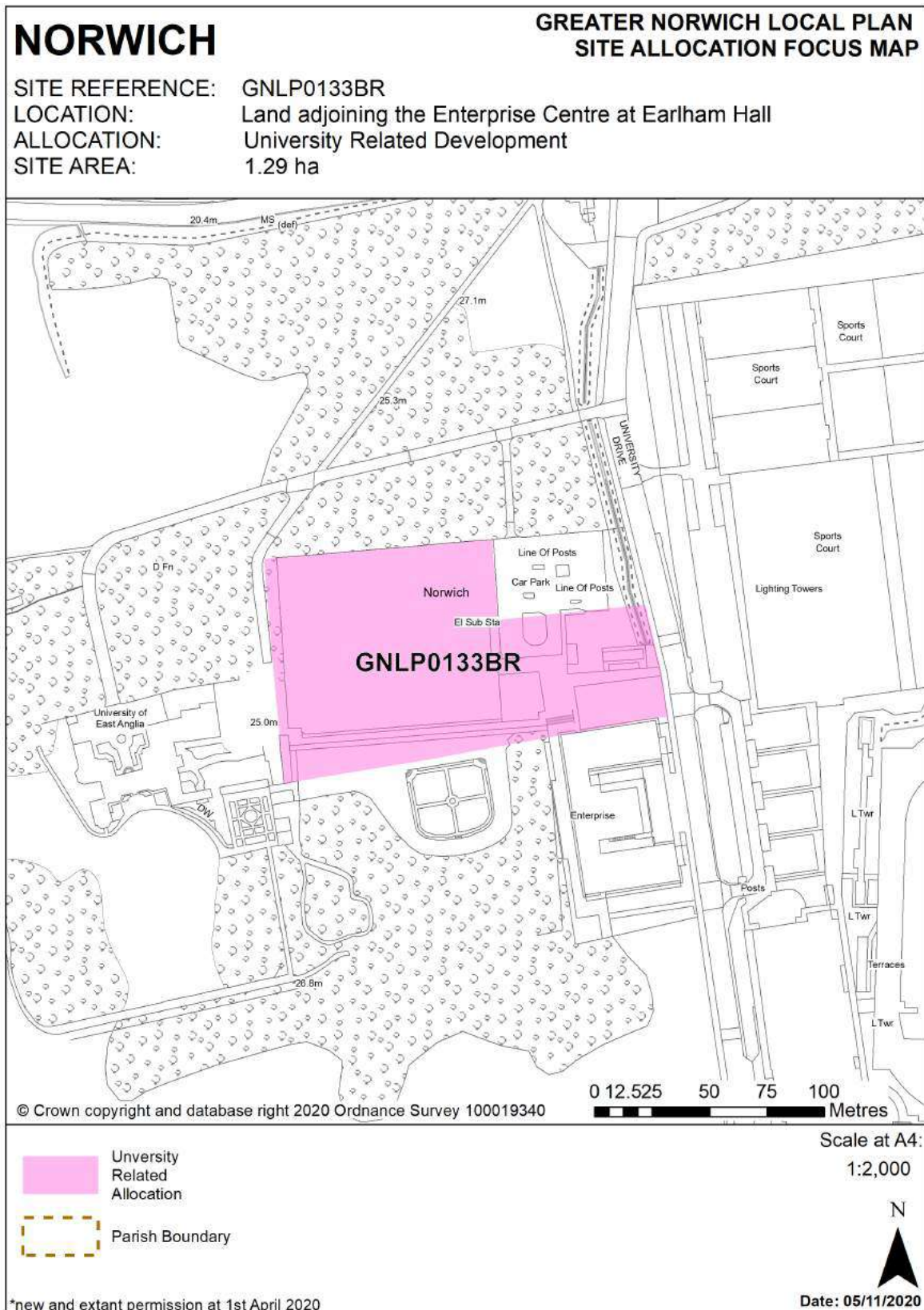
#### **SA Objective 15 – Water**

F.2.1.17 Site GNLPO068 coincides with a groundwater SPZ (Zone II) and is located adjacent to the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy would be expected to ensure that the proposed development

at this site provides “*high quality landscaping, planting and biodiversity enhancements particularly along the river edge*” and “*existing surface water discharge point located within the boundary of the site which must be addressed as part of any scheme put forward*”. These measures would be expected to ensure that the proposed development at this site does not result in contamination of the river, in accordance with GNLP Policy 7.1 and the River Wensum Strategy. Therefore, a negligible impact on water quality would be expected.

DRAFT

## F.2.2 Policy GNLP0133BR – Land adjoining the Enterprise Centre at Earlham Hall





**Policy GNLPO133BR –Land adjoining the Enterprise Centre at Earlham Hall**

**Allocation** University related development

**Area** 1.29 ha

**Policy GNLPO133-BR Land adjoining the Enterprise Centre at Earlham Hall (walled garden and nursery 1.29ha) is allocated for university-related uses, including offices (Use class E(gi)), research and development (Use class E(gii)) and educational uses (Use class F1) providing in the region of 5,000 sq.m of floorspace.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, low carbon, and energy efficient development which respects its historic context.
2. Development should protect and enhance the significance of the Grade II\* Earlham Hall and associated Grade II Listed Buildings, the Grade II Registered Earlham Park Historic Park and Gardens, and the Earlham Conservation Area (including any contribution made to that significance by setting), through careful design, massing and appropriate open space and landscaping.
3. Low rise development with high quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing links to the river valley and integrating with the existing cycle and pedestrian network within the campus;
4. Motor vehicular access should be taken from the existing access via University Drive.
5. No additional car parking to be created;
6. Linking development to the university district heating network, where feasible and viable to do so, or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.

Policy Ref	SA Objective														
	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
GNLPO133BR	-	+	0	0	0	+	+	++	+	++	++	++	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.2.2.1 Site GNLPO133BR is located over 200m from major sources of air pollution including main roads and AQMAs. However, the proposed development at this site for university-related uses, comprising 1.29ha, would be likely to contribute towards a reduction in local air quality to some extent. The site policy states that the development should integrate “with the existing cycle and pedestrian network within the campus” and not provide additional car parking. These measures, alongside GNLPO and Local Plan policies which seek to enhance public transport connectivity, would be expected to encourage site end users to access the site via sustainable means. The development at this site would nonetheless be expected to result in an increase in traffic on the local road network and reduce local air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.2.2 The site policy seeks to ensure that the development at Site GNLPO133BR is low carbon and energy efficient, which would be expected to contribute towards the mitigation of climate change.

F.2.2.3 Site GNLPO133BR is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be

provided, where necessary, in accordance with GNL and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.2.4 Site GNLPO133BR is located approximately 2.4km south of the 'River Wensum' SAC and SSSI. Site GNLPO133BR is also located approximately 2km south west of 'Sweetbriar Road Meadows, Norwich' SSSI and 2.2km north west of 'Eaton Chalk Pit' SSSI. The 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 with Natural England.

F.2.2.5 A large proportion of Site GNLPO133BR coincides with good quality semi-improved grassland priority habitat, and a small proportion coincides with deciduous woodland priority habitat. The site policy seeks to provide *"high quality landscaping, planting and biodiversity enhancements"* and GNL Policy 3 requires development to *"conserve and enhance the natural environment ... including priority habitats"*. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.2.2.6 Site GNLPO133BR comprises partially developed land, and the site policy requires development to be carefully designed and to include *"low rise development with high quality landscaping, planting and biodiversity enhancements to reduce the impact of built development"*. Alongside GNL and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

### **SA Objective 5 – Housing**

F.2.2.7 Site GNLPO133BR 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.

### **SA Objective 6 – Populations and Community**

F.2.2.8 Site GNLPO133BR is located within 600m of local services, including shops within the UEA campus. Furthermore, criteria set out in the site policy, alongside the GNL and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian and cycle links. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.2.2.9 The proposed development at Site GNLPO133BR would not be expected to have a significant impact on deprivation. The GNL and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.2.2.10 Site GNLPO133BR is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Site GNLPO133BR is located within 600m of public greenspaces, and the policy states that the development will be integrated with existing pedestrian and cycle links on the UEA campus and beyond. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.2.11 Additionally, the site is located within 800m of a GP surgery, and in close proximity to the Norfolk and Norwich University Hospital, which is situated approximately 1.6km to the south west of the site. Alongside the requirements of GNL and Local Plan policies to enhance public transport accessibility, the proposed development at this site would be likely to ensure that the site has good access to a

range of healthcare facilities including leisure centres. A major positive impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.2.2.12 The proposed development at Site GNLPO133BR would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.2.13 The proposed development at Site GNLPO133BR for university-related uses, including educational uses (class FI), would be expected to result in a major positive impact on higher education.

#### **SA Objective 11 – Economy**

- F.2.2.14 Site GNLPO133BR comprises previously undeveloped land and is proposed for university-related uses, including offices, research and development and education, providing approximately 5,000m<sup>2</sup> of floorspace. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.2.2.15 Site GNLPO133BR is located within 400m of bus stops on University Drive, providing regular services. The site is also well connected to the footpath and road networks. Furthermore, the site policy states that the development should provide “*links to the river valley and integrating with the existing cycle and pedestrian network within the campus*”. The closest railway station to Site GNLPO133BR is Norwich Railway Station, located approximately 4.5km to the east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Therefore, a major positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

- F.2.2.16 Site GNLPO133BR is located wholly within Earlham Conservation Area. The site is located approximately 70m from the Grade II\* Listed Building ‘Earlham Hall and attached outbuildings’, and approximately 40m from the Grade II Listed Building ‘Garden Walls adjoining the south east corner of Earlham Hall’. The site policy states that “*development should protect and enhance the significance of the Grade II\* Earlham Hall and associated Grade II Listed Buildings, the Grade II Registered Earlham Park Historic Park and Gardens, and the Earlham Conservation Area (including any contribution made to that significance by setting), through careful design, massing and appropriate open space and landscaping*” and seeks to ensure that development is low rise and unobtrusive. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

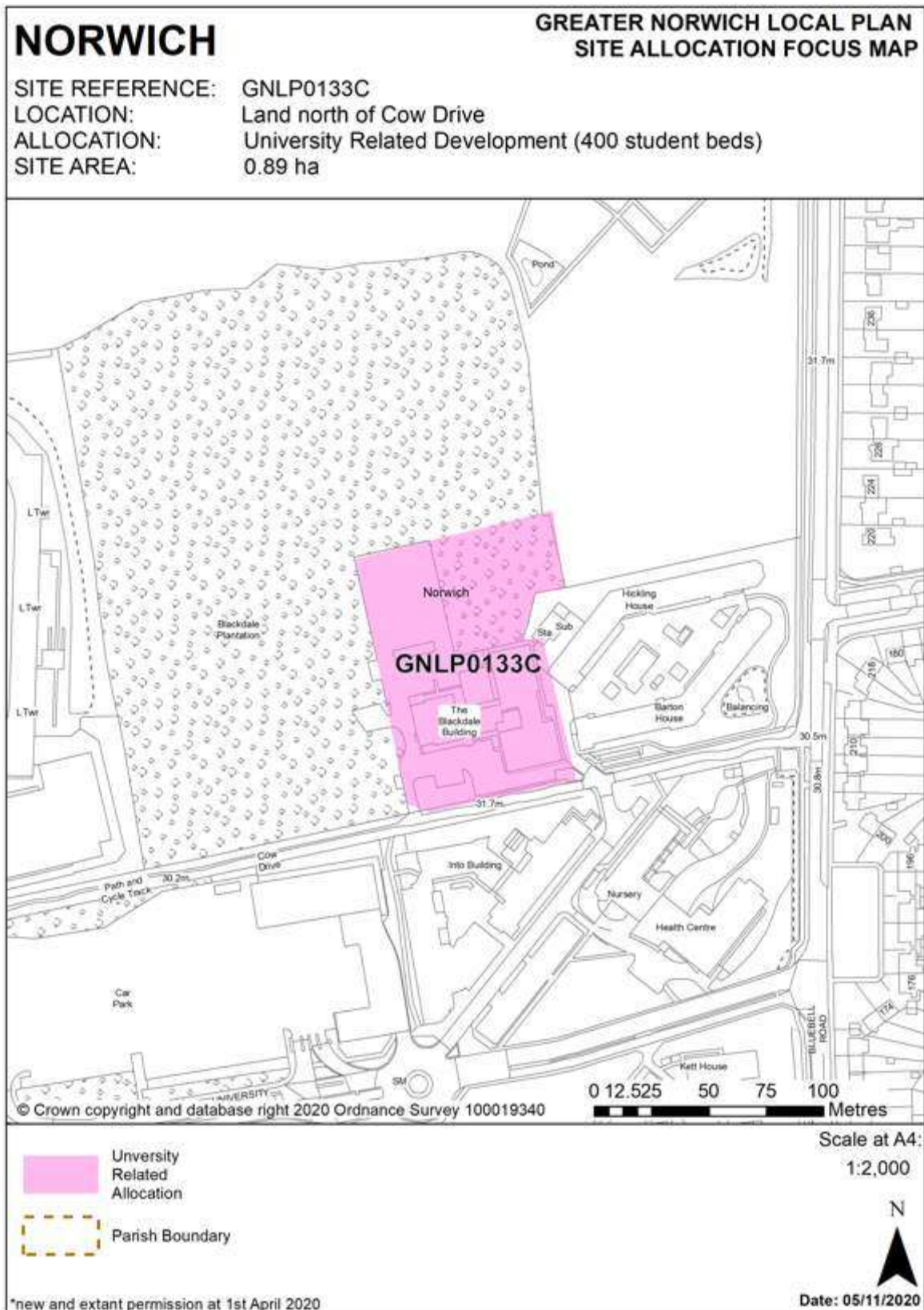
- F.2.2.17 Site GNLPO133BR primarily comprises previously undeveloped land. The site coincides with ‘non-agricultural’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

#### **SA Objective 15 – Water**

- F.2.2.18 Site GNLPO133BR coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



### F.2.3 Policy GNLP0133C – Land north of Cow Drive



**Policy GNLPO133C – Land north of Cow Drive**

**Allocation** University related development (400 student beds)  
**Area** 0.89 ha

**Policy GNLPO133-C Land north of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House, University of East Anglia, 0.89 hectare) is allocated for student accommodation development which may include a small element of ancillary university related uses. The site is expected to accommodate a minimum of 400 student bedrooms.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of its location on the fringe of the campus, complements and integrates with existing adjoining development and respects the design and heritage significance of the main part of the campus.
2. High quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and the protection, enhancement and management of and public access to the adjacent Blackdale Plantation;
3. Linking development to the university district heating network, where feasible and viable to do or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.
4. Access arrangements to the site will be in accordance with the approved planning permission, unless otherwise agreed with the Local Planning Authority in consultation with the Local Highway Authority.

Policy Ref	SA Objective														
	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
GNLPO133C	0	+	0	0	+	+	+	++	+	0	+	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.3.1 Site GNLPO133C is located over 200m from major sources of air pollution including main roads and AQMAs and is proposed for a small area of employment development, comprising 0.89ha. The requirements of GNLP and Local Plan policies would be expected to improve access via public transport, which could potentially help to improve air quality by providing options for transport other than personal cars. The proposed development at this site would not be expected to generate a significant amount of air pollution, and therefore, a negligible impact would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.3.2 Site GNLPO133C is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy requires “planting and biodiversity enhancements ... [and] the retention and enhancement of existing landscape features” which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.3.3 Site GNLP0133C is located approximately 2.5km south of the ‘River Wensum’ SAC and SSSI. Site GNLP0133C is also located approximately 1.8km south west of ‘Sweetbriar Road Meadows, Norwich’ SSSI and 1.8km north west of ‘Eaton Chalk Pit’ SSSI. The 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 with Natural England.

F.2.3.4 A small proportion of Site GNLP0133C coincides with deciduous woodland priority habitat. The site policy states that development should ensure the *“retention and enhancement of existing landscape features”* and GNLP Policy 3 requires development proposals to *“conserve and enhance the natural environment ... including priority habitats”*. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.2.3.5 Site GNLP0133C comprises partially developed land, and the site policy requires development to be of *“high quality, locally distinctive, energy efficient design ... and respects the design and heritage significance of the main part of the campus”*. The proposed development would also be expected to include *“planting and biodiversity enhancements”*. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

### **SA Objective 5 – Housing**

F.2.3.6 Site GNLP0133C is proposed for the development of approximately 400 student bedrooms. Therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

F.2.3.7 Site GNLP0133C is located within 600m of local services, including Tesco Express and facilities within the UEA campus. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.2.3.8 The proposed development at Site GNLP0133C would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.2.3.9 Site GNLP0133C is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Site GNLP0133C is located within 600m of public greenspaces, and the policy states that the development would provide public access to the adjacent woodland. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.3.10 Additionally, the site is located within 800m of a GP surgery, and in close proximity to the Norfolk and Norwich University Hospital, which is situated approximately 1.8km to the south west of the site. Alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, the proposed development at this site would be likely to ensure that the site has good access to a range of healthcare facilities including leisure centres. A major positive impact on health would be expected.

### **SA Objective 9 – Crime**

F.2.3.11 The proposed development at Site GNLP0133C would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which

address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

**SA Objective 10 – Education**

F.2.3.12 Site GNLP0133C is proposed for the development of student accommodation, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

F.2.3.13 Site GNLP0133C is located within 5km of several primary employment locations including Norfolk and Norwich University Hospital, the University of East Anglia, and Norwich city centre. These locations would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

**SA Objective 12 – Transport and Access to Services**

F.2.3.14 Site GNLP0133C is located within 400m of bus stops on Bluebell Road, providing regular services. The site is also well connected to the footpath and road networks. Furthermore, the site policy states that the development should provide “*public access to the adjacent Blackdale Plantation*” which would be likely to enhance pedestrian accessibility. The closest railway station to Site GNLP0133C is Norwich Railway Station, located approximately 4.1km to the east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

**SA Objective 13 – Historic Environment**

F.2.3.15 Site GNLP0133C is located approximately 300m from Earlham Conservation Area. The setting of the site amongst woodland and existing built form at UEA, as well as the “*retention and enhancement of existing landscape features*” proposed within the site policy, would be expected to result in a negligible impact on the local historic environment.

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

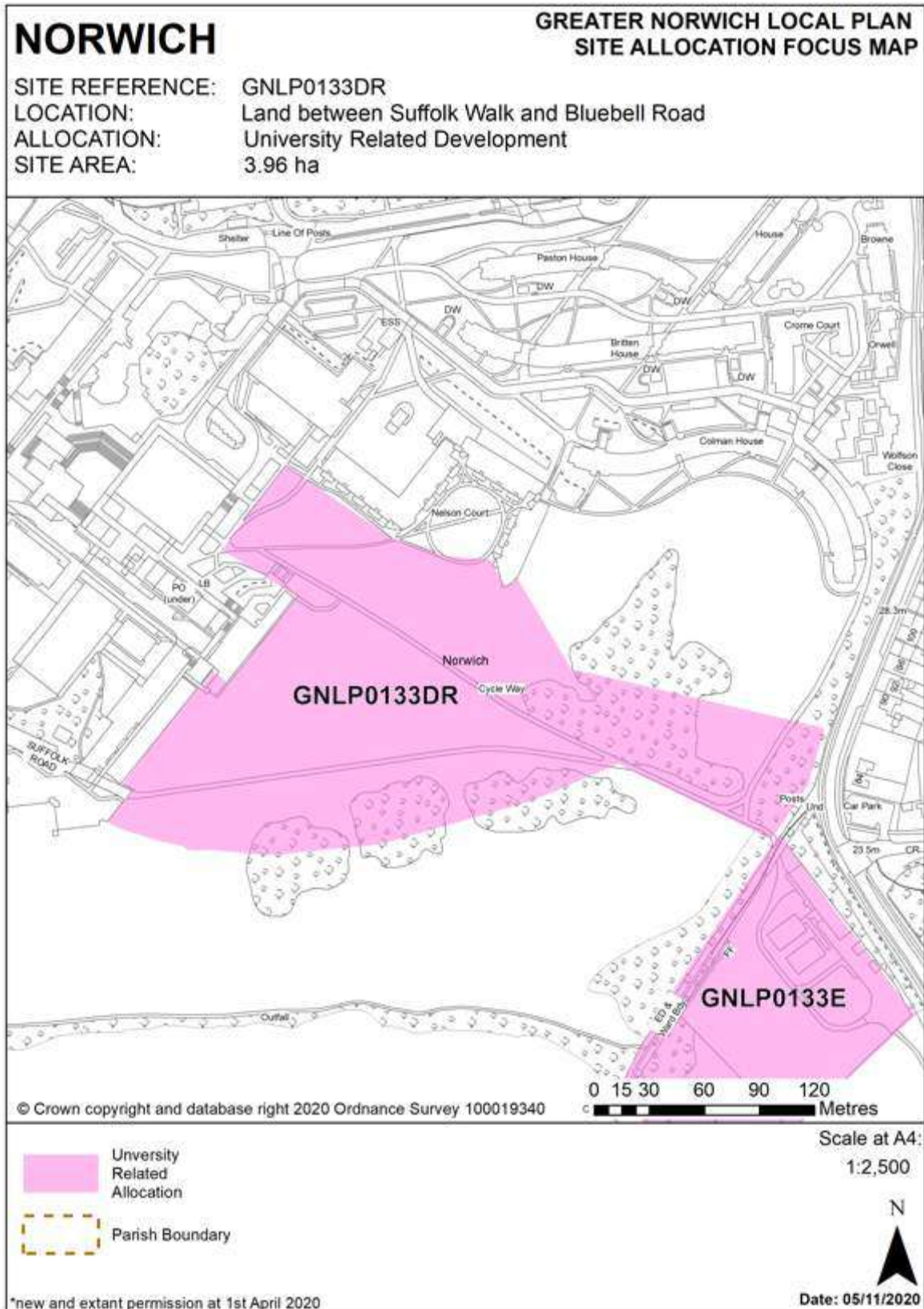
F.2.3.16 The majority of Site GNLP0133C comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

**SA Objective 15 – Water**

F.2.3.17 Site GNLP0133C coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



### F.2.4 Policy GNLP0133DR –Land between Suffolk Walk and Bluebell Road



**Policy GNLPO133DR –Land between Suffolk Walk and Bluebell Road**

**Allocation** University related development

**Area** 3.96 ha

**Policy GNLPO133DR Land between Suffolk Walk and Bluebell Road, (3.96 hectares) is allocated for university related development for both academic and non-academic uses.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of and respects its location and will form a logical, coherent, integrated and coordinated extension on the fringe of the campus.
2. Development should take account of its sensitive location adjoining the University Broad, protect the visual setting of the south elevations of “The Prospect” and respect the heritage significance and setting of the listed buildings within the campus, including the Grade II\* Sainsbury Centre and Norfolk and Suffolk Terraces Grade II Listed Lasdun Teaching Wall and Library and locally identified Crescent Wing of the Sainsbury Centre, Suffolk Walk, School of Music, Drama studio and Nelson Court; balanced against having regard to Lasdun’s original architectural vision which must be a material consideration in its design.
3. High quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and improved public access to the University Broad and to local green space in the Yare Valley from this part of the campus; establishment and improvement of pedestrian and cycle routes across the site to connect with the existing cycle network
4. Access arrangements to the site to be informed by a transport assessment and updated travel plan. No vehicular access from Bluebell Road, access to be via existing university site only.
5. Existing foul and surface water sewers on site to be considered as part of the site layout.
6. Linking development to the university district heating network, where feasible and viable to do so or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
GNLPO133DR	-	+	0	0	0	+	+	++	+	+	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.2.4.1 Site GNLPO133DR is located over 200m from major sources of air pollution including main roads and AQMAs. However, the proposed development at this site for university-related uses, comprising 3.96ha, would be likely to contribute towards a reduction in local air quality to some extent. The site policy states that the development should include “*establishment and improvement of pedestrian and cycle routes across the site*” and should be informed by a transport assessment. These measures, alongside GNLP and Local Plan policies which seek to enhance public transport connectivity, would be expected to encourage site end users to access the site via sustainable means. The development at

this site would nonetheless be expected to reduce local air quality to some extent, and therefore, a minor negative impact on air quality and noise cannot be ruled out.

#### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.4.2 Site GNLPO133DR is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLPO and Local Plan policies. Furthermore, the policy requires *“planting and biodiversity enhancements ... [and] the retention and enhancement of existing landscape features”* which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.4.3 Site GNLPO133DR is located approximately 3km south of the ‘River Wensum’ SAC and SSSI. Site GNLPO133DR is also located approximately 2.3km south west of ‘Sweetbriar Road Meadows, Norwich’ SSSI and 1.5km north west of ‘Eaton Chalk Pit’ SSSI. The 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 with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.4.4 Site GNLPO133DR comprises an area of grassland adjacent to the University of East Anglia. The site policy requires development to *“take account of its sensitive location adjoining the University Broad”* and deliver *“high quality, locally distinctive, energy efficient design ... [forming] a logical, coherent, integrated and coordinated extension on the fringe of the campus”*. The proposed development would also be expected to include *“planting and biodiversity enhancements”*. Alongside GNLPO and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

#### **SA Objective 5 – Housing**

- F.2.4.5 Site GNLPO133DR 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.

#### **SA Objective 6 – Populations and Community**

- F.2.4.6 Site GNLPO133DR is located within 600m of local services, including shops within the UEA campus. Furthermore, criteria set out in the site policy, alongside the GNLPO and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian and cycle links. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.4.7 The proposed development at Site GNLPO133DR would not be expected to have a significant impact on deprivation. The GNLPO and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.4.8 Site GNLPO133DR is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Site GNLPO133DR is located within 600m of public greenspaces, and the policy states that the development will be integrated with existing pedestrian and cycle links on the UEA campus and beyond. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.4.9 Additionally, the site is located within 800m of a GP surgery, and in close proximity to the Norfolk and Norwich University Hospital, which is situated approximately 1.6km to the west of the site. Alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, the proposed development at this site would be likely to ensure that the site has good access to a range of healthcare facilities including leisure centres. A major positive impact on health would be expected.

**SA Objective 9 – Crime**

F.2.4.10 The proposed development at Site GNLP0133DR would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

**SA Objective 10 – Education**

F.2.4.11 The proposed development at Site GNLP0133DR for university-related uses, including “*both academic and non-academic uses*”, would be expected to result in a minor positive impact on higher education.

**SA Objective 11 – Economy**

F.2.4.12 Site GNLP0133DR comprises previously undeveloped land and is proposed for university-related uses including “*both academic and non-academic uses*”. The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

F.2.4.13 Site GNLP0133DR is located within 400m of bus stops on Bluebell Road, providing regular services. The site is also well connected to the footpath and road networks. Furthermore, the site policy states that a travel plan would be required, in addition to “*improved public access to the University Broad and to local green space in the Yare Valley ... [and] establishment and improvement of pedestrian and cycle routes across the site*”. The closest railway station to Site GNLP0133DR is Norwich Railway Station, located approximately 4.3km to the east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

**SA Objective 13 – Historic Environment**

F.2.4.14 Site GNLP0133DR is located in close proximity to several Listed Buildings, including the Grade II\* Listed Building ‘Suffolk Terrace and adjoining walkway and stairs to rear, at the University of East Anglia’ approximately 50m from the site, and the Grade II Listed Building ‘Library and attached stairs to grounds at the University of East Anglia’ approximately 70m from the site. The site policy states that development should “*respect the heritage significance and setting of the Listed Buildings within the campus ... balanced against having regard to Lasdun’s original architectural vision which must be a material consideration in its design*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

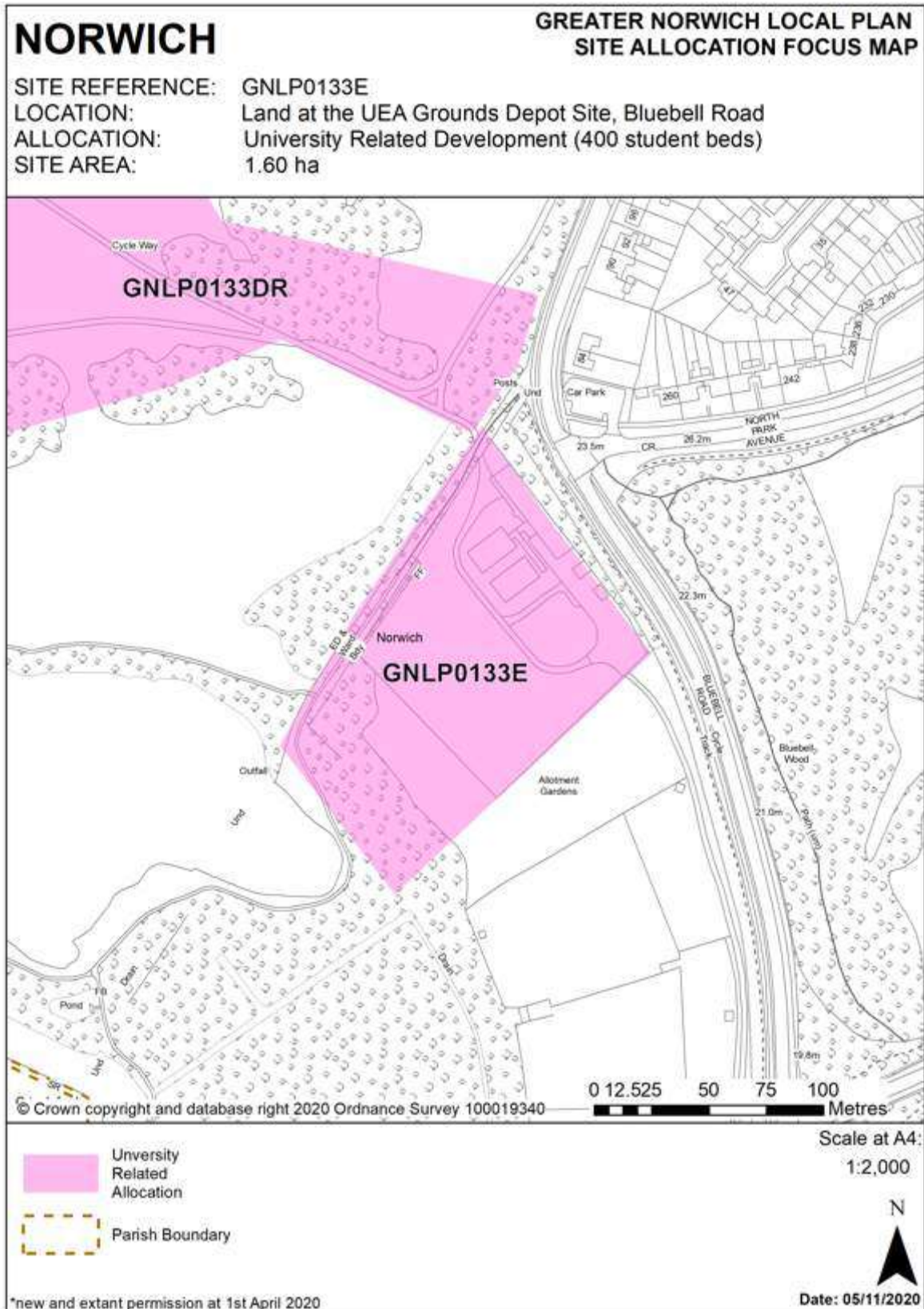
F.2.4.15 Site GNLP0133DR comprises previously undeveloped land. The site coincides with ‘non-agricultural’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

**SA Objective 15 – Water**

F.2.4.16 Site GNLP0133DR coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



### F.2.5 Policy GNL0133E - Land at the UEA Grounds Depot Site, Bluebell Road



**Policy GNLPO133E – Land at the UEA Grounds Depot Site, Bluebell Road**

**Allocation** University related development (400 student beds)

**Area** 1.60 ha

**Policy GNLPO133E Land at the UEA Grounds Depot Site, Bluebell Road University of East Anglia – strategic reserve (approx. 1.60 ha) is allocated for student accommodation development which may include a small element of ancillary university related uses. The site is expected to accommodate in the region of 400 student bedrooms.**

The development will achieve the following site-specific requirements:

1. The land is identified as a strategic reserve for future development by UEA and should only be released subsequent to the completion of development of the Blackdale School site and Earlham Hall site and development of the Land between Suffolk Walk and Bluebell Road site.
2. Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of and respects its location on the fringe of the campus and adjoining the University Broad, complements and integrates with existing and proposed campus development and protects and enhances the heritage significance and setting of the listed buildings within the campus.
3. Ensures a high level of flood resilience and incorporates appropriate mitigation measures; including addressing identified risks from flooding from rivers. Development must be sequentially located to flood zone 1 area of site.
4. Generally low-rise development of 2 to 3 stories will be required in this location to minimise impact on adjoining residential properties and established open space.
5. High quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and the creation of a substantial green edge to the University Broad;
6. Include an enhanced pedestrian and cycling connection through the site from Bluebell Road to the Broad and linkages to and along the open river valley landscape to the south and east, linking to improved open space access at Bartram Mowers;
7. Linking development to the university district heating network, where feasible and viable to do so or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.
8. Development shall be car free, with access only for service vehicles and pick-up / drop-off for students and on site car parking to be limited to disabled parking provision. Access arrangements to the site to be informed by a transport assessment and updated travel plan including details of management of vehicle movements on arrival and departure days.
9. Establishment and improvement of pedestrian and cycle routes across the site to connect with the existing cycle network and cycleway improvement at site frontage.
10. Existing foul and surface water sewers on site to be considered as part of the site layout.

Policy Ref	SA Objective														
	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
GNLPO133E	0	0	0	0	+	+	+	++	+	0	+	+	0	0	0

### **SA Objective 1 – Air Quality and Noise**

- F.2.5.1 Site GNLP0133E is located over 200m from major sources of air pollution including main roads and AQMAs. However, the proposed development at this site for university-related uses, comprising 1.60ha, would be likely to contribute towards a reduction in local air quality to some extent.
- F.2.5.2 The site policy states that “*development shall be car free, with access only for service vehicles and pick-up / drop-off for students and ... disabled parking provision*”, should improve the pedestrian and cycle network, and should be informed by a transport assessment. These measures, alongside GNLP and Local Plan policies which seek to enhance public transport connectivity, would be expected to encourage site end users to access the site via sustainable means. Overall, a negligible impact on air quality and noise would be expected.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.5.3 Site GNLP0133E does not coincide with any does not coincide with any significant areas of surface water flood risk, however, a small proportion in the south of Site GNLP0133E is located within Flood Zones 2, 3a and 3b. The site policy states that the development should ensure “*a high level of flood resilience and incorporates appropriate mitigation measures ... [and] must be sequentially located to flood zone 1 area of site*”. The site policy also seeks to create “*a substantial green edge*” adjacent to the UEA Broad. These measures, in accordance with GNLP and Local Plan policies, would be expected to result in a negligible impact on flooding overall.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.5.4 Site GNLP0133E is located approximately 3.1km south of the ‘River Wensum’ SAC and SSSI. Site GNLP0133E is also located approximately 2.3km south west of ‘Sweetbriar Road Meadows, Norwich’ SSSI and 1.3km north west of ‘Eaton Chalk Pit’ SSSI. The 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 with Natural England.
- F.2.5.5 Site GNLP0133E is located adjacent to ‘UEA Broad’ and ‘UEA Marsh’ CWSs. The site policy seeks to deliver “*high quality landscaping, planting and biodiversity enhancements ... [and] creation of a substantial green edge to the University Broad*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.5.6 Site GNLP0133E comprises partially developed land, and the site policy requires development to deliver low rise development with “*high quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and the creation of a substantial green edge to the University Broad*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

### **SA Objective 5 – Housing**

- F.2.5.7 Site GNLP0133E is proposed for the development of approximately 400 student bedrooms. Therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.5.8 Site GNLP0133E is located within 600m of local services, including Co-op Food and facilities within the UEA campus. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.5.9 The proposed development at Site GNLP0133E would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.5.10 Site GNLP0133E is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Site GNLP0133E is located within 600m of public greenspaces, and the policy states that the development will be integrated with existing pedestrian and cycle links on the UEA campus and beyond. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.5.11 Additionally, the site is located within 800m of a GP surgery, and in close proximity to the Norfolk and Norwich University Hospital, which is situated approximately 1.7km to the west of the site. Alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, the proposed development at this site would be likely to ensure that the site has good access to a range of healthcare facilities including leisure centres. A major positive impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.5.12 The proposed development at Site GNLP0133E would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.5.13 Site GNLP0133E is proposed for the development of student accommodation, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.2.5.14 Site GNLP0133E is located within 5km of several primary employment locations including Norfolk and Norwich University Hospital, the University of East Anglia, and Norwich city centre. These locations would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.5.15 Site GNLP0133E is located within 400m of bus stops on Bluebell Road, providing regular services. The site is also well connected to the footpath and road networks. Furthermore, the site policy states that a travel plan would be required, in addition to “*establishment and improvement of pedestrian and cycle routes across the site*” including “*linkages to and along the open river valley landscape to the south and east*”. The closest railway station to Site GNLP0133E is Norwich Railway Station, located approximately 4.1km to the east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.5.16 Site GNLP0133-E is located in close proximity to several Listed Buildings in the UEA campus, including the Grade II\* Listed Building ‘Suffolk Terrace and adjoining walkway and stairs to rear, at the University of East Anglia’ and Grade II Listed Building ‘Library and attached stairs to grounds at the University of East Anglia’ approximately 370m to the north west. The site policy seeks to ensure the development “*complements and integrates with existing and proposed campus development and protects and enhances the heritage significance and setting of the Listed Buildings within the campus*”. The criteria

set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

- F.2.5.17 Site GNLP0133E comprises previously undeveloped land. The site coincides with ‘non-agricultural’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

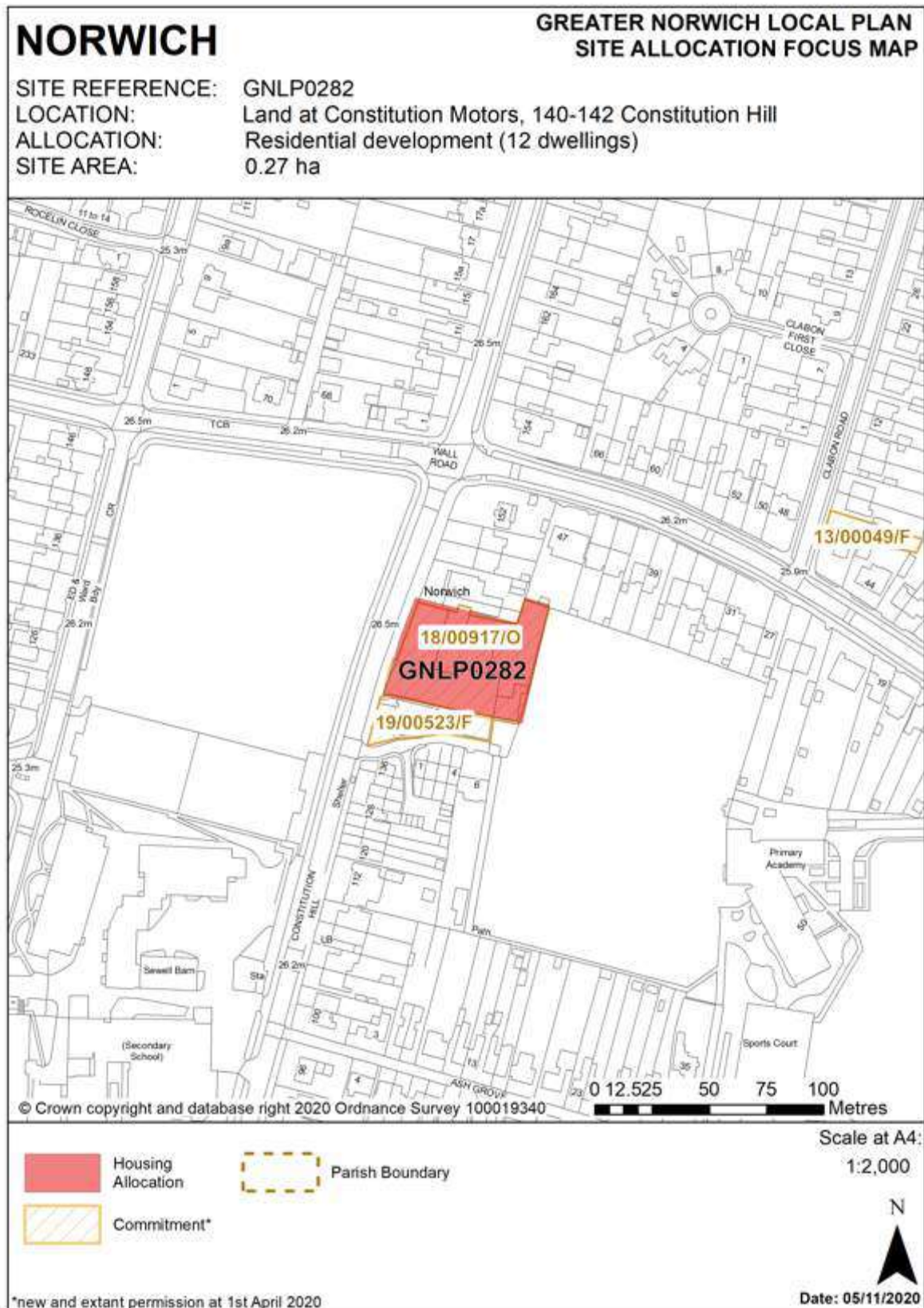
**SA Objective 15 – Water**

- F.2.5.18 Site GNLP0133E coincides with a groundwater SPZ (Zone III), and a small proportion of the site is located within 200m of the River Yare. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that development will include the “*retention and enhancement of existing landscape features and the creation of a substantial green edge to the University Broad*”. These measures would be expected to ensure that the development does not result in a significant impact on water quality, and therefore, a negligible impact would be expected.

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### F.2.6 Policy GNLP0282 – Land at Constitution Motors, 140-142 Constitution Hill



**Policy GNLPO282 – Land at Constitution Motors, 140-142 Constitution Hill**

**Allocation** Residential development (12 dwellings)

**Area** 0.27 ha

**Policy GNLPO282 Land at Constitution Motors, 140-142 Constitution Hill (approx. 0.27 ha) is allocated for residential development. This will provide a minimum of 12 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with local character, respects and enhances the heritage significance of the adjoining locally listed former public house and preserves the trees on the eastern boundary and open setting of the playing fields to the rear.
2. High quality landscaping, planting and biodiversity enhancements including the provision of new trees and enhancing the green frontage to Constitution Hill.
3. Addressing and remediating potential contamination from previous motor trade uses;
4. Low-car development in accordance with policy 2 is appropriate in this location as it is on a high frequency bus route.

Policy Ref	SA Objective														
	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	Landscapes	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
GNLPO282	0	+	0	0	+	+	+	+	+	++	+	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.6.1 Site GNLPO282 is located over 200m from major sources of air pollution including main roads and AQMAs. However, the proposed development of 12 dwellings would be likely to contribute towards a reduction in local air quality to some extent. The site policy states that the site should provide “*low-car development in accordance with policy 2 is appropriate in this location as it is on a high frequency bus route*”. Alongside GNL and Local Plan policies which seek to enhance public transport connectivity, this would be expected to encourage site end users to access the site via sustainable means. Overall, a negligible impact on air quality and noise would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.6.2 Site GNLPO282 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNL and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.6.3 Site GNLPO282 is located approximately 3.5km east of the ‘River Wensum’ SAC and SSSI. The site is also located approximately 430m east of ‘Catton Grove Chalk Pit’ SSSI, and approximately 1.4km north west of ‘St James Pit’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.6.4 Site GNLPO282 comprises previously developed land, and the policy seeks to deliver “*high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with local character*” including tree planting and enhanced green frontage. Alongside GNL and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

#### **SA Objective 5 – Housing**

- F.2.6.5 Site GNLPO282 is proposed for the development of 12 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.2.6.6 Site GNLPO282 is located within 600m of local services, including One Stop Stores, ALDI and Co-op Food. GNL and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.6.7 The proposed development at Site GNLPO282 would not be expected to have a significant impact on deprivation. The GNL and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.6.8 Site GNLPO282 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Site GNLPO282 is located within 600m of public greenspaces. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.6.9 Site GNLPO282 is located within 800m of a GP surgery, however, the site is located outside of a sustainable distance to a hospital. The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 6.5km south west of the site. The site is also located over 1.5km from a leisure centre. GNL and Local Plan policies would be expected to enhance public transport provision, which could potentially help to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

#### **SA Objective 9 – Crime**

- F.2.6.10 The proposed development at Site GNLPO282 would not be expected to have a significant impact on crime. The GNL and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.6.11 Site GNLPO282 is located within a sustainable distance of St Clements Hill Primary Academy and Sewell Park Academy. Therefore, the proposed development at Site GNLPO282 would be expected to have a major positive impact on site end users’ access to both primary and secondary education.

#### **SA Objective 11 – Economy**

- F.2.6.12 Site GNLPO282 is located within 5km of several primary employment locations including Norwich International Airport and Norwich city centre. These locations would be expected to provide a range of employment opportunities for site end users. The requirements of GNL and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable



transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.2.6.13 Site GNLP0282 is located within 400m of bus stops, located adjacent to the site on Constitution Hill, providing regular services. The site is also well connected to the footpath and road networks. The site policy states that Site GNLP0282 should include *“low-car development in accordance with policy 2 is appropriate in this location as it is on a high frequency bus route”*. The closest railway station to Site GNLP0282 is Norwich Railway Station, located approximately 2.5km to the south. GNLP and Local Plan policies would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

- F.2.6.14 Site GNLP0282 is located approximately 100m north of Sewell Conservation Area. The site policy states that the development at this site should be *“of a high quality, locally distinctive and energy efficient design ...[which] respects and enhances the heritage significance of the adjoining locally listed former public house and preserves the trees on the eastern boundary”*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

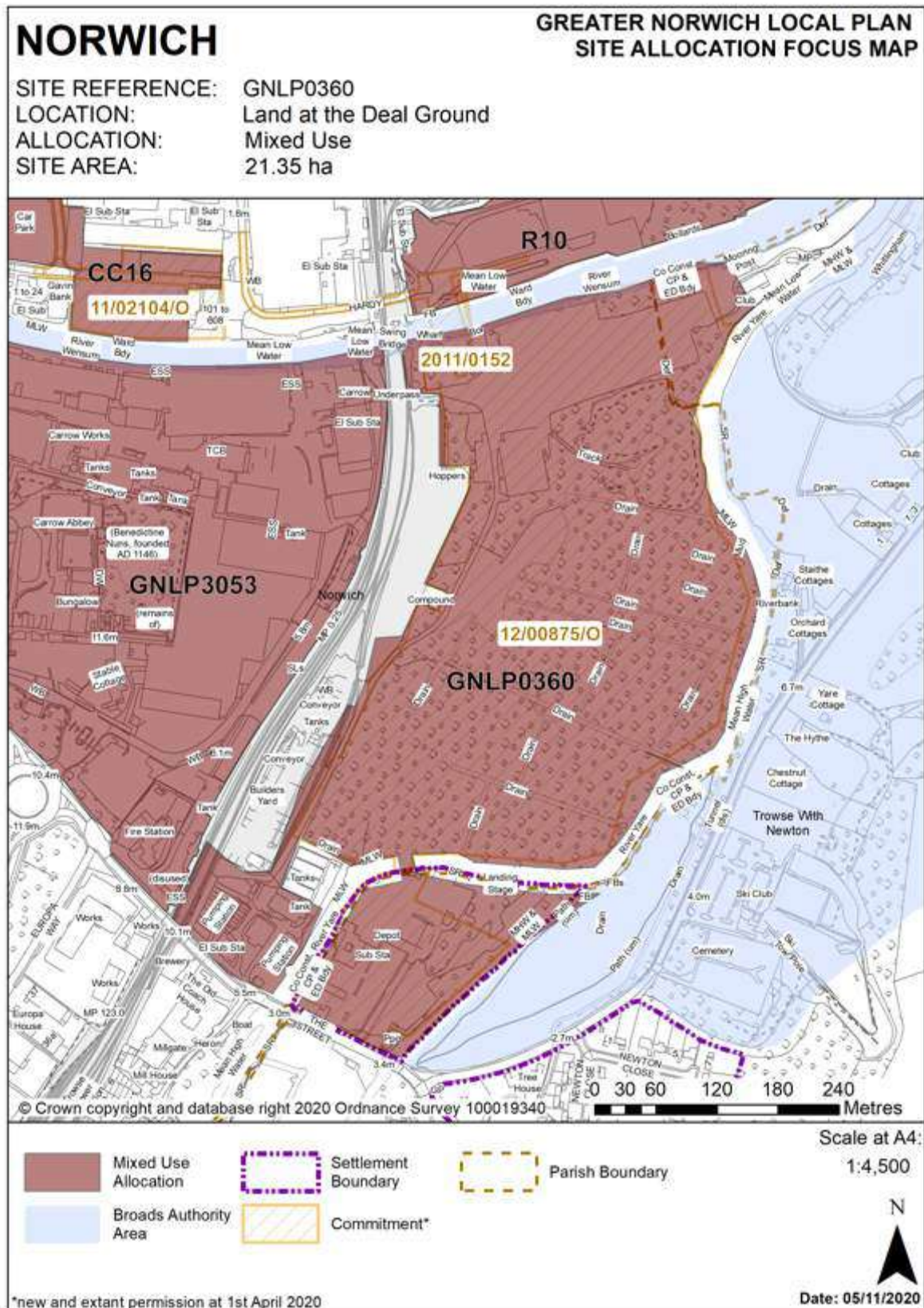
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.6.15 Site GNLP0282 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.

#### **SA Objective 15 – Water**

- F.2.6.16 Site GNLP0282 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

F.2.7 Policy GNLP0360 – Land at the Deal Ground



### Policy GNLPO360 – Land at the Deal Ground

**Allocation** Mixed use

**Area** 21.35 ha

**Policy GNLPO360 Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk (approx. 21.90 ha) are allocated for residential led mixed use development including housing, community, education and leisure facilities, employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix, together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to contribute towards the 4000 homes expected to be delivered in the East Norwich Strategic Regeneration Area subject to confirmation through detailed master planning of the wider East Norwich Strategic Regeneration Area as defined in policy 7.1 of this plan.**

The development will achieve the following site-specific requirements:

1. Development must be undertaken comprehensively in accordance with the masterplan for the East Norwich Strategic Regeneration Area required by policy 7.1. Proposals for the site should not prejudice future development of or restrict options for the adjoining sites including carried forward allocation R10 Utilities site North of the river;
2. Co-ordinated delivery of new social and economic infrastructure and services including a link bridge to the Utilities site (allocation reference R10) informed by the detailed master plan for the wider East Norwich Strategic Regeneration Area.
3. Make the most of its riverside location, including provision of an extended riverside walk along the south bank of the Wensum, and establishment of a recreational route to Whitlingham Country Park suitable for accommodating National Cycle Route 1 (NCR1) as part of the integrated access and transportation strategy required by policy 7.1 and reflecting the objectives and policies of the 'River Wensum Strategy'; and;
4. Protection and enhancement of key green infrastructure assets and corridors within the site, preserving the integrity and wooded landscape character and biodiversity interest of the eastern margin of the Deal Ground around Carrow Abbey Marsh and Whitlingham Country Park to the east, maintaining the open character of the Yare Valley and long views toward the Broads and open countryside.
5. Conserve and enhance the significance of the Trowse Millgate Conservation Area and listed buildings on and adjacent to the site (including any contribution made to their significance by setting),
6. Ensures a high level of flood resilience and incorporates appropriate mitigation measures; (including addressing identified risks from flooding from rivers and surface water flooding);
7. Development must secure remediation and long term management of the Carrow Abbey County Wildlife site (on and adjacent to this site).
8. An archaeological assessment will be required prior to development.
9. Be designed to mitigate the impact of noise generation, light and odour pollution from adjacent industrial uses and the railway
10. Norfolk Minerals and Waste Core Strategy Policy CS16 and the NPPF 'agent of change' principle applies, as the majority of the site is within the consultation area of a safeguarded mineral infrastructure (aggregate and roadstone railhead and asphalt plant);
11. Proposals for development of this site must ensure that they will not place constraints on the operation of the existing rail connected asphalt and aggregates transshipment operation.

Policy Ref	SA Objective														
	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
GNLPO360	-	-	0	0	++	+	+	+	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

- F.2.7.1 Site GNLPO360 is located over 200m from major sources of air pollution including main roads and AQMAs. However, the site is located adjacent to a railway, and therefore could potentially expose site end users to higher levels of noise pollution and disturbance. The proposed development at this site for a large amount of residential led development would be likely to contribute towards a reduction in local air quality, to some extent.
- F.2.7.2 The site policy states that development should “*be designed to mitigate the impact of noise generation, light and odour pollution from adjacent industrial uses and the railway*”. Furthermore, the site would require “*co-ordinated delivery of new transport infrastructure*” and new recreational routes. Furthermore, GNLPO and Local Plan policies would be expected to improve access via public transport.
- F.2.7.3 Overall, although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.7.4 A large proportion of Site GNLPO360 is located within Flood Zones 2, 3a and 3b, and a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. The main area of fluvial flood risk coincides with ‘Carrow Abbey Marsh’ CWS, which would be protected by this policy. The site policy also states that development should protect and enhance green infrastructure on site and ensure “*a high level of flood resilience and incorporates appropriate mitigation measures; (including addressing identified risks from flooding from rivers and surface water flooding)*”. In accordance with GNLPO Policy 7.1, sites within the East Norwich Strategic Regeneration Area will achieve “*high quality, locally distinctive, energy efficient and flood resilient design which addresses identified risks from river and surface water flooding*”.
- F.2.7.5 However, the proposed development of a large number of residential dwellings at Site GNLPO360, contributing to the 4,000 homes in the East Norwich Strategic Regeneration Area, would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.7.6 Site GNLPO360 is located approximately 5.5km south east of the ‘River Wensum’ SAC and approximately 5.5km west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. Site GNLPO360 is also located approximately 1.7km south of ‘St James Pit’ SSSI and 2km north of ‘Caistor St Edmund Chalk Pit’ SSSI. The 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 with Natural England.



F.2.7.7 Site GNLP0360 is located adjacent to 'Whitlingham' LNR, and the west of Site GNLP0360 coincides with 'Carrow Abbey Marsh' CWS. The majority of the site also coincides with priority habitat, including lowland fens priority habitat and a small area of deciduous woodland priority habitat. The site policy states that "*development must secure remediation and long term management of the Carrow Abbey County Wildlife site*" and ensure "*protection and enhancement of key green infrastructure assets and corridors within the site, preserving the integrity and wooded landscape character and biodiversity interest of the eastern margin*". GNLP Policy 3 seeks to ensure development proposals do not result in "*harm to designated and non-designated assets of the natural environment*". Development at this site would also be required to be in accordance with the River Wensum Strategy. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.2.7.8 Site GNLP0360 is located adjacent to The Broads National Park and is approximately 20m from Whitlingham Country Park. The site policy seeks to ensure the development at this site is well related to the riverside location and ensures the "*protection and enhancement of key green infrastructure assets and corridors within the site, preserving the integrity and wooded landscape character and ... Whitlingham Country Park to the east, maintaining the open character of the Yare Valley and long views toward the Broads and open countryside*". The proposed development at this site would incorporate local greenspace, biodiversity areas and recreational open space. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development does not significantly impact the surrounding landscape character. Therefore, a negligible impact on the local landscape would be expected.

**SA Objective 5 – Housing**

F.2.7.9 Site GNLP0360 is proposed for residential-led mixed-use development, contributing towards the 4,000 homes expected to be delivered in the East Norwich Strategic Regeneration Area. Therefore, a major positive impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

F.2.7.10 The majority of Site GNLP0360 is located over 600m from existing local services, however, the proposed development at the site would include community and retail uses, and therefore, would be expected to ensure that new residents at this site have good access to local services. A minor positive impact would be expected.

**SA Objective 7 – Deprivation**

F.2.7.11 The proposed development at Site GNLP0360 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

F.2.7.12 Site GNLP0360 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Site GNLP0360 is located within 600m of public greenspaces, and the site policy seeks to enhance connections for pedestrians through the "*provision of an extended riverside walk along the south bank of the Wensum, and establishment of a recreational route to Whitlingham Country Park*". This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.7.13 Site GNLP0360 is located within a sustainable distance of Riverside Leisure Centre in the city centre. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 6.7km west of the site. The site is also located over 800m from a GP surgery. The site policy, as well as GNLP and Local Plan policies, would be expected to improve access to the site via public transport. Alongside the provision of pedestrian and cycle links, this could potentially help to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

### **SA Objective 9 – Crime**

- F.2.7.14 The proposed development at Site GNLPO360 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.7.15 The majority of Site GNLPO360 is located within 800m of Trowse Primary School. The closest secondary school is Notre Dame High School, with the majority of Site GNLPO360 situated over 1.5km from this school. The proposed development at this site would include “*education*”, and the site policy states that “*pedestrian, cycle and public transport access infrastructure*” would be provided. This would be likely to improve access to schools in the wider area in Norwich city and result in a major positive impact on education.

### **SA Objective 11 – Economy**

- F.2.7.16 Site GNLPO360 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy states that the proposed development would provide “*vehicular, pedestrian, cycle and public transport access infrastructure*” which could potentially improve sustainable access to employment opportunities.
- F.2.7.17 Site GNLPO360 is proposed for mixed-use development including “*community, education and leisure facilities, employment and retail*”. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.7.18 Site GNLPO360 is located within 2km of Norwich Railway Station, however, the north of the site is located over 400m from a bus stop providing regular services. The site policy would be expected to ensure the “*co-ordinated delivery of new transport infrastructure and services including a link bridge*”, and alongside GNLP and Local Plan policies, would be expected to ensure the site has good public transport, pedestrian and cycle connections. The site policy also seeks to provide enhanced pedestrian access, through the “*provision of an extended riverside walk along the south bank of the Wensum, and establishment of a recreational route to Whitlingham Country Park suitable for accommodating National Cycle Route 1*”. Overall, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.7.19 The south of Site GNLPO360 coincides with Trowse Conservation Area, and part of this site is also located adjacent to Trowse with Newton Conservation Area. Site GNLPO360 coincides with the Grade II Listed Building ‘Bottle Kiln at NGR TG24750748’ and is located approximately 40m from the Grade I Listed Building ‘Church of St Andrew’ and approximately 300m from ‘Carrow Abbey’. Furthermore, Site GNLPO360 is located approximately 60m from ‘Crown Point’ RPG.
- F.2.7.20 The site policy states that the proposed development should “*conserve and enhance the significance of the Trowse Millgate Conservation Area and listed buildings on and adjacent to the site (including any contribution made to their significance by setting)*” and protects and enhanced green infrastructure and the open character of the Yare Valley. Furthermore, the policy states “*an archaeological assessment will be required prior to development*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

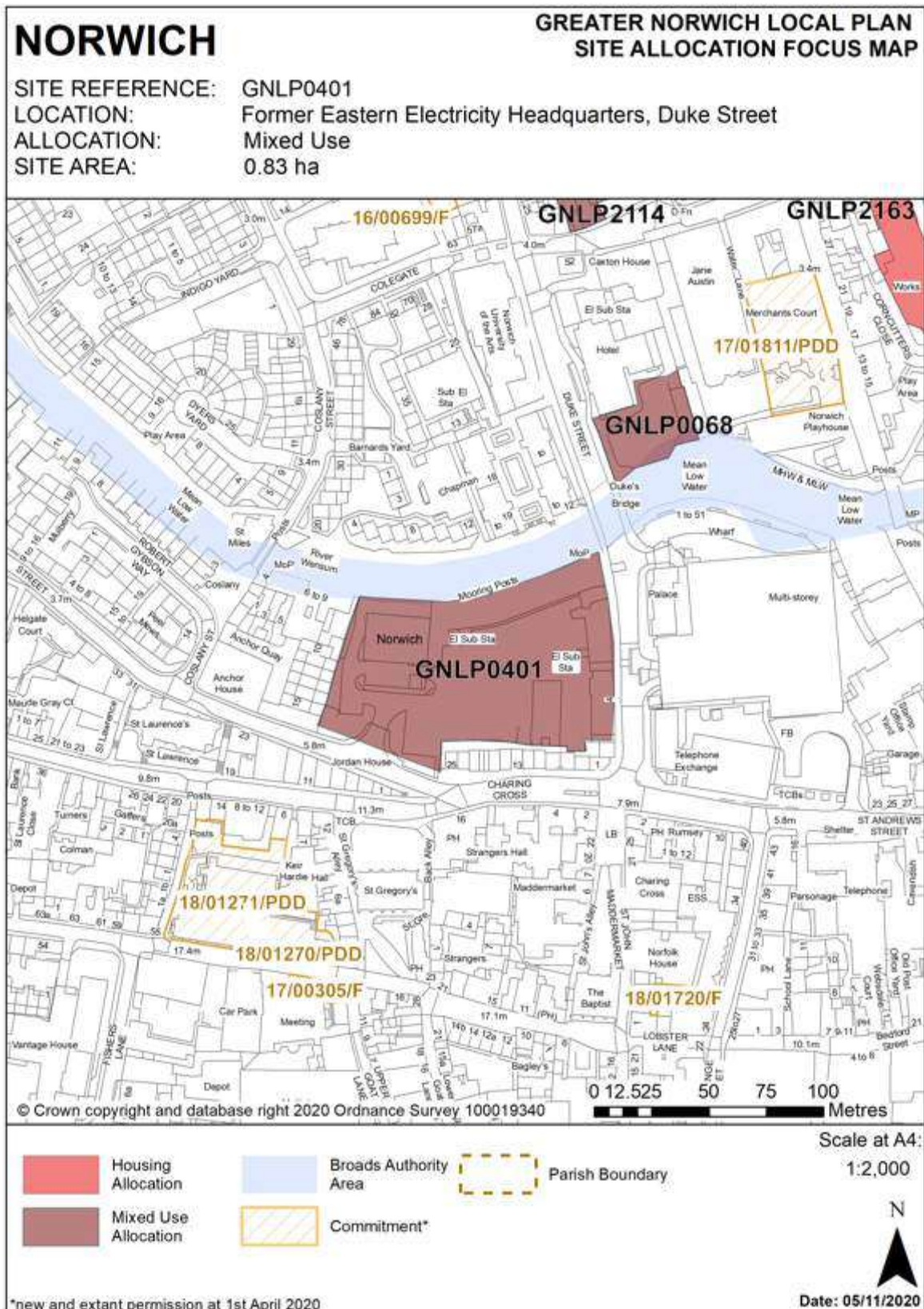
- F.2.7.21 Site GNLPO360 comprises previously developed land, as it previously contained an industrial site. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### SA Objective 15 – Water

- F.2.7.22 Site GNLPO360 coincides with a groundwater SPZ (Zone I) and is located adjacent to the River Wensum and the River Yare. GNL and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The proposed development at this site is anticipated to be restricted to the west of the site, in line with the site policy requirement to protect the Carrow Abbey CWS, which could potentially help to reduce run off into the watercourses. GNL Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.

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F.2.8 Policy GNLPO401 – Former Eastern Electricity Headquarters, Duke Street





**Policy GNLPO401 – Former Eastern Electricity Headquarters, Duke Street**

**Allocation** Mixed use

**Area** 0.83 ha

**Policy GNLPO401 Former Eastern Electricity Headquarters, (Duke’s Wharf) Duke Street (approx. 0.83ha) is allocated for mixed-use development which may include a minimum of 100 homes, (or, if the residential element is provided as student accommodation, at least 250 bedrooms). Employment, managed workspace, leisure, financial and professional services, education and cultural uses will also be acceptable as part of a balanced mix.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its riverside context and prominent location within the City Centre Conservation Area and Broads National Park, maintains and/or recreates strong built frontages to Westwick Street, Duke Street and the River Wensum;
2. Conserve and enhance the significance of heritage assets (including any contribution made to their significance by setting) including the City Centre Conservation Area, Grade I Listed St. Gregory’s Church and Strangers Hall Museum, Grade II\* Listed Charing Cross and other buildings listed at Grade II.
3. Ensures a high level of flood resilience and incorporates appropriate flood mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
4. Decommissioning and removal of the existing surface car parking;
5. Development may include either the conversion of existing buildings or redevelopment;
6. Provision of pedestrian links from Westwick Street to Duke Street and Dukes Palace Bridge, improved permeability of the site making the most of its riverside location;
7. Inclusion of low-car or car-free housing, in accordance with policy 2, where consistent with scheme viability;
8. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road;
9. High quality landscaping, planting and biodiversity enhancements;
10. Heritage interpretation measures to be incorporated in accordance with Policy 3 of this plan.

Policy Ref	SA Objective														
	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
GNLPO401	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.8.1 Site GNLPO401 comprises previously developed land and is proposed for the development of either 100 dwellings or 250 student beds. The site policy states that “a noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road”, and the housing should be “low-car or car-free”. However, Site GNLPO401 is located within ‘Central Norwich’ AQMA, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and locate site end users in an area of poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.8.2 Approximately half of Site GNLP0401 is located within Flood Zone 2, and a proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that development should protect and enhance green infrastructure on site and ensure “*a high level of flood resilience and incorporates appropriate mitigation measures; (including addressing identified risks from flooding from rivers and surface water flooding)*”. These measures, in accordance with GNLP and Local Plan policies, would be expected to reduce the risk of flooding.

F.2.8.3 However, the proposed development of approximately 100 dwellings or 250 student bedrooms at Site GNLP0401 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.8.4 Site GNLP0401 is located approximately 3.4km south east of the ‘River Wensum’ SAC and SSSI. Site GNLP0401 is also located approximately 1.2km south west of ‘St James Pit’ SSSI and 2km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site comprises previously developed land, and the proposed development would include “*high quality landscaping, planting and biodiversity enhancements*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.2.8.5 Site GNLP0401 is located adjacent to The Broads National Park. The site policy would be expected to ensure the delivery of “*a high quality, locally distinctive design of a scale and form which respects its riverside context and prominent location*”. Therefore, a negligible impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

F.2.8.6 Site GNLP0401 is proposed for the development of 100 homes (or if developed for student accommodation, a minimum of 250 student bedrooms). Therefore, should the site be developed as residential dwellings, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

F.2.8.7 Site GNLP0401 is located within 600m of local services in Norwich, including Tesco Metro, convenience stores and Norwich Market. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.2.8.8 The proposed development at Site GNLP0401 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.2.8.9 Site GNLP0401 is located within 600m of public greenspaces. The site policy states that the site will have improved pedestrian accessibility. This would be expected to provide site end users with good access to the River Wensum and outdoor space for recreation, with likely physical and mental health benefits.

F.2.8.10 The site is located within 800m of a GP surgery, and within 1.5km of Riverside Leisure Centre, however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

F.2.8.11 However, Site GNLPO401 is located within 'Central Norwich' AQMA, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

F.2.8.12 The proposed development at Site GNLPO401 would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.2.8.13 Site GNLPO401 is located within 800m of The Free School Norwich (primary school) and secondary schools including Jane Austen College and Notre Dame High School. The site policy also supports proposals for educational uses on site. Therefore, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

F.2.8.14 Site GNLPO401 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users.

F.2.8.15 Site GNLPO401 is proposed for mixed-use development including “*employment, managed workspace, leisure, financial and professional services, education and cultural uses*”. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

F.2.8.16 Site GNLPO401 is located within 2km of Norwich Railway Station, and within 400m of a bus stop providing regular services. The site policy seeks to ensure the “*provision of pedestrian links from Westwick Street to Duke Street and Dukes Palace Bridge, improved permeability of the site making the most of its riverside location*”, and alongside GNLPO and Local Plan policies, would be expected to ensure the site has good public transport connections. Overall, a major positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

F.2.8.17 Site GNLPO401 is located within City Centre Conservation Area, in close proximity to several Listed Buildings, including the Grade I Listed Buildings ‘Strangers Hall Museum’, ‘St Gregory’s Church’ and ‘Church of St Lawrence’, the Grade II\* Listed Building ‘2, Charing Cross’ and the Grade II Listed ‘Bollard opposite number 2’ and ‘4, Charing Cross’. Site GNLPO401 is also located adjacent to ‘St Lawrence’s Well, Lower Westwick Street’ SM.

F.2.8.18 The site policy states that the development should “*conserve and enhance the significance of heritage assets (including any contribution made to their significance by setting)*” and ensure “*heritage interpretation measures to be incorporated in accordance with Policy 3 of this plan*”. The site policy also states that the development should include “*high quality landscaping, planting and biodiversity enhancements*”. The criteria set out in the site policy, alongside the GNLPO and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.2.8.19 Site GNLPO401 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.

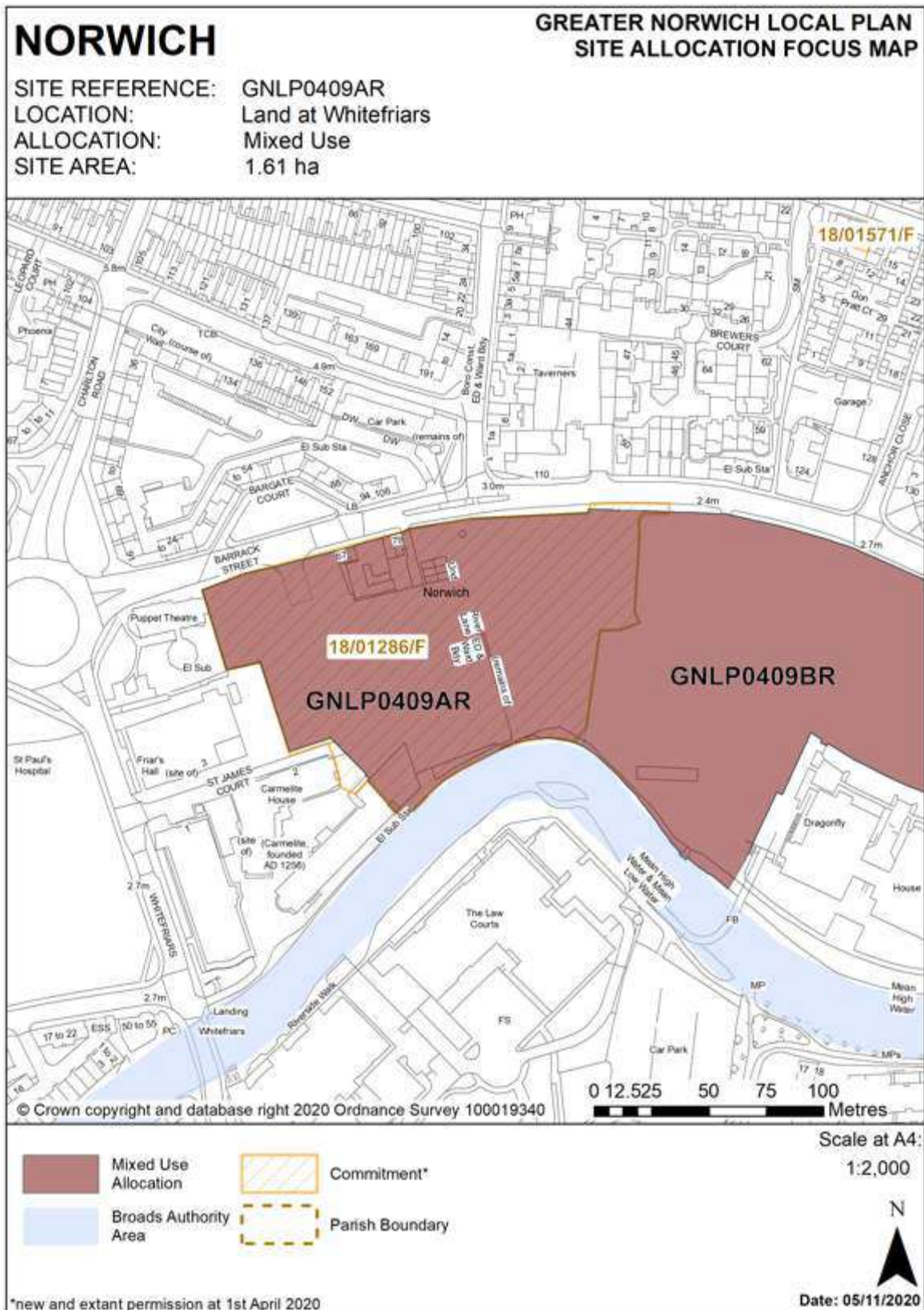
#### **SA Objective 15 – Water**

F.2.8.20 Site GNLPO401 coincides with a groundwater SPZ (Zone II) and is located adjacent to the River Wensum. GNLPO and Local Plan policies would be expected to mitigate the potential adverse impacts

on the groundwater SPZ. GNLP Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.

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F.2.9 Policy GNL0409AR – Land at Whitefriars





### Policy GNLPO409AR – Land at Whitefriars

**Allocation** Mixed use

**Area** 1.61 ha

**Policy GNLPO409AR Land at Whitefriars (approx. 1.61 hectares) is allocated for residential-led mixed-use development. This will include a minimum of 220 homes. Offices and managed workspace, ancillary retail use, restaurants, bars, and recreational open space will be accepted as part of a balanced mix of uses.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects and takes advantage of its riverside context and location within and adjoining the City Centre Conservation Area. Design should distinguish between the areas within and outside of the city walls through layout, scale, height, use of materials and design detailing.
2. There will be a general presumption in favour of the repair and re-use of heritage assets on site as part of any site regeneration, however any application for redevelopment will be considered on its merit. Great weight will be given to the conservation of all heritage assets. Proposals will enhance the setting of the City Wall Scheduled Monument and, the two listed cottages at 77-79 Barrack Street should be retained, brought back into residential uses and renovated. Proposals should provide a suitable setting for designated heritage assets affected by the proposals on and off site including key views from and into the site.
3. Development proposals should draw upon local character and distinctiveness and preserve or enhance the character and appearance of the conservation area.
4. Ensures a high level of flood resilience and incorporates appropriate flood mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
5. Reintroduce a building line along Barrack Street and a frontage to the river; buildings fronting the river should respond to the height of the mill whilst remaining subservient to it.
6. Car free or low-car housing development in accordance with Policy 2 is appropriate in this location.
7. Maximises the views across, from and of the river. Retain the existing embankment line and historic features. Enhancement of river access including provision for the extension and maintenance of the riverside walk in accordance with policy 7.1 and the 'River Wensum Strategy' (including provision of open space/play provision near the city wall) and the establishment and improvement of pedestrian and cycle routes east-west across the site to connect with the existing cycle network.
8. Protect and enhance the significant long views across the site towards Norwich Cathedral;
9. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road.
10. Proposals will be required to adopt and implement a strategy of heritage interpretation relating to the former use of the site as a printworks;
11. High quality landscaping, planting and biodiversity enhancements including protection of trees along the river edge;
12. Provision of public realm enhancements including the provision of open space and play space of an appropriate form and character for the enjoyment of residents and visitors;
13. Protection of bankside access for maintenance purposes.
14. Vehicular access should be from Barrack Street via Gilders Way.

Policy Ref	SA Objective														
	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
GNLPO409AR	-	-	0	0	++	+	+	-	+	++	++	++	+	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.9.1 Site GNLPO409AR comprises previously developed land and is proposed for the development of residential-led development including 220 dwellings, offices and retail. The site policy states that “a noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road” and promotes car free or low-car development. However, Site GNLPO409AR is located within ‘Central Norwich’ AQMA and adjacent to the A147, and although the requirements of the site policy would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.9.2 A large area in the east of Site GNLPO409AR is located within Flood Zone 2, and coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that development should ensure “a high level of flood resilience and incorporates appropriate mitigation measures; (including addressing identified risks from flooding from rivers and surface water flooding)”. These measures, in accordance with GNLP and Local Plan policies, would be expected to reduce the risk of flooding.

F.2.9.3 However, the proposed development of 220 dwellings as well as office and retail space at Site GNLPO409AR would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.9.4 Site GNLPO409AR is located approximately 3.7km south east of the ‘River Wensum’ SAC and SSSI. Site GNLPO409AR is also located approximately 480m west of ‘St James Pit’ SSSI, 1.5km south of ‘Catton Grove Chalk Pit’ and 2.4km east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “residential development of 10 units or more” should be consulted on with Natural England. The site comprises previously developed land, and the proposed development would include “high quality landscaping, planting and biodiversity enhancements including protection of trees along the river edge”. Development at this site would also be required to be in accordance with the River Wensum Strategy. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.2.9.5 Site GNLPO409AR is located adjacent to The Broads National Park. The site policy would be expected to ensure that development is “high quality, locally distinctive design of a scale and form which respects and takes advantage of its riverside context and location” and “maximises the views across, from and of the river”. Therefore, a negligible impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.2.9.6 Site GNLPO409AR is proposed for residential-led development of 220 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.9.7 Site GNLPO409AR is located within 600m of local services in Norwich, including Iceland Foods and Silver Road Post Office. GNLPO and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.9.8 The proposed development at Site GNLPO409AR would not be expected to have a significant impact on deprivation. The GNLPO and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.9.9 Site GNLPO409AR is located within 600m of public greenspaces, and the site policy states the development would include new open space and play space, as well as enhanced pedestrian access. This would be expected to provide site end users with good access to the River Wensum and outdoor space for recreation, with likely physical and mental health benefits.

- F.2.9.10 The site is located within 800m of a GP surgery; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLPO and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.9.11 However, Site GNLPO409AR is located within 'Central Norwich' AQMA and adjacent to the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.9.12 The proposed development at Site GNLPO409AR would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.9.13 Site GNLPO409AR is located within 800m of George White Junior School, Mousehold Infant and Nursery School and Magdalen Gates Primary School. The site is also located within 1.5km of Sewell Park Academy, Jane Austen College and Notre Dame High School. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.9.14 Site GNLPO409AR is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users.

- F.2.9.15 Site GNLPO409AR is proposed for mixed-use development including “*offices and managed workspace, ancillary retail use, restaurants [and] bars*”. The proposed development at this site 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.



### **SA Objective 12 – Transport and Access to Services**

- F.2.9.16 Site GNLPO409AR is located within 2km of Norwich Railway Station, and within 400m of a bus stop providing regular services. The site policy seeks to ensure that the development provides enhanced access to the river and the “*establishment and improvement of pedestrian and cycle routes east-west across the site to connect with the existing cycle network*”. Alongside GNLPO and Local Plan policies, this would be expected to ensure the site has good public transport connections and result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.9.17 The majority of Site GNLPO409AR is located within the City Centre Conservation Area. Site GNLPO409AR is located adjacent to the Grade I Listed Building ‘Former Church of St James’ and ‘St James’ Works, Jarrold’s Printing Works’, and coincides with the Grade II Listed Building ‘77 and 79, Barrack Street’ and with ‘City Walls and Towers’ SM. There are several other Listed Buildings situated in close proximity to the site.
- F.2.9.18 The site policy places great emphasis on protecting and enhancing the historic environment, stating that “*proposals will enhance the setting of the City Wall Scheduled Monument and, the two listed cottages at 77-79 Barrack Street should be retained, brought back into residential uses and renovated*” and sets out requirements for the design to take account of its riverside context, the Conservation Area, and to ensure that the historic environment is conserved and renovated. The site policy also states that “*proposals will be required to adopt and implement a strategy of heritage interpretation relating to the former use of the site as a printworks*”. The criteria set out in the site policy, alongside the GNLPO and Local Plan policies, would be expected to enhance the local historic environment and result in a minor positive impact.

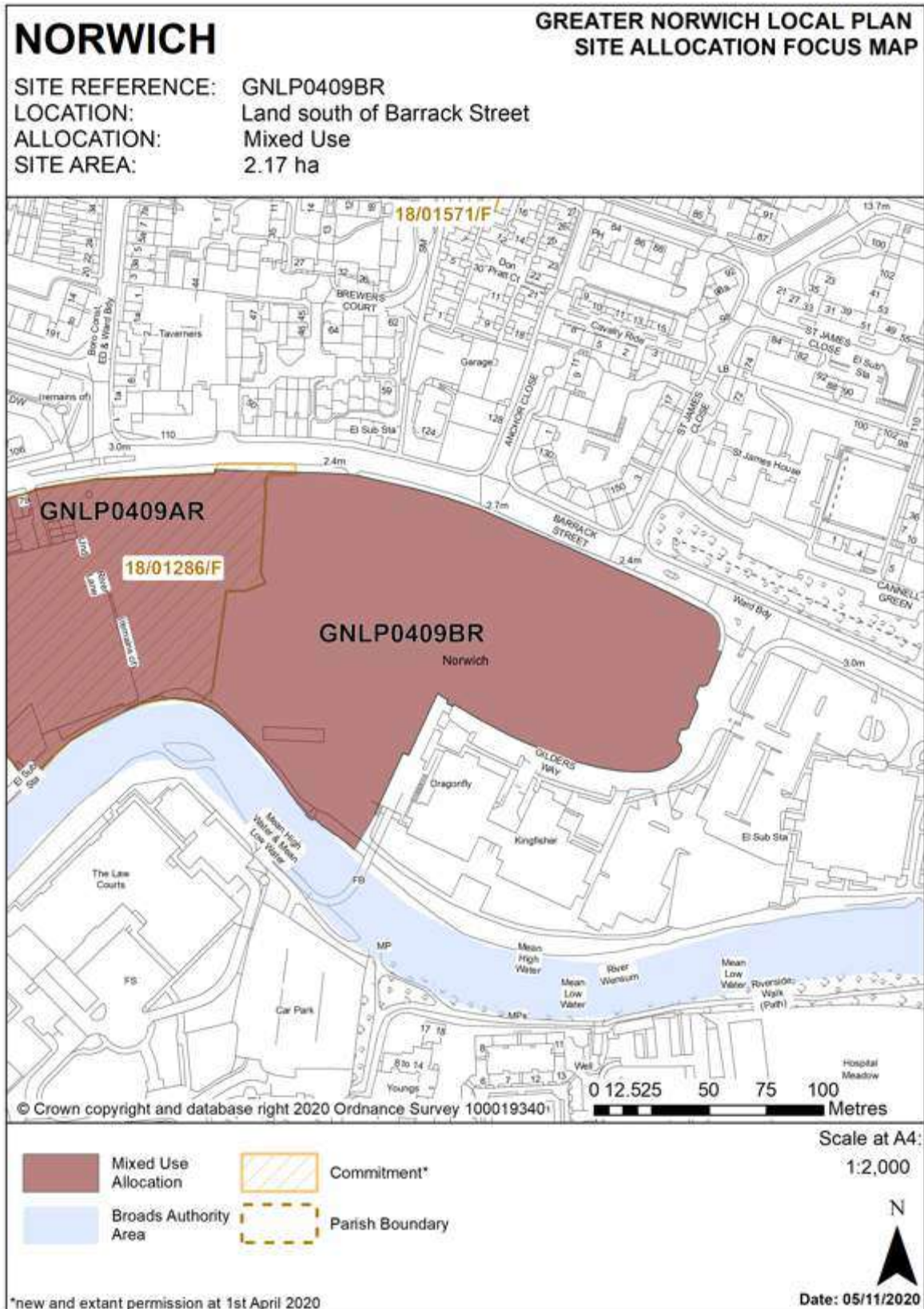
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.9.19 Site GNLPO409AR 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.

### **SA Objective 15 – Water**

- F.2.9.20 Site GNLPO409AR coincides with a groundwater SPZ (Zone II) and is located adjacent to the River Wensum. GNLPO and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. GNLPO Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.

F.2.10 Policy GNLP0409BR – Land south of Barrack Street



**Policy GNLPO409BR – Land south of Barrack Street**

**Allocation** Mixed use

**Area** 2.17 ha

**Policy GNLPO409BR Land south of Barrack Street (approx. 2.17 hectares) is allocated for residential-led mixed-use development. This will include a minimum of 200 homes. Offices and managed workspace, ancillary retail and professional uses, restaurants, cafes and bars, and recreational open space will be accepted as part of a balanced mix of uses.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects and takes advantage of its riverside context and location adjacent to the City Centre Conservation Area.
2. Proposals will provide a suitable setting for designated heritage assets affected by the proposals on and off site including key views from and into the site in particular the significant long views across the site towards Norwich Cathedral.
3. Ensures a high level of flood resilience and incorporates appropriate flood mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
4. The office element of the scheme should be located to extend and consolidate the existing completed phases of the St James' Place development at Gilders Way;
5. Provision of integral and well-designed parking areas to serve existing offices at Gilders Way and St James' Place as well as proposed office users together with segregated areas of residents parking. Car free or low-car development is appropriate and desirable in this location.
6. Incorporates views across, from and of the river. Retain the existing embankment line and historic features. Enhancement of river access including provision for the extension and maintenance of the riverside walk in accordance with policy 7.1 and the 'River Wensum Strategy'. The establishment and improvement of pedestrian and cycle routes north-south across the site from Jarrold Bridge to Barrack Street and improve east-west links to connect with the existing cycle network.
7. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road.
8. High quality landscaping, planting and biodiversity enhancements including protection of trees along the river edge;
9. Provision of public realm enhancements including the provision of open space and playspace of an appropriate form and character for the enjoyment of residents and visitors;
10. Protection of bankside access for maintenance purposes.
11. Vehicular access should be from Barrack Street via Gilders Way.

Policy Ref	SA Objective														
	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
GNLPO409BR	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0

### **SA Objective 1 – Air Quality and Noise**

- F.2.10.1 Site GNLPO409BR comprises previously developed land and is proposed for the development of residential-led development including 200 dwellings, offices and retail. The site policy states that “*a noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road*” and promotes low-car development. However, Site GNLPO409BR is located within ‘Central Norwich’ AQMA and adjacent to the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.10.2 The majority of Site GNLPO409BR is located within Flood Zone 2, and coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that development should ensure “*a high level of flood resilience and incorporates appropriate mitigation measures; (including addressing identified risks from flooding from rivers and surface water flooding)*” and seeks to retain and enhance the trees along the river. These measures, in accordance with GNLP and Local Plan policies, would be expected to reduce the risk of flooding.

- F.2.10.3 However, the proposed development of 200 dwellings as well as office and retail space at Site GNLPO409BR would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.10.4 Site GNLPO409BR is located approximately 3.9km south east of the ‘River Wensum’ SAC and SSSI. Site GNLPO409BR is also located approximately 270m west of ‘St James Pit’ SSSI, 1.5km south of ‘Catton Grove Chalk Pit’ and 2.6km east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site comprises previously developed land, and the proposed development would include “*high quality landscaping, planting and biodiversity enhancements including protection of trees along the river edge*”. Development at this site would also be required to be in accordance with the River Wensum Strategy. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.10.5 Site GNLPO409BR is located adjacent to The Broads National Park. The site policy would be expected to ensure that development is “*high quality, locally distinctive design of a scale and form which respects and takes advantage of its riverside context and location*” and “*incorporates views across, from and of the river*”. Therefore, a negligible impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.2.10.6 Site GNLPO409BR is proposed for residential-led development of 200 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.10.7 Site GNLPO409BR is located within 600m of local services in Norwich, including Silver Road Post Office. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.10.8 The proposed development at Site GNLPO409BR would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.10.9 Site GNLPO409BR is located within 600m of public greenspaces, and the site policy states the development would include new open space and play space, as well as enhanced pedestrian access. This would be expected to provide site end users with good access to the River Wensum and outdoor space for recreation, with likely physical and mental health benefits.
- F.2.10.10 The site is located within 800m of a GP surgery; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.
- F.2.10.11 However, Site GNLPO409BR is located within 'Central Norwich' AQMA and adjacent to the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.10.12 The proposed development at Site GNLPO409BR would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.10.13 Site GNLPO409BR is located within 800m of George White Junior School, Mousehold Infant and Nursery School and Magdalen Gates Primary School. The site is also located within 1.5km of Sewell Park Academy and Jane Austen College. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.10.14 Site GNLPO409BR is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users.
- F.2.10.15 Site GNLPO409BR is proposed for mixed-use development including "*offices and managed workspace, ancillary retail and professional uses, restaurants, cafes and bars*". The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.10.16 Site GNLPO409BR is located within 2km of Norwich Railway Station, and within 400m of a bus stop providing regular services. The site policy seeks to ensure that the development provides enhanced access to the river and the "*establishment and improvement of pedestrian and cycle routes north-south across the site from Jarrold Bridge to Barrack Street and improve east-west links to connect with the existing cycle network*". Alongside GNLP and Local Plan policies, this would be expected to ensure the site has good public transport connections and result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.10.17 Site GNLPO409BR is located adjacent to City Centre Conservation Area, and in close proximity to several heritage assets including the Grade I Listed Building 'St James' Works, Jarrold's Printing Works' and 'Former Church of St James', the Grade II\* Listed Building 'Printing Museum, Jarrold's Printing Works' and Grade II Listed '77 and 79, Barrack Street'. The site is also located approximately 30m from 'City Walls and Towers' SM.
- F.2.10.18 The site policy seeks to ensure the development "*respects and takes advantage of its riverside context and location adjacent to the City Centre Conservation Area*" and "*will provide a suitable setting for designated heritage assets affected by the proposals on and off site including key views from and into*



*the site in particular the significant long views across the site towards Norwich Cathedral*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

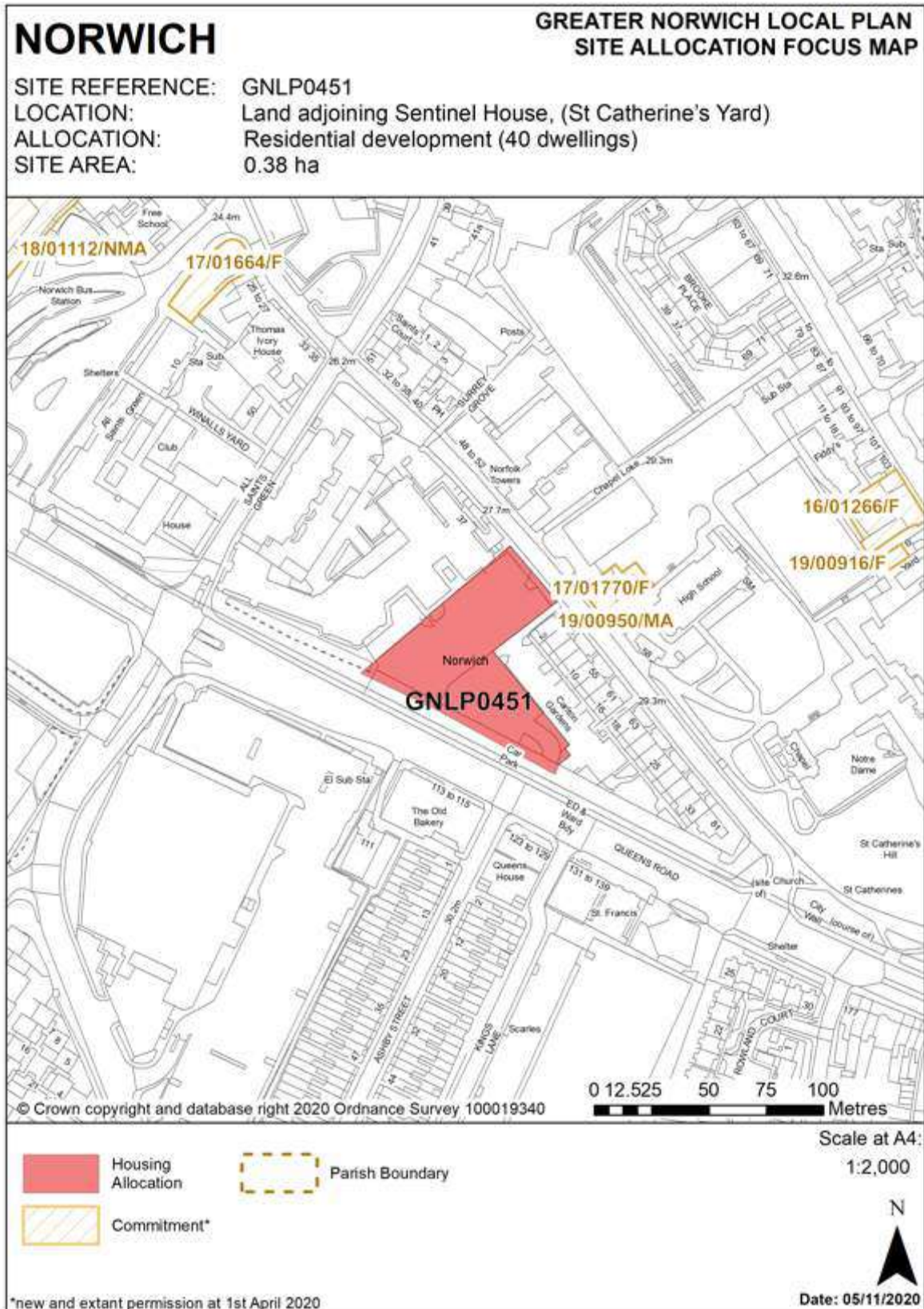
- F.2.10.19 Site GNLP0409BR comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

**SA Objective 15 – Water**

- F.2.10.20 Site GNLP0409BR coincides with a groundwater SPZ (Zone II) and is located adjacent to the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. GNLP Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that *"a good quality of water will be maintained and where possible enhanced in the River Wensum"*. Overall, a negligible impact on water quality would be expected.

DRAFT

F.2.11 Policy GNLP0451 – Land adjoining Sentinel House (St Catherine’s Yard)



**Policy GNLPO451 – Land adjoining Sentinel House (St Catherine’s Yard)**

<b>Allocation</b>	Residential development (40 dwellings or 200 student bedrooms)
<b>Area</b>	0.38 ha

**Policy GNLPO451 Land adjoining Sentinel House, (St Catherine’s Yard) Surrey Street (approx. 0.38 hectares) is allocated for residential development. This will provide a minimum of 40 homes, (or, if developed for student accommodation, a minimum of 200 student bedrooms). Commercial uses including small scale retail, financial and professional services, restaurants/cafes or other main town centre uses will be accepted at ground floor level where compatible with adjoining residential uses.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area, conserves and enhances adjoining heritage assets, including a number of Grade II Listed Buildings, and their settings through careful design, massing and appropriate open space and landscaping; and protects amenity and outlook for existing and future residents;
2. If developed as purpose-built student accommodation, Affordable Housing contributions to be provided as a commuted sum in accordance with Norwich City Council Affordable Housing supplementary planning document (2019) or any successor.
3. A car-free development is appropriate to be provided in this location;
4. Provision of a safe and legible pedestrian route through the site to link Surrey Street to Queens Road and enable connections along Queens Road to the junction with All Saints Green and north to Ber Street via Chapel Loke.
5. High quality landscaping, planting and biodiversity enhancements, open space including enhancement of trees along the frontage to Queens Road.

Policy Ref	SA Objective														
	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
GNLPO451	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.11.1 Site GNLPO451 comprises previously developed land and is proposed for the development of 40 residential dwellings, or 200 student bedrooms. The site policy states that “*car-free development is appropriate*”. However, Site GNLPO451 is located within ‘Central Norwich’ AQMA and adjacent to the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.11.2 Site GNLPO451 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLPO and Local Plan policies. Furthermore, the policy requires “*landscaping, planting and biodiversity enhancements*” which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.



### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.11.3 Site GNLPO451 is located approximately 4km south east of the 'River Wensum' SAC and SSSI. Site GNLPO451 is also located approximately 1.6km south west of 'St James Pit' SSSI and 2.8km south east of 'Sweetbriar Road Meadows, Norwich' SSSI. The site is located within an IRZ which states that "*residential development of 10 units or more*" should be consulted on with Natural England. The site comprises previously developed land, and the proposed development would include "*high quality landscaping, planting and biodiversity enhancements*". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.11.4 Site GNLPO451 is located approximately 520m from The Broads National Park. The site policy would be expected to ensure that development incorporates open space and landscaping, is "*high quality, locally distinctive design of a scale and form which respects its location*" and "*protects amenity and outlook for existing and future residents*". The proposed development at this site could potentially help to enhance the surrounding landscape and would be expected to result in a minor positive impact overall.

### **SA Objective 5 – Housing**

- F.2.11.5 Site GNLPO451 is proposed for the development of 40 homes (or if developed for student accommodation, a minimum of 200 student bedrooms). Therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.11.6 Site GNLPO451 is located within 600m of local services in Norwich, including Sainsbury's and Tesco Express. GNLPO and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.11.7 The proposed development at Site GNLPO451 would not be expected to have a significant impact on deprivation. The GNLPO and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.11.8 Site GNLPO451 is located within 600m of public greenspaces, and the site policy states the development would include new open space and enhanced pedestrian access. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.11.9 The site is located within 800m of a GP surgery; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLPO and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.11.10 However, Site GNLPO451 is located within 'Central Norwich' AQMA and adjacent to the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.11.11 The proposed development at Site GNLPO451 would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.11.12 Site GNLPO451 is located within 800m of The Free School Norwich, Bignold Primary School and Nursery and Lakenham Primary School. The site is also located in close proximity to Notre Dame High School, and within 1.5km of Jane Austen College. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.11.13 Site GNLPO451 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The site policy would be expected to ensure there is enhanced pedestrian access in the local area, and the requirements of GNLPO and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.11.14 Site GNLPO451 is located within 2km of Norwich Railway Station, and within 400m of a bus stop providing regular services. The site policy seeks to ensure that the development provides enhanced pedestrian access through the site and connects to existing routes. Alongside GNLPO and Local Plan policies, this would be expected to ensure the site has good public transport connections and result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.11.15 Site GNLPO451 is located within City Centre Conservation Area, in close proximity to several Listed Buildings including the Grade II Listed '113, Queens Road', 'Phoenix House', 'Former Primitive Methodist Chapel' and 'Surrey House' within 60m of the site. The site policy seeks to ensure the development "*respects its location within the City Centre Conservation Area, conserves and enhances adjoining heritage assets ... and their settings through careful design, massing and appropriate open space and landscaping*". The criteria set out in the site policy, alongside the GNLPO and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

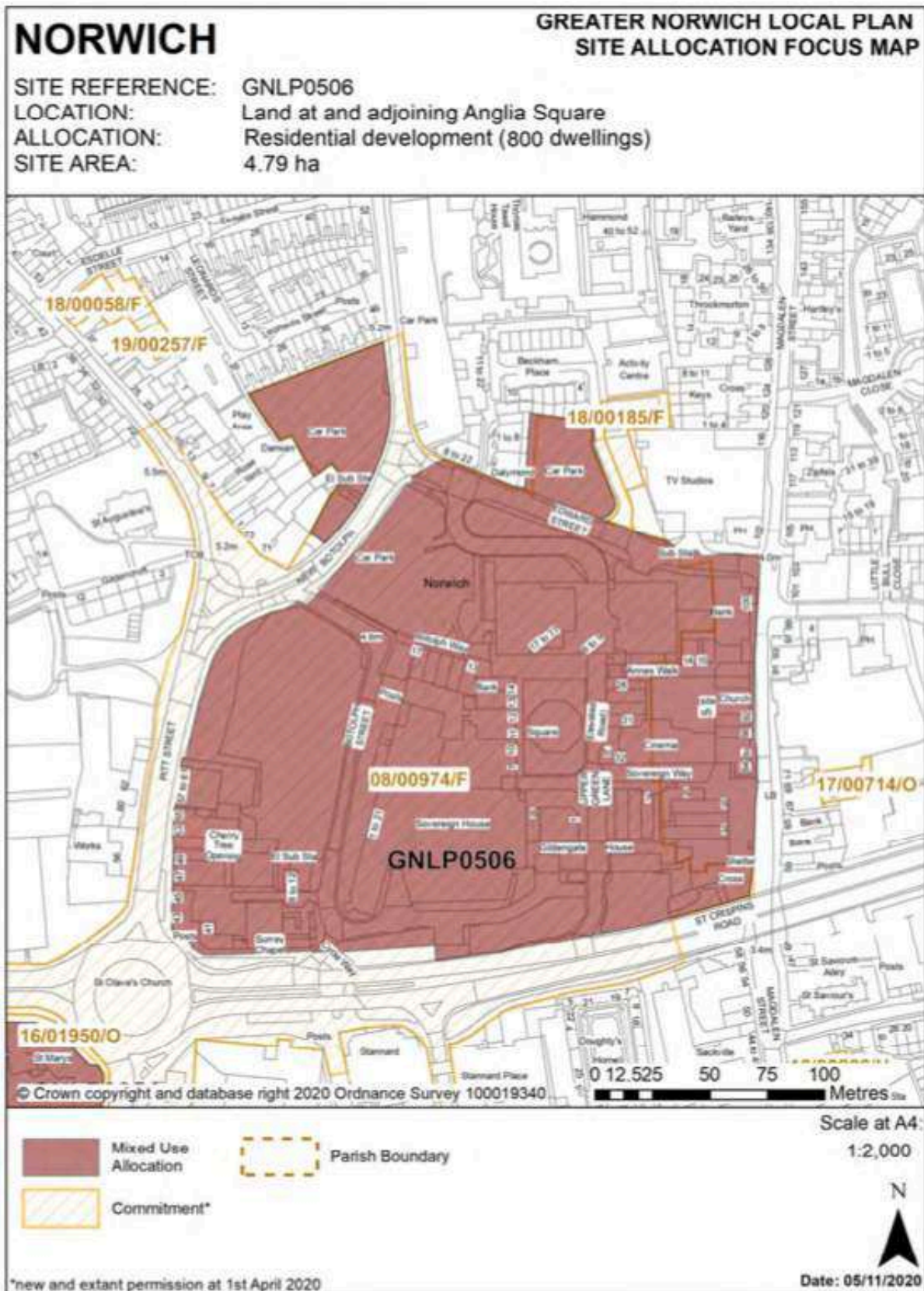
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.11.16 Site GNLPO451 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.

### **SA Objective 15 – Water**

- F.2.11.17 Site GNLPO451 coincides with a groundwater SPZ (Zone I). GNLPO and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

F.2.12 Policy GNLP0506 – Land at and adjoining Anglia Square



**Policy GNLPO506 – Land at and adjoining Anglia Square**

**Allocation** Residential development (800 dwellings)

**Area** 4.79 ha

**Policy GNLPO506 Land at and adjoining Anglia Square, Norwich (approx. 4.79 hectares) is allocated for residential-led, mixed-use development as the focus for an enhanced and improved large district centre and to act as a catalyst for wider investment and redevelopment within the Northern City Centre strategic regeneration area as defined in policy 7.1 of this plan. The site will deliver in the region of 800 homes.**

The development will achieve the following site-specific requirements:

1. Delivery of a comprehensive, mixed use regeneration scheme which can include residential development, student accommodation, retail units contributing to the Magdalen Street/Anglia Square large district centre, offices and flexible workspace, hotel, leisure and hospitality uses and community facilities as part of a balanced mix;
2. Phasing (where appropriate) to be agreed;
3. A significantly improved retail/leisure offer providing a continuous active frontage between Magdalen Street and St Augustine's Street
4. Removal of the derelict and long-term vacant buildings from the site, including Sovereign House and the existing multi-storey car park
5. Delivery of replacement high quality decked public car parking to serve the large district centre;
6. Achievement of high quality, locally distinctive and energy efficient design with scope for a landmark building or buildings providing a new focal point for the Northern City Centre and sited to conserve and enhance the significance of heritage assets and their settings;
7. Conserve and enhance the significance of the City Centre Conservation Area and nearby Listed Buildings at Magdalen Street, Doughtys Hospital, Doughtys Cottages, St Augustine's Street (including Grade I Listed Church of St Augustine), Gildencroft, including any contribution made to their significance by setting.
8. High quality landscaping, planting and biodiversity enhancements;
9. Low-car or car-free housing where consistent with scheme viability;
10. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road;
11. Significant improvements in connectivity and permeability across the site to deliver new and enhanced pedestrian and cycle links north-south between Edward Street and St Crispin's Road, and east-west between Magdalen Street and St Augustine's and improved integration with the surrounding network;
12. High quality public realm improvements creating attractive, legible and user-friendly streets and public spaces both within the site and adjacent to it on Magdalen Street (including land under the flyover)
13. A mobility hub featuring shared transport services (buses, car club and bike share) centred on Magdalen Street in the vicinity of the flyover that is easily accessible on foot and by bicycle to promote use of sustainable transport modes by residents, visitors and other users;
14. Heritage interpretation measures to be incorporated in accordance with Policy 3 of this plan.

Policy Ref	SA Objective														
	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
GNLPO506	-	-	0	+	++	++	+	-	+	++	++	++	0	+	0



### **SA Objective 1 – Air Quality and Noise**

- F.2.12.1 Site GNLP0506 comprises previously developed land and is proposed for the development of 800 dwellings. The site policy promotes low-car or car-free housing, and states that *“a noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road”*. However, Site GNLP0506 is located within ‘Central Norwich’ AQMA and adjacent to the A147 and A1402, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.12.2 Site GNLP0506 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised.
- F.2.12.3 However, the proposed development of approximately 800 dwellings at Site GNLP0506 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.12.4 Site GNLP0506 is located approximately 3.2km south east of the ‘River Wensum’ SAC and SSSI. Site GNLP0506 is also located approximately 950m west of ‘St James Pit’ SSSI and 1.9km east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that *“residential development of 10 units or more”* should be consulted on with Natural England. The site comprises previously developed land, and the proposed development would include *“high quality landscaping, planting and biodiversity enhancements”*. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.12.5 Site GNLP0506 is located approximately 280m from The Broads National Park. The site policy states that development should include *“high quality public realm improvements creating attractive, legible and user-friendly streets and public spaces”* with *“landmark building or buildings providing a new focal point for the Northern City Centre”*. Therefore, the regeneration of derelict buildings at this site would be expected to result in a minor positive impact on the townscape.

### **SA Objective 5 – Housing**

- F.2.12.6 Site GNLP0506 is proposed for mixed-use development including 800 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.12.7 Site GNLP0506 is located within 600m of local services in Norwich and is proposed for the development of retail and community uses. In line with GNLP and Local Plan policies, the site policy promotes public transport improvements and enhancements to local accessibility. Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.12.8 The proposed development at Site GNLP0506 would not be expected to have a significant impact on deprivation. The site policy seeks to regenerate derelict buildings and provide a balanced mix of housing and facilities, and GNLP and Local Plan policies would be expected to promote inclusive development. Therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.2.12.9 Site GNLP0506 is located within 600m of public greenspaces, and the site policy states the development would provide enhanced pedestrian and cycle access. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.12.10 The site is located within 800m of a GP surgery; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

F.2.12.11 However, Site GNLP0506 is located within 'Central Norwich' AQMA and adjacent to the A147 and A1402, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

F.2.12.12 The proposed development at Site GNLP0506 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

F.2.12.13 Site GNLP0506 is located within 800m of Magdalen Gates Primary School, and the majority of the site is within 800m of Angel Road Infant and Junior Schools. The site is also located within 1.5km of Jane Austen College and Sewell Park Academy. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

F.2.12.14 Site GNLP0506 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users.

F.2.12.15 Site GNLP0506 is proposed for mixed-use development including "*retail units ... offices and flexible workspace, hotel, leisure and hospitality uses and community facilities*". The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

F.2.12.16 Site GNLP0506 is located within 2km of Norwich Railway Station, and within 400m of a bus stop providing regular services. In accordance with the site policy, the development would include "*a mobility hub featuring shared transport services (buses, car club and bike share) centred on Magdalen Street*". Alongside GNLP and Local Plan policies, this would be expected to ensure the site has good public transport connections and result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

F.2.12.17 Site GNLP0506 is located within City Centre Conservation Area, in close proximity to several Listed Buildings including the Grade I Listed 'Church of St Augustine', the Grade II\* Listed '71, Botolph Street' and several Grade II Listed Buildings. The site policy states that the development should include "*heritage interpretation measures*" and be "*sited to conserve and enhance the significance of heritage assets and their settings*" including "*the significance of the City Centre Conservation Area and nearby Listed Buildings*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

- F.2.12.18 Site GNLPO506 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.

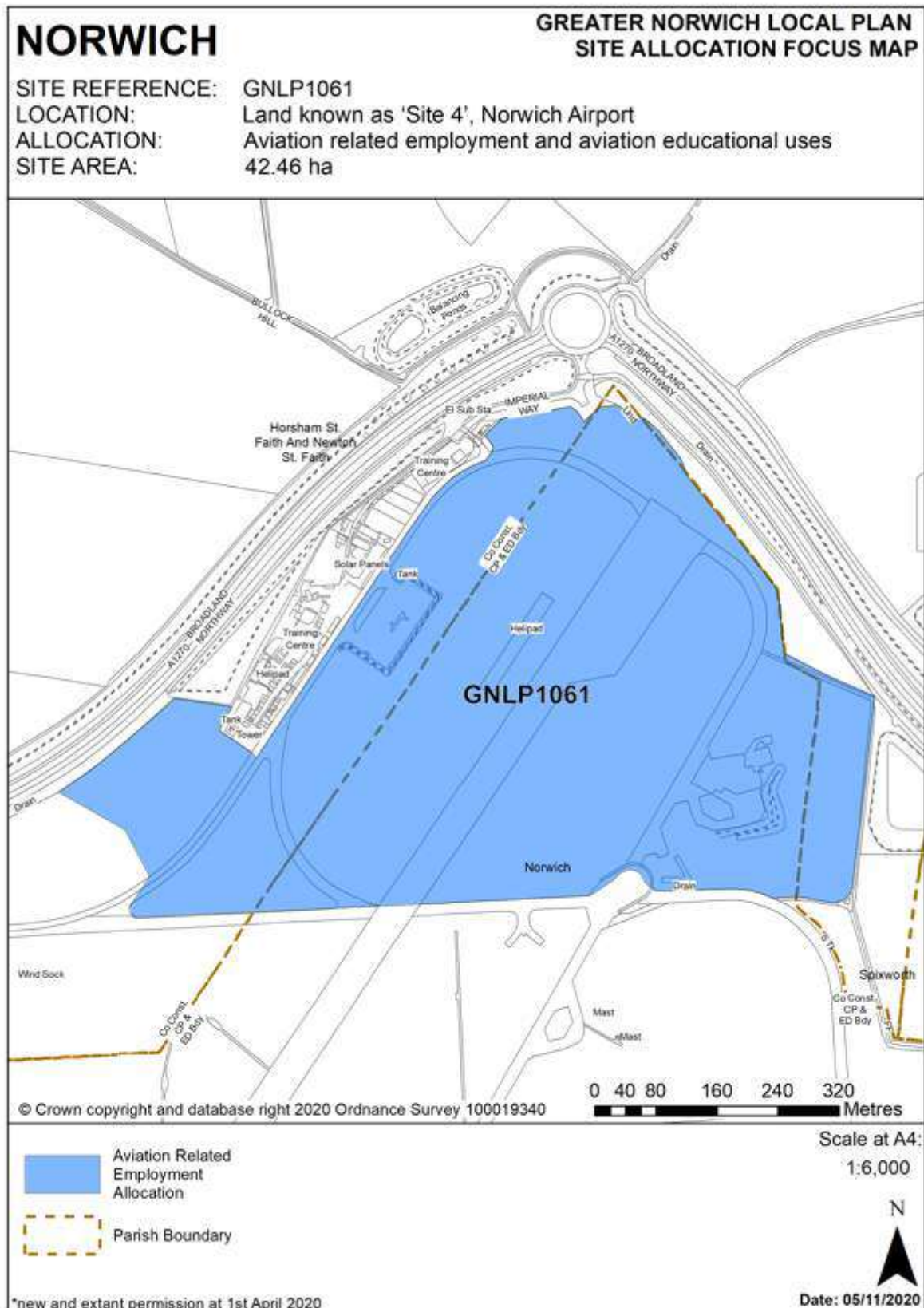
**SA Objective 15 – Water**

- F.2.12.19 Site GNLPO506 coincides with a groundwater SPZ (Zone II). GNLPO and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

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### F.2.13 Policy GNLP1061 – Land known as ‘Site 4’, Norwich Airport



**Policy GNLP1061 – Land known as ‘Site 4’, Norwich Airport**

<b>Allocation</b>	Aviation related employment and aviation educational uses
<b>Area</b>	42.46 ha

**Policy GNLP1061 Land known as ‘Site 4’, Norwich Airport (approximately 42.46ha) is allocated for aviation related employment and aviation educational uses. This shall include aviation uses falling within the following use classes: E(g)(ii) (the research and development of products and processes), E(g)(iii) (any industrial process), B2 (industrial), B8 (storage and distribution and F1(a) (for the provision of education)**

The development will achieve the following site-specific requirements:

1. Provide development of aviation related uses. Non-aviation development will only be permitted where it is demonstrated that there is insufficient demand over the next 40 years for aviation related uses on the site and where such non-aviation development would act and be secured as a catalyst to deliver essential infrastructure facilitating the aviation related elements of the development. In any case non-aviation development would be limited to no more than 50% of the floorspace on the development. Should non-aviation uses be considered acceptable development is anticipated to include E(g)(ii) (the research and development of products and processes), E(g)(iii) (any industrial process), B2 (industrial) and B8 (storage and distribution). Non aviation related office uses (Class E(g)(i), retail and leisure uses will not be accepted.
2. Adoption of a surface access strategy for the wider airport operational area, which promotes sustainable transport to the site, shall occur prior to any development.
3. Provide vehicular access from Broadland Northway (A1270)
4. Demonstrate that appropriate account has been taken of the potential impacts of noise from existing and proposed airport operations and noise generation from the development itself.
5. Be subject to landscape visual impact assessment and appropriate landscape mitigation to the northwest, north and northeast boundaries. SUDs will need to be provided as part of the development.
6. Changes of use should normally be restricted by conditions on any future planning applications to prevent units being utilised more broadly, and for non-aviation related uses.

Policy Ref	SA Objective														
	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
GNLP1061	-	0	0	0	0	+	0	-	0	+	++	+	0	-	0

**SA Objective 1 – Air Quality and Noise**

F.2.13.1 Site GNLP1061 is located adjacent to the A1270, and therefore, could potentially expose site end users to higher levels of air pollution. Furthermore, the proposed development at this site for aviation related employment development would be likely to contribute towards a reduction in local air quality.

F.2.13.2 The site policy states that the development should “*demonstrate that appropriate account has been taken of the potential impacts of noise from existing and proposed airport operations and noise generation from the development itself*”. The site policy also promotes sustainable transport to the site. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase

in traffic on the local road network, as well as a potential increase in air traffic. A minor negative impact on air quality and noise would be expected.

#### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.13.3 Site GNLP1061 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low risk of surface water flooding. The site policy states that “*SUDs will need to be provided as part of the development*”, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised, and therefore, a negligible impact would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.13.4 Site GNLP1061 is located approximately 4km south west of ‘Broadland’ SPA/Ramsar and ‘The Broads’ SAC, and approximately 4km north east of the ‘River Wensum’ SAC. The site is also located approximately 4km north east of ‘River Wensum’ SSSI and 3.6km south west of ‘Crostwick Marsh’ SSSI, within an IRZ which states that “*airports, helipads and other aviation proposals*” should be consulted on with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.13.5 Site GNLP1061 coincides with the existing Norwich International Airport and is proposed for aviation related uses. The proposed development would be likely to be in keeping with the existing landscape character. The site policy states that development would “*be subject to landscape visual impact assessment and appropriate landscape mitigation to the northwest, north and northeast boundaries*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to result in a negligible impact on the landscape

#### **SA Objective 5 – Housing**

- F.2.13.6 Site GNLP1061 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.

#### **SA Objective 6 – Populations and Community**

- F.2.13.7 Site GNLP1061 is located over 600m from existing local services at Norwich International Airport. However, the site policy seeks to ensure there is “*a surface access strategy for the wider airport operational area, which promotes sustainable transport to the site*” which would be expected to improve connectivity. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.13.8 The proposed development of aviation related employment and education at Site GNLP1061 would not be expected to have a significant impact on deprivation. A negligible impact on deprivation would be expected.

#### **SA Objective 8 – Health**

- F.2.13.9 Site GNLP1061 is located over 600m from public greenspaces, and outside of a sustainable distance to healthcare facilities. Despite this, the site’s location in the outskirts of Norwich, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at Norfolk and Norwich University Hospital.
- F.2.13.10 However, Site GNLP1061 is located adjacent to the A1270, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

**SA Objective 9 – Crime**

- F.2.13.11 The proposed development of aviation related employment and education at Site GNLP1061 would not be expected to have a significant impact on crime. A negligible impact on crime would be expected.

**SA Objective 10 – Education**

- F.2.13.12 Site GNLP1061 is proposed for employment use and “*aviation educational uses*”, and therefore, would be expected to have a minor positive impact on education.

**SA Objective 11 – Economy**

- F.2.13.13 Site GNLP1061 is proposed for aviation related employment development. The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

- F.2.13.14 Site GNLP1061 is located over 400m from bus stops at the Norwich International Airport and is situated approximately 6km north west of Norwich Railway Station. The site policy seeks to ensure there is “*a surface access strategy for the wider airport operational area, which promotes sustainable transport to the site*”. Alongside GNLP and Local Plan policies, this would be expected to ensure the site is accessible via sustainable transport and is well connected to the existing development at the airport. This would be expected to provide public transport connections to the train station. Overall, a minor positive impact on transport would be expected.

**SA Objective 13 – Historic Environment**

- F.2.13.15 Site GNLP1061 is located approximately 500m from Horsham St Faiths Conservation Area and associated Listed Buildings. The proposed development at Site GNLP1061 is not anticipated to significantly impact nearby heritage assets due to its location within the existing Norwich International Airport. The site policy states that development would “*be subject to landscape visual impact assessment and appropriate landscape mitigation to the northwest, north and northeast boundaries*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

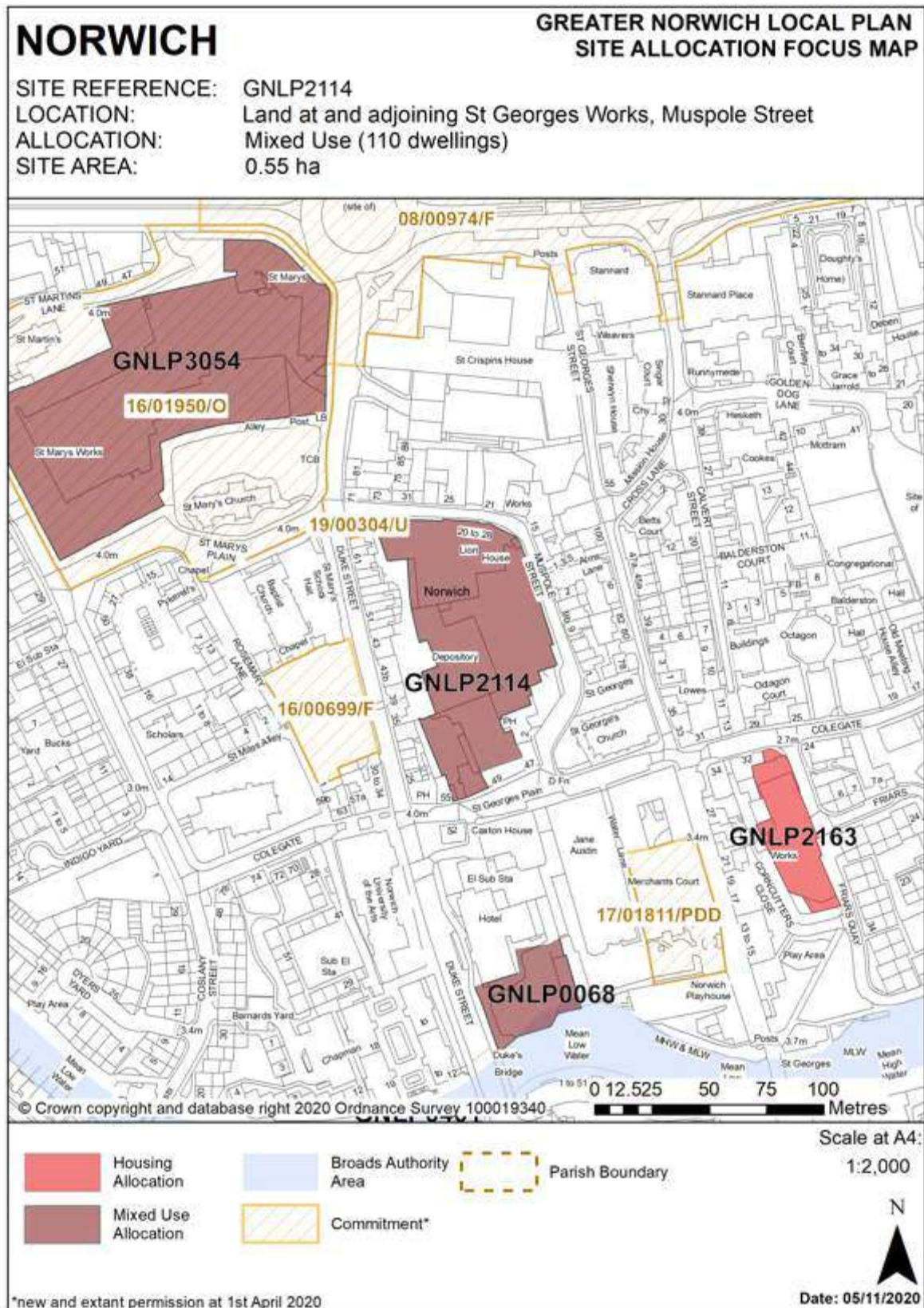
- F.2.13.16 Site GNLP1061 comprises partially undeveloped land. Approximately 23ha of the site is situated on ALC Grade 3 land, and approximately 19ha on ‘non-agricultural’ land. ALC Grade 3 could potentially represent some of Greater Norwich’s BMV land. As the site is proposed for aviation related employment and educational uses, and there are currently no buildings within the site boundary, it is assumed that some land will be lost to the development. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

**SA Objective 15 – Water**

- F.2.13.17 Site GNLP1061 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



F.2.14 Policy GNLP2114 – Land at and adjoining St Georges Works, Muspole Street



**Policy GNLP2114 – Land at and adjoining St Georges Works, Muspole Street**

**Allocation** Mixed use (110 dwellings)

**Area** 0.55 ha

**Policy GNLP2114 Land at and adjoining St Georges Works, Muspole Street (approx. 0.57 ha) is allocated for residential-led mixed use development. This has the potential to provide a minimum of 110 homes, together with a minimum of 5000sqm offices and managed workspace and potentially other ancillary uses such as small-scale retailing.**

The development will achieve the following site-specific requirements:

1. Retention and conversion of the existing former factory buildings on site subject to demonstrating a proposal’s viability, and deliverability;
2. New build development, if proposed, to achieve a high quality locally distinctive design which reinstates a strong built frontage along the west side of Muspole Street; that preserves and enhances the significance of the City Centre Conservation Area and nearby designated heritage assets, including 47 and 49 Colegate and the Woolpack Public House, all listed at Grade II, including any contribution made to that significance by the setting.
3. Impacts of proposed development on existing residents and local businesses, including pubs, to be minimised.
4. Key views toward the tower of St Georges Colegate to be protected and enhanced
5. High quality landscaping and biodiversity enhancements to be provided on site, with scope for off-site contributions to public realm improvements and the creation of a new pedestrian square between Muspole Street and St George’s Plain;
6. Car free or low-car housing development in accordance with Policy 2 is appropriate in this location.

Policy Ref	SA Objective														
	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
GNLP2114	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.14.1 Site GNLP2114 comprises previously developed land and is proposed for the development of 110 dwellings and office space. The site policy promotes low-car or car-free housing. However, Site GNLP2114 is located within ‘Central Norwich’ AQMA and within 200m of the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.14.2 Site GNLP2114 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states the development should include “*high quality landscaping and biodiversity enhancements*”. This would be expected to ensure the risk of flooding is minimised.

- F.2.14.3 However, the proposed development of approximately 110 dwellings at Site GNLP2114 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.14.4 Site GNLP2114 is located approximately 3.3km south east of the ‘River Wensum’ SAC and SSSI, approximately 1km south west of ‘St James Pit’ SSSI and 2km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site comprises previously developed land, and the proposed development would include on site “*high quality landscaping, planting and biodiversity enhancements*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

- F.2.14.5 Site GNLP2114 is located approximately 140m from The Broads National Park. The development would be expected to include redevelopment of the existing factory buildings, or if new build development is proposed this should “*achieve a high quality locally distinctive design*” and ensures “*key views toward the tower of St Georges Colegate to be protected and enhanced*”. Furthermore, the development is considered to have “*scope for off-site contributions to public realm improvements and the creation of a new pedestrian square between Muspole Street and St George’s Plain*”. Overall, the proposed development at this site would be expected to have a negligible impact on the landscape.

**SA Objective 5 – Housing**

- F.2.14.6 Site GNLP2114 is proposed for mixed-use development including 110 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

- F.2.14.7 Site GNLP2114 is located within 600m of local services in Norwich, including Iceland Foods. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

**SA Objective 7 – Deprivation**

- F.2.14.8 The proposed development at Site GNLP2114 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

- F.2.14.9 Site GNLP2114 is located within 600m of public greenspaces and would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits. The site is located within 800m of a GP surgery; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.14.10 However, Site GNLP2114 is located within ‘Central Norwich’ AQMA and within 200m of the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

**SA Objective 9 – Crime**

- F.2.14.11 The proposed development at Site GNLP2114 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.



### **SA Objective 10 – Education**

- F.2.14.12 Site GNLP2114 is located within 800m of Magdalen Gates Primary School, and within 1.5km of Jane Austen College and Notre Dame High School. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.14.13 Site GNLP2114 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users.
- F.2.14.14 Site GNLP2114 is proposed for mixed-use development including “a minimum of 5000sqm offices and managed workspace and potentially other ancillary uses such as small-scale retailing”. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.14.15 Site GNLP2114 is located within 2km of Norwich Railway Station, and within 400m of a bus stop providing regular services. The site is well connected to the existing footpath network. Alongside GNLP and Local Plan policies, this would be expected to ensure the site has good public transport connections and result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.14.16 Site GNLP2114 is located within City Centre Conservation Area, in close proximity to several Listed Buildings including the Grade I Listed ‘Church of St George’ and ‘Church of St Mary’ and several Grade II Listed Buildings including ‘The Woolpack Public House’ and ‘1-9, Muspole Street’. The site policy states that any new development on site should “*preserve and enhance the significance of the City Centre Conservation Area and nearby designated heritage assets, including 47 and 49 Colegate and the Woolpack Public House*” and ensure “*key views toward the tower of St Georges Colegate to be protected and enhanced*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.14.17 Site GNLP2114 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.

### **SA Objective 15 – Water**

- F.2.14.18 Site GNLP2114 coincides with a groundwater SPZ (Zone II) and is located partially within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is previously developed and contains existing built form. It is not anticipated that the proposed redevelopment at this site would result in a significant increase in runoff of pollutants into the nearby watercourse. Overall, a negligible impact on water quality would be expected.



**Policy GNLP2163 – Friars Quay Car Park, Colegate**

<b>Allocation</b>	Residential development (25 dwellings)
<b>Area</b>	0.13 ha

**Policy GNLP2163 Friars Quay Car Park, Colegate (former Wilson’s Glassworks site, approx. 0.13 hectares) is allocated for residential development. This will provide a minimum of 25 homes. Offices or other commercial uses would be appropriate as a small element of the scheme on the frontage to Colegate.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale, grain, massing and form which respects the industrial heritage and historic character of the area;
2. Conserve and enhance the significance of the City Centre Conservation Area and nearby Listed Buildings (including any contribution made to their significance by setting)
3. An archaeological assessment will be required prior to development.
4. Protects the amenity and outlook of adjoining residential occupiers.
5. Removal of the existing poor-quality industrial buildings from the site and creation of strong building lines to the west side of Friars Quay, St George’s Green and reinstatement of the built frontage to Colegate.
6. High quality landscaping, planting and biodiversity enhancements; including retention and protection of existing significant tree immediately adjacent to the southern boundary of the site located on the corner of Friars Quay and Corncutters Close.
7. The site is suitable for low car or car free development in accordance with Policy 2.

Policy Ref	SA Objective														
	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
GNLP2163	-	0	0	+	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.15.1 Site GNLP2163 comprises a small area of previously developed land and is proposed for the development of 25 dwellings. The site policy states that “*the site is suitable for low car or car free development*”. However, Site GNLP2163 is located within ‘Central Norwich’ AQMA, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.15.2 Site GNLP2163 does not coincide with any significant areas of surface water flood risk, however, a small proportion at the edge of Site GNLP2163 is located within Flood Zone 2. The site policy states development will include “*high quality landscaping, planting and biodiversity enhancements*”, and in line with GNLP and Local Plan policies, it is anticipated that development would ensure flood risk is minimised. Therefore, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.15.3 Site GNLP2163 is located approximately 3.5km south east of the ‘River Wensum’ SAC and SSSI. The site is also located approximately 1.1km south west of ‘St James’ Pit’ SSSI and 2.1km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. Site GNLP2163 is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site policy states that development should incorporate “*high quality landscaping, planting and biodiversity enhancements*” and protect significant trees. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.15.4 Site GNLP2163 is located approximately 50m from The Broads National Park. The site policy sets out a number of requirements for the proposed development, including delivering a “*high quality, locally distinctive design of a scale, grain, massing and form which respects the industrial heritage and historic character of the area*” and development which “*protects the amenity and outlook of adjoining residential occupiers*”. The site policy also seeks to ensure the “*removal of the existing poor-quality industrial buildings*”. In accordance with the GNLP and Local Plan policies, this would be expected to ensure that the development (and redevelopment of old industrial buildings) conserves and enhances the setting of the river and the surrounding townscape. A minor positive impact would be expected.

### **SA Objective 5 – Housing**

- F.2.15.5 Site GNLP2163 is proposed for the development of 25 dwellings; Therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.15.6 Site GNLP2163 is located within 600m of several local services in Norwich, including Iceland Foods and convenience stores. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.15.7 The proposed development at Site GNLP2163 would not be expected to have a significant impact on deprivation. GNLP and Local Plan policies would be expected to promote inclusive development. Therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.15.8 Site GNLP2163 is located within 600m of public greenspaces and would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits. The site is located within 800m of a GP surgery; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.15.9 However, Site GNLP2163 is located within ‘Central Norwich’ AQMA, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.15.10 The proposed development at Site GNLP2163 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.



### **SA Objective 10 – Education**

F.2.15.11 Site GNLP2163 is located within 800m of Magdalen Gates Primary School and Charles Darwin Primary School, and within 1.5km of Jane Austen College and Notre Dame High School. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

F.2.15.12 Site GNLP2163 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

F.2.15.13 Site GNLP2163 is located within 400m of bus stops providing regular services, approximately 1km from Norwich Railway Station, and is well connected to the existing footpath and road networks. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

F.2.15.14 Site GNLP2163 is located within City Centre Conservation Area, and within 150m from various Listed Buildings including the Grade I Listed 'Church of St George' and several Grade II\* and Grade II Listed Buildings along Colegate and St George's Street. The site comprises previously developed land and is surrounded by existing built form within the city centre. The site policy states that the development should "*conserve and enhance the significance of the City Centre Conservation Area and nearby Listed Buildings (including any contribution made to their significance by setting)*" and ensure an archaeological assessment is carried out. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

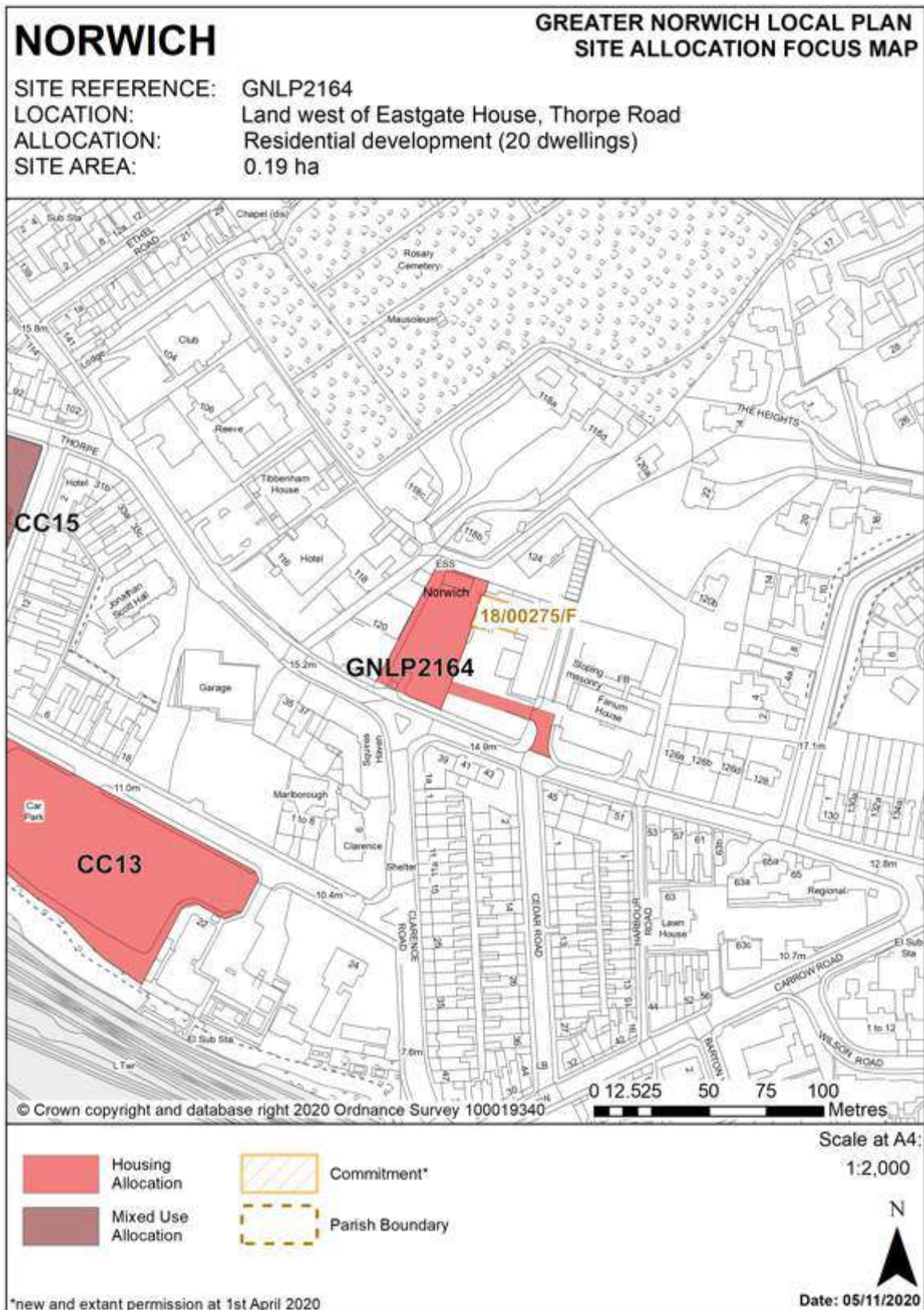
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.2.15.15 Site GNLP2163 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.

### **SA Objective 15 – Water**

F.2.15.16 Site GNLP2163 coincides with a groundwater SPZ (Zone II) and is located within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is previously developed and contains existing built form. It is not anticipated that the proposed redevelopment at this site would result in a significant increase in runoff of pollutants into the nearby watercourse. Furthermore, the site policy states that the development should provide "*high quality landscaping, planting and biodiversity enhancements*". These measures would be expected to ensure that the proposed development at this site does not result in contamination of the river, and as such, a negligible impact would be expected.

F.2.16 Policy GNLP2164 – Land west of Eastgate House, Thorpe Road



**Policy GNLP2164 – Land west of Eastgate House, Thorpe Road**

**Allocation** Residential development (20 dwellings)

**Area** 0.19 ha

**Policy GNLP2164 Land west of Eastgate House, Thorpe Road (approx. 0.19 ha) is allocated for residential development. This will provide in the region of 20 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with the character of adjoining development, respects the heritage significance of the immediately adjoining Thorpe Ridge Conservation Area and protects the amenity and outlook of adjoining residential occupiers.
2. High quality landscaping, planting and biodiversity enhancements including the provision of new trees and enhancing the green frontage to Thorpe Road.
3. Ensures a high level of surface water flood resilience and incorporates appropriate flood mitigation measures addressing identified risks from surface water flooding which must be taken into consideration when designing a drainage strategy for the site;
4. Low-car or car free development in accordance with Policy 2, is appropriate in this location.

Policy Ref	SA Objective														
	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
GNLP2164	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.16.1 Site GNLP2164 comprises a small area of previously developed land and is proposed for the development of 20 dwellings. The site policy promotes low-car or car-free development. However, Site GNLP2164 is located adjacent to ‘Central Norwich’ AQMA and the A1242, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and associated air pollution on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.16.2 Site GNLP2164 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. The site policy states that development should ensure “a high level of surface water flood resilience and incorporates appropriate flood mitigation measures addressing identified risks from surface water flooding which must be taken into consideration when designing a drainage strategy”. Overall, these measures would be expected to result in a minor positive impact on flooding.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.16.3 Site GNLP2164 is located approximately 4.9km south east of the ‘River Wensum’ SAC and SSSI. The site is also located approximately 1km south of ‘St James’ Pit’ SSSI. Site GNLP2164 is located within an IRZ which states that “residential development of 10 units or more” should be consulted on with Natural



England. The site policy states that development should incorporate “*high quality landscaping, planting and biodiversity enhancements including the provision of new trees and enhancing the green frontage*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.2.16.4 Site GNLP2164 is located approximately 520m from The Broads National Park. The site policy sets out a number of requirements for the proposed development, including delivering a “*high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with the character of adjoining development ... and protects the amenity and outlook of adjoining residential occupiers*”. The proposed development at this site could potentially help to enhance the surrounding landscape and would be expected to result in a minor positive impact overall.

#### **SA Objective 5 – Housing**

F.2.16.5 Site GNLP2164 is proposed for the development of 20 dwellings; Therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.2.16.6 Site GNLP2164 is located within 600m of several local services in Norwich, including Morrisons and other convenience stores. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.2.16.7 The proposed development at Site GNLP2164 would not be expected to have a significant impact on deprivation. GNLP and Local Plan policies would be expected to promote inclusive development. Therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.2.16.8 Site GNLP2164 is located within 600m of public greenspaces and would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.16.9 The site is located over 800m from a GP surgery and over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities.

F.2.16.10 However, Site GNLP2164 is located adjacent to ‘Central Norwich’ AQMA and the A1242, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

F.2.16.11 The proposed development at Site GNLP2164 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.2.16.12 Site GNLP2164 is located within 800m of Charles Darwin Primary School and Lionwood Infant and Nursery School, and within 1.5km of Notre Dame High School. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.16.13 Site GNLP2164 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.16.14 Site GNLP2164 is located within 400m of bus stops providing regular services, approximately 550m from Norwich Railway Station, and is well connected to the existing footpath and road networks. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.16.15 Site GNLP2164 is located adjacent to Thorpe Ridge Conservation Area and is located approximately 80m from the Grade II Listed Building '2 and 4, Cotman Road'. The site comprises previously developed land and is surrounded by existing built form within the city centre. The site policy seeks to ensure that development is "*in keeping with the character of adjoining development, respects the heritage significance of the immediately adjoining Thorpe Ridge Conservation Area*". Alongside the GNLP and Local Plan policies, this would be expected to result in a negligible impact on the historic environment overall.

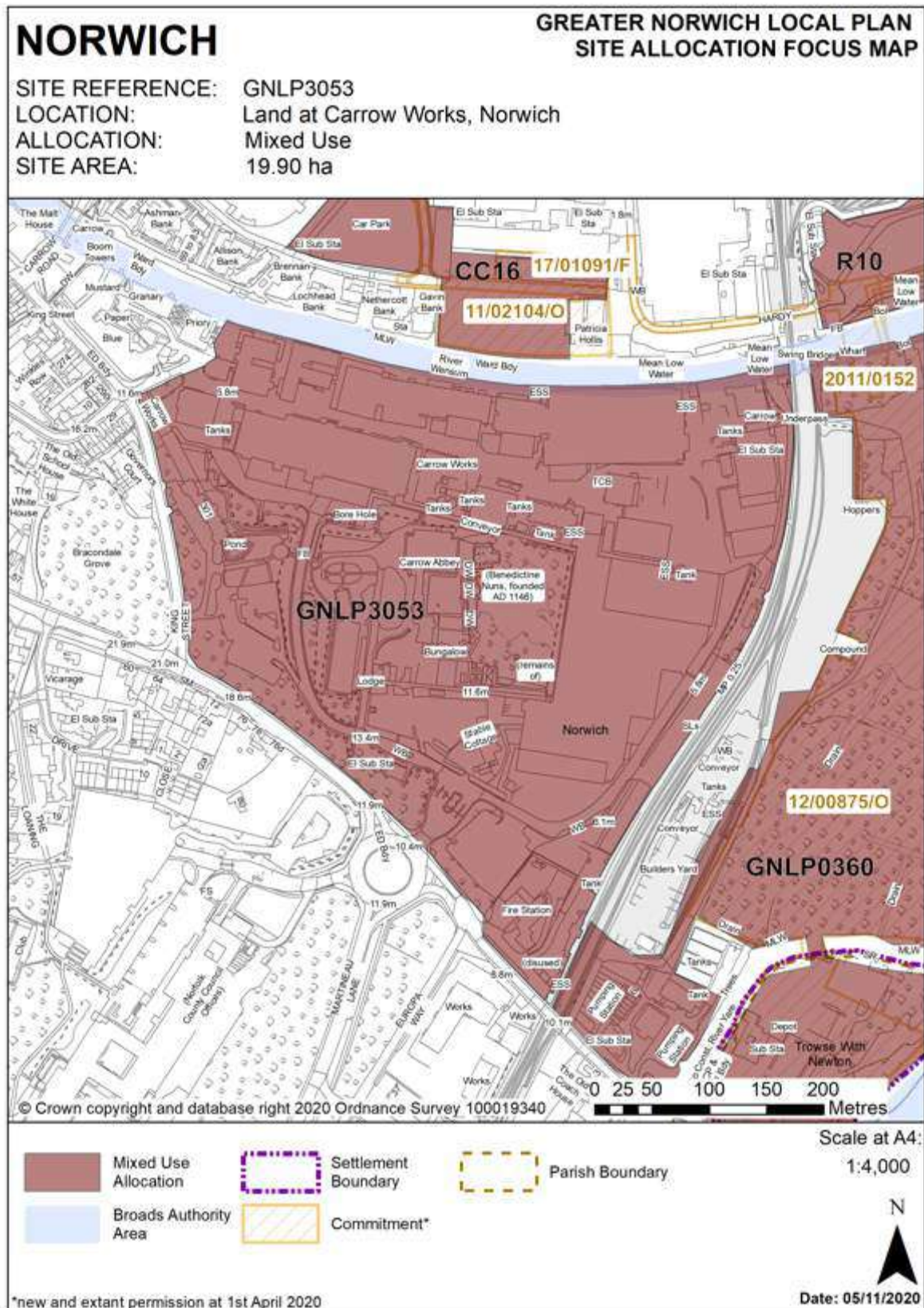
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.16.16 Site GNLP2164 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.

### **SA Objective 15 – Water**

- F.2.16.17 Site GNLP2164 coincides with a groundwater SPZ (Zone II). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

F.2.17 Policy GNLP3053 – Land at Carrow Works, Norwich



### Policy GNLP3053 – Land at Carrow Works, Norwich

<b>Allocation</b>	Mixed use
<b>Area</b>	19.90 ha

**Policy GNLP3053 Land at Carrow Works, Norwich (approx. 19.90 ha) is allocated for residential led mixed use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to contribute towards the 4000 homes expected to be delivered in the East Norwich Strategic Regeneration Area subject to confirmation through detailed master planning of the wider East Norwich Strategic Regeneration Area as defined in policy 7.1 of this plan.**

The development will achieve the following site-specific requirements:

1. Development must be undertaken comprehensively in accordance with the masterplan for the East Norwich Strategic Regeneration Area required by policy 7.1. Proposals for the sites should not prejudice future development of or restrict options for the adjoining sites including Utilities Site (R10) North of the river; and
2. Co-ordinated delivery of new social (e.g. schools and community facilities) and economic infrastructure (e.g. transport routes, links and services) and services, as informed by the detailed master plan for the wider East Norwich Strategic Regeneration Area;
3. Proposals will include an extended riverside walk along the south bank of the Wensum, and a potential new route into the Deal Ground under the rail line as part of the integrated access and transportation strategy required by policy 7.1 and the 'River Wensum Strategy'.
4. There will be a general presumption in favour of the repair and re-use of heritage assets on site as part of any site regeneration, however any application for redevelopment will be considered on its merit. Great weight will be given to the conservation of all designated heritage assets. Proposals will include the protection of the Scheduled Monument and Listed Buildings on the site and a suitable setting for designated heritage assets affected by the proposals on and off site. Proposals should secure the long term management of the scheduled monument. Proposals, which seek to convert, alter or demolish locally listed buildings or have a harmful impact on the significance of their setting, will be considered on their merits. Clear justification for all proposals will be required;
5. Development proposals should draw upon local character and distinctiveness and preserve or enhance the character and appearance of the conservation areas affected and the Broads National Park.
6. Proposals will be required to adopt and implement a strategy of heritage interpretation;
7. Development proposals will include protection and enhancement of the existing biodiversity of the site. The Development will achieve high quality landscaping, planting and biodiversity enhancements, including enhancements to the River Wensum and to the locally registered historic park and garden, along with improved public access. Increased connectivity between the County Wildlife Site to the east and woodland to the west of the site, for wildlife will also form part of the proposals;
8. Achievement of a high quality, locally distinctive design of a scale and form which respects its context, the significance of the heritage assets on and off site, the Broads National Park and the protected trees as informed by the coordinated masterplanning process; and,
9. Noise attenuation in relation to existing and proposed routes will be required to protect the amenity of users and occupiers of the site.
10. Norfolk Minerals and Waste Core Strategy Policy CS16 and the NPPF 'agent of change' principle applies, as part of the site are within the consultation area of a safeguarded mineral infrastructure (aggregate and roadstone railhead and asphalt plant).



Policy Ref	SA Objective														
	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
GNLP3053	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.17.1 Site GNLP3053 is located adjacent to ‘Central Norwich’ AQMA, the A147 and a railway line, and therefore, could potentially expose site end users to higher levels of air pollution, noise pollution and disturbance. Furthermore, the proposed development at this site for a large amount of residential led development would be likely to contribute towards a reduction in local air quality, to some extent.

F.2.17.2 The site policy states that “noise attenuation in relation to existing and proposed routes will be required to protect the amenity of users and occupiers of the site” and promotes enhanced public transport access, in line with the GNLP and Local Plan policies. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.17.3 Site GNLP3053 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy seeks to deliver “high quality landscaping, planting and biodiversity enhancements”, and it is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised.

F.2.17.4 However, the proposed development of a large number of residential dwellings at Site GNLP3053, contributing to the 4,000 homes in the East Norwich Strategic Regeneration Area, would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.17.5 Site GNLP3053 is located approximately 5km south east of the ‘River Wensum’ SAC and approximately 5.8km west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. Site GNLP3053 is also located approximately 1.6km south of ‘St James Pit’ SSSI and 1.9km north of ‘Caistor St Edmund Chalk Pit’ SSSI. The site is located within an IRZ which states that “residential development of 10 units or more” should be consulted on with Natural England.

F.2.17.6 Site GNLP0360 is located approximately 280m from ‘Whitlingham’ LNR and 150m from ‘Carrow Abbey Marsh’ CWS. The site coincides with several stands of deciduous woodland priority habitat. The site policy states that “development proposals will include protection and enhancement of the existing biodiversity of the site” with “high quality landscaping, planting and biodiversity enhancements ... [and] increased connectivity between the County Wildlife Site to the east and woodland to the west of the site”. Therefore, the proposed development at this site would be expected to ensure there is no net loss of biodiversity assets, and development would seek to retain and enhance habitat connectivity. Development at this site would also be required to be in accordance with the River Wensum Strategy.

Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.2.17.7 Site GNLP3053 is located adjacent to The Broads National Park, and approximately 380m from Whitlingham Country Park. The site policy seeks to ensure the development at this site is well related to the riverside location and “*should draw upon local character and distinctiveness and preserve or enhance the character and appearance of the conservation areas affected and the Broads National Park*”. The site policy also states development should “*include an extended riverside walk along the south bank of the Wensum*” and be in accordance with the River Wensum Strategy. The proposed development at this site would incorporate local greenspace, biodiversity areas and recreational open space. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

#### **SA Objective 5 – Housing**

F.2.17.8 Site GNLP3053 is proposed for residential led mixed-use development, contributing towards the 4,000 homes expected to be delivered in the East Norwich Strategic Regeneration Area. Therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.2.17.9 The majority of Site GNLP3053 is located over 600m from existing local services. The proposed development at this site would include local community and retail uses, and therefore, would be expected to ensure that new residents at this site have good access to local services. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.2.17.10 The proposed development at Site GNLP3053 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.2.17.11 Site GNLP3053 is located within 600m of public greenspaces, and the site policy seeks to enhance connections for pedestrians through the “*provision of an extended riverside walk along the south bank of the Wensum*” and provide open spaces. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.17.12 Site GNLP3053 is located within a sustainable distance of Riverside Leisure Centre in the city centre. However, this site is located outside of a sustainable distance to healthcare facilities. The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 6km west of the site. The site is also located over 800m from a GP surgery. The site policy, as well as GNLP and Local Plan policies, would be expected to improve access to the site via public transport. Alongside the provision of pedestrian and cycle links, this could potentially help to improve sustainable access to healthcare facilities.

F.2.17.13 However, Site GNLP3053 is located adjacent to the A147 and ‘Central Norwich’ AQMA. 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 an adverse impact on the health of site end users. Therefore overall, the proposed development at this site would be expected to have a minor negative impact on health.

#### **SA Objective 9 – Crime**

F.2.17.14 The proposed development at Site GNLP3053 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.17.15 The majority of Site GNLP3053 is located within 800m of Trowse Primary School or Lakenham Primary School. The site is located within 1.5km of Notre Dame High School. The proposed development at this site would include “*education*”, and the site policy states that “*pedestrian, cycle and public transport access infrastructure*” would be provided. This would be likely to improve access to schools in the wider area in Norwich city and result in a major positive impact on education.

### **SA Objective 11 – Economy**

- F.2.17.16 Site GNLP3053 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy states that the proposed development would provide “*vehicular, pedestrian, cycle and public transport access infrastructure*” which could potentially improve sustainable access to employment opportunities.
- F.2.17.17 Site GNLP3053 is proposed for mixed-use development including “*community, education and leisure facilities, local employment and retail*”. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.17.18 Site GNLP3053 is located within 2km of Norwich Railway Station, and within 400m of bus stops providing regular services. The site policy would be expected to ensure that pedestrian, cycle and public transport access is enhanced, alongside the requirements of GNLP and Local Plan policies. The site policy also seeks to provide enhanced pedestrian access, through the “*provision of an extended riverside walk along the south bank of the Wensum*”. Overall, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.17.19 Site GNLP3053 coincides with several heritage assets including the Grade I Listed Building ‘Carrow Abbey’, the Grade II Listed Buildings ‘Carrow House’, ‘Carrow Works Block 92’ and ‘Carrow Works Blocks 7, 7A, 8A and 8 attached metal canopy’ and ‘Carrow Priory (ruined portions)’ SM. The site is also located partially within Bracondale Conservation Area and is situated in close proximity to several Grade II Listed Buildings to the west.
- F.2.17.20 The site policy states that a “*strategy of heritage interpretation*” will be required, and the proposed development should ensure the “*protection of the Scheduled Monument and Listed Buildings on the and a suitable setting for designated heritage assets affected by the proposals on and off site. Proposals should secure the long term management of the scheduled monument*”. Furthermore, the policy seeks to protect the “*locally registered historic park and garden*” and states that any harmful impact on the significance of locally Listed Buildings would require clear justification. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment overall.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

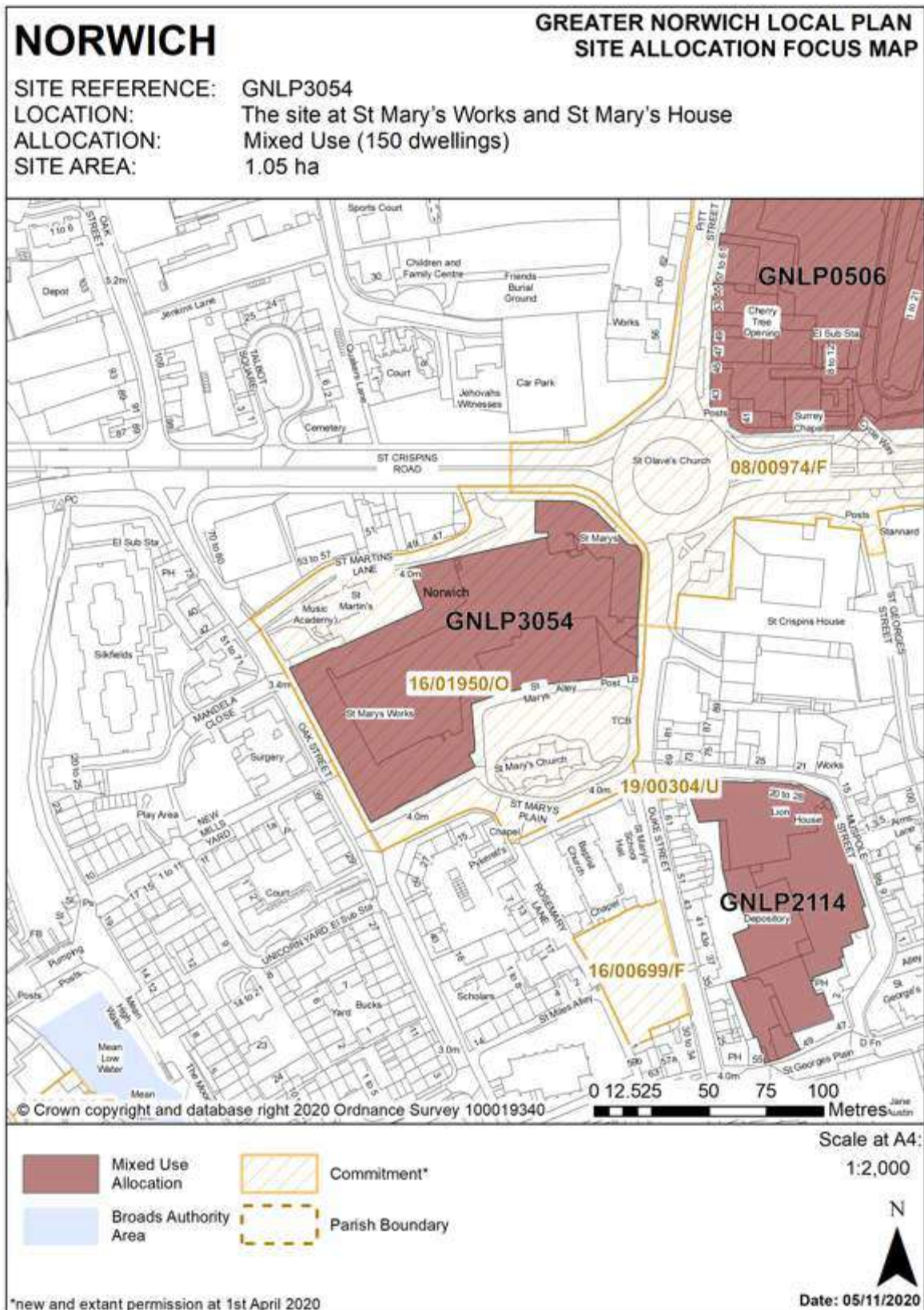
- F.2.17.21 Site GNLP3053 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### **SA Objective 15 – Water**

- F.2.17.22 Site GNLP3053 coincides with a groundwater SPZ (Zone I) and is located adjacent to the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. GNLP Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.



F.2.18 Policy GNLP3054 – St Mary’s Works and St Mary’s House



**Policy GNLP3054 – St Mary’s Works and St Mary’s House**

**Allocation** Mixed use (150 dwellings)

**Area** 1.05 ha

**Policy GNLP3054** The site at St Mary’s Works and St Mary’s House (1.05 ha) is allocated for comprehensive mixed-use development to include residential and employment uses, with the possible addition of a hotel. The site will deliver a minimum of 150 homes.

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its industrial context, the significance and setting of heritage assets on and off site, and the character and appearance of the City Centre Conservation Area;
2. There will be a general presumption in favour of the repair and re-use of heritage assets on site as part of any site regeneration, however any application for redevelopment will be considered on its merit. Great weight will be given to the conservation of all designated heritage assets. Proposals will include the protection of the listed and locally listed buildings on the site and the enhancement of the significance of the setting of designated heritage assets both on and off site;
3. Conversion of the locally listed St Mary’s Works factory, including the façade of the locally listed frontage to Oak Street / St Mary’s Plain should be retained as part of a development scheme; Proposals which seek to convert, alter or demolish the locally listed buildings or have a harmful impact on the significance of their setting will be considered on their merits. Clear justification for all proposals will be required;
4. Respect the setting of Grade I Listed St Martin at Oak and St Mary Coslany churches and create enhanced views of the buildings and respect the setting of Grade II Listed Folly House and Pineapple House;
5. Development proposals should draw upon local character and distinctiveness and preserve or enhance the character and appearance of the conservation area;
6. Proposals will be required to adopt and implement a strategy of heritage interpretation;
7. Residential development should be provided in response to identified local community needs demonstrated through a future planning application to be appropriate for this edge of City Centre site.
8. Achieve high quality landscaping, planting and biodiversity enhancements, including enhancements to the adjacent churchyards along with improved public access;
9. Ensures a level of surface water flood resilience and incorporates appropriate flood mitigation measures addressing identified risks from surface water flooding;
10. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road;
11. The scale of buildings fronting onto St Martin’s Lane and the two historic churches will be lower than those facing Duke Street and St Crispin’s Road;
12. Increased connectivity between the site and the surrounding townscape. Pedestrian and cycle access through the area will be created by the design of routes between St Mary’s Plain and St Crispin’s Road.
13. Car free or low car housing in accordance with Policy 2 is appropriate in this location.

Policy Ref	SA Objective														
	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
GNLP3054	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0

### **SA Objective 1 – Air Quality and Noise**

- F.2.18.1 Site GNLP3054 comprises previously developed land and is proposed for the development of mixed-use development including 150 dwellings and employment. The site policy states that *“a noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road”* and promotes low-car development. However, Site GNLP3054 is located within ‘Central Norwich’ AQMA and adjacent to the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.18.2 A small proportion in the west of Site GNLP3054 is located within Flood Zone 2, and the site coincides with a small area determined to be at low risk of surface water flooding. The site policy seeks to ensure that development *“ensures a level of surface water flood resilience and incorporates appropriate flood mitigation measures”*. The site policy also seeks to deliver *“high quality landscaping, planting and biodiversity enhancements”*. These measures, in accordance with GNLP and Local Plan policies, would be expected to ensure surface water flooding is minimised.
- F.2.18.3 However, the proposed development of 150 dwellings and employment land at Site GNLP3054 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.18.4 Site GNLP3054 is located approximately 3.2km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.2km south west of ‘St James Pit’ SSSI and 1.7km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that *“residential development of 10 units or more”* should be consulted on with Natural England. The site comprises previously developed land, and the proposed development would include on site *“high quality landscaping, planting and biodiversity enhancements”*. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.18.5 Site GNLP3054 is located approximately 130m from The Broads National Park. The site policy seeks to ensure the development at this site is well related to the riverside location and achieves *“high quality, locally distinctive design”*, incorporating *“enhancements to the adjacent churchyards along with improved public access”*. Furthermore, the site policy states that *“the scale of buildings fronting onto St Martin’s Lane and the two historic churches will be lower than those facing Duke Street and St Crispin’s Road”*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

### **SA Objective 5 – Housing**

- F.2.18.6 Site GNLP3054 is proposed for the development of 150 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.18.7 Site GNLP3054 is located within 600m of local services in Norwich, including Iceland Foods. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.18.8 The proposed development at Site GNLP3054 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.18.9 Site GNLP3054 is located within 600m of public greenspaces, and the site policy seeks to enhance connections for pedestrians and cyclists. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.18.10 The site is located within 800m of a GP surgery; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.
- F.2.18.11 However, Site GNLP3054 is located within 'Central Norwich' AQMA and adjacent to the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.18.12 The proposed development at Site GNLP3054 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.18.13 Site GNLP3054 is located within 800m of Magdalen Gates Primary School and within 1.5km of Notre Dame High School, Jane Austen College and Sewell Park Academy. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.18.14 Site GNLP3054 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy states that the proposed development would provide improved local access, which alongside GNLP and Local Plan policies, could potentially improve sustainable access to employment opportunities.
- F.2.18.15 Site GNLP3054 is proposed for mixed-use development including employment. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.18.16 Site GNLP3054 is located within 2km of Norwich Railway Station, and within 400m of bus stops providing regular services. The site policy states that "*pedestrian and cycle access through the area will be created by the design of routes between St Mary's Plain and St Crispin's Road*", and alongside the requirements of GNLP and Local Plan policies, would be expected to enhance public transport access. Therefore, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.18.17 Site GNLP3054 is located within City Centre Conservation Area and is located adjacent to the Grade I Listed Buildings 'Church of St Martin at Oak' and 'Church of St Mary'. The site is also located approximately 10m from the Grade II Listed Building 'Folly House and Pineapple House', and in close proximity to several other Listed Buildings. The site policy states that development should "*include the protection of the listed and locally listed buildings on the site and the enhancement of the significance of the setting of designated heritage assets both on and off site*" and create enhanced views

of the Grade I and II Listed Buildings surrounding the site. The site policy also seeks to ensure that the “conversion of the locally listed St Mary’s Works factory, including the façade of the locally listed frontage to Oak Street / St Mary’s Plain should be retained as part of a development scheme”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

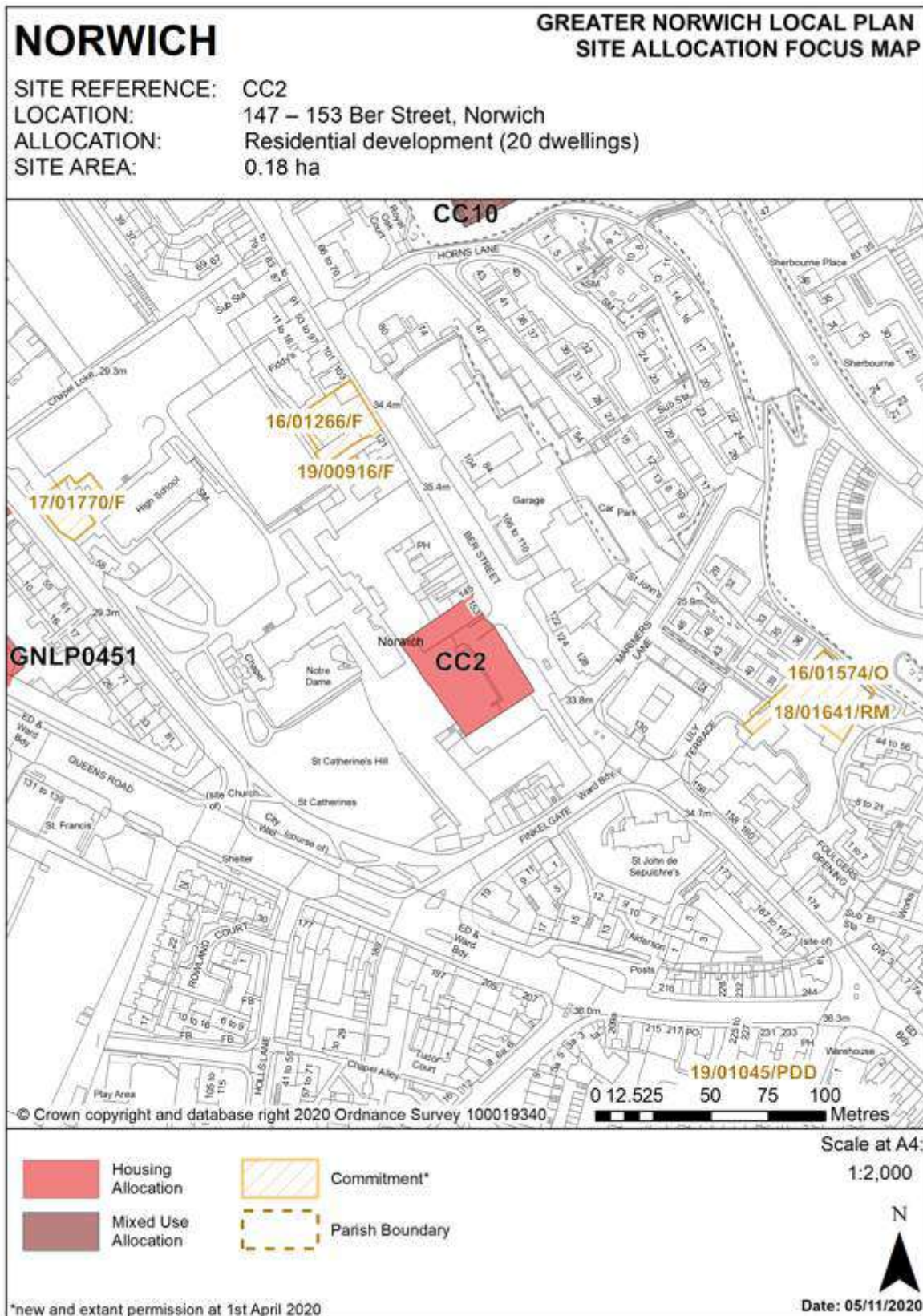
F.2.18.18 Site GNLP3054 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

**SA Objective 15 – Water**

F.2.18.19 Site GNLP3054 coincides with a groundwater SPZ (Zone II) and is located partially within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is previously developed, and it is not anticipated that the proposed redevelopment at this site would result in a significant increase in runoff of pollutants into the adjacent watercourse. Overall, a negligible impact on water quality would be expected.



F.2.19 Policy CC2 – 147-153 Ber Street, Norwich



**Policy CC2 – 147-153 Ber Street, Norwich**

**Allocation** Residential development (20 dwellings)

**Area** 0.18 ha

**Policy CC2 147 – 153 Ber Street, Norwich (approx. 0.18ha) is allocated for housing development. This will accommodate a minimum of 20 homes. Commercial, offices, and/or educational uses may also be acceptable.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its context including the topography of the area - particularly the wooded ridge;
2. Conserve and enhance the significance of the City Centre Conservation Area and nearby locally and statutory listed buildings (including any contribution made to their significance by setting);
3. Strengthen the building line along Ber Street;
4. Take account of mature trees on the site to the rear.

Policy Ref	SA Objective														
	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
CC2	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.19.1 Site CC2 is located wholly within ‘Central Norwich’ AQMA and within 200m of the A147, and therefore, could potentially expose site end users to higher levels of air pollution. GNLP and Local Plan policies would be expected to improve public transport and encourage sustainable travel, which could potentially help to improve air quality. However, the proposed development of 20 dwellings at this site would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.19.2 Site CC2 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.19.3 Site CC2 is located approximately 4.3km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.6km south west of ‘St James Pit’ SSSI and 3km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “residential development of 10 units or more” should be consulted on with Natural England. The site comprises previously developed land, and the site policy seeks to ensure the development “take[s] account of mature trees on the site to the rear”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.



#### **SA Objective 4 – Landscape**

- F.2.19.4 Site CC2 is located approximately 330m from The Broads National Park. The site comprises previously developed land, which currently comprises a car park. The site policy seeks to deliver “*high quality, locally distinctive design of a scale and form which respects its context including the topography of the area - particularly the wooded ridge*”. Furthermore, the development seeks to “*strengthen the building line along Ber Street*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is well related to the surrounding character. The proposed development at this site could potentially help to enhance the surrounding townscape and would be expected to result in a minor positive impact overall.

#### **SA Objective 5 – Housing**

- F.2.19.5 Site CC2 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.2.19.6 Site CC2 is located within 600m of local services in Norwich, including Morrisons. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.19.7 The proposed development at Site CC2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.19.8 Site CC2 is located within 600m of public greenspaces, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.19.9 The site is located within 800m of a GP surgery and within 1.5km of Riverside Leisure Centre; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.19.10 However, Site CC2 is located within ‘Central Norwich’ AQMA and within 200m of the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.2.19.11 The proposed development at Site CC2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.19.12 Site CC2 is located within 800m of Charles Darwin Primary School, The Free School Norwich and Lakenham Primary School, and within 1.5km of Notre Dame High School. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.2.19.13 Site CC2 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The site policy would be expected to ensure there is enhanced pedestrian and cycle access in the local area, and the requirements of GNLP and Local Plan

policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.2.19.14 Site CC2 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

#### **SA Objective 13 – Historic Environment**

- F.2.19.15 Site CC2 is located within City Centre Conservation Area. The site is located adjacent to the Grade II Listed Building '139, Ber Street' and in close proximity to several other Listed Buildings including the Grade I Listed 'Church of St John de Sepulchre', approximately 80m to the south east. The site policy states that development should "*conserve and enhance the significance of the City Centre Conservation Area and nearby locally and statutory listed buildings (including any contribution made to their significance by setting)*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

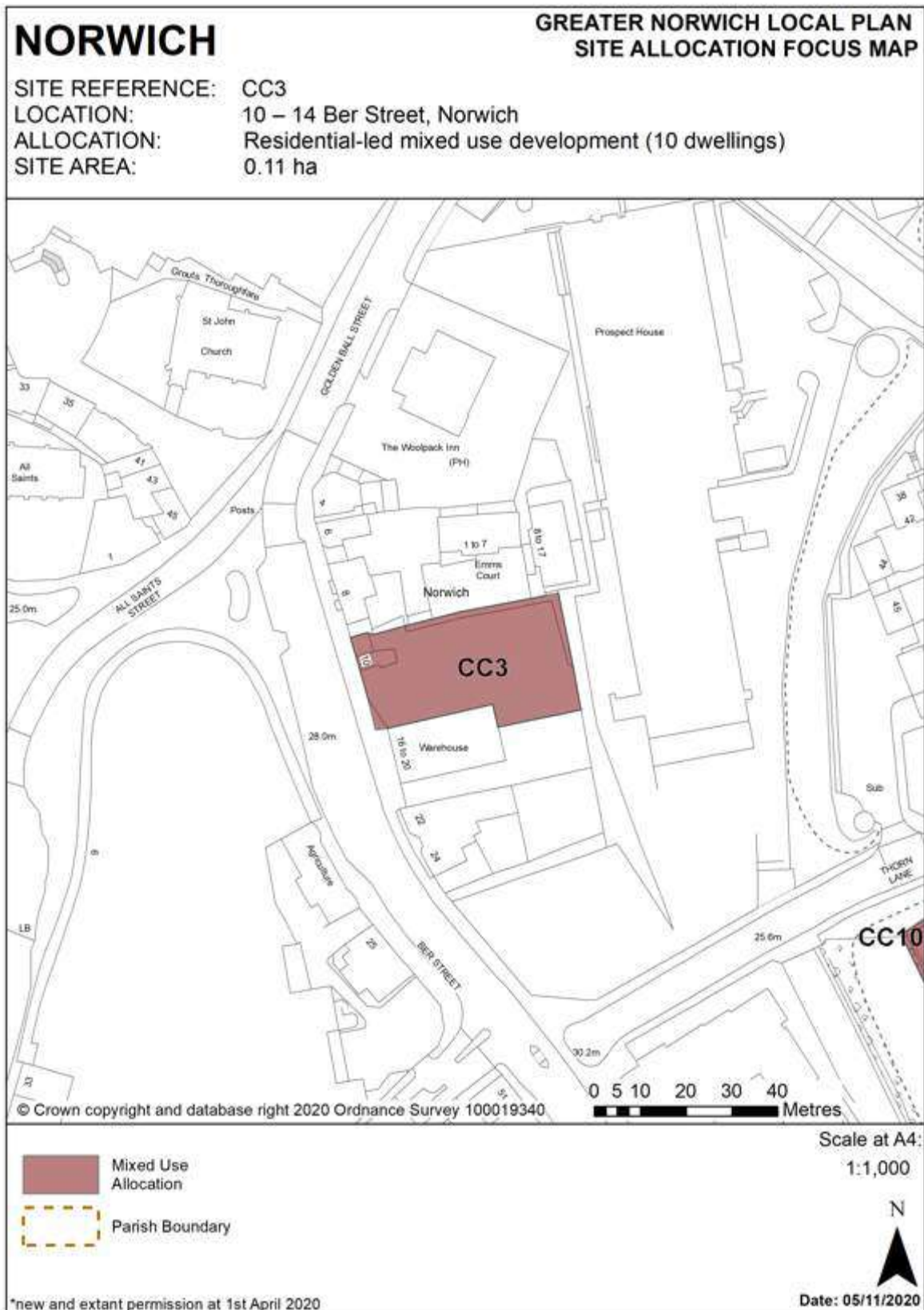
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.19.16 Site CC2 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.

#### **SA Objective 15 – Water**

- F.2.19.17 Site CC2 coincides with a groundwater SPZ (Zone I). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

### F.2.20 Policy CC3 – 10-14 Ber Street, Norwich



**Policy CC3 – 10-14 Ber Street, Norwich**

<b>Allocation</b>	Residential-led mixed use development (10 dwellings)
<b>Area</b>	0.11 ha

**Policy CC3 10 – 14 Ber Street, Norwich (approx. 0.11 ha) is allocated for residential-led mixed use development. This will accommodate a minimum of 10 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its context including the topography of the area;
2. Strengthen the building line along Ber Street and the scale of any new development should reflect that of the neighbouring properties.
3. Conserve and enhance the significance of the City Centre Conservation Area and nearby locally and statutory listed buildings (including any contribution made to their significance by setting)
4. Retail or complementary uses in use class E(b,c,g(i)) at ground floor level
5. Residential uses (minimum of 10 homes) on the upper floors.
6. The site is suitable for car-free housing given its sustainable location, in accordance with policy 2;
7. An archaeological investigation will be required prior to development.

Policy Ref	SA Objective														
	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
CC3	-	+	0	+	+	+	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.20.1 Site CC3 comprises a small area of previously developed land and is proposed for the development of 10 dwellings. The site policy states that “*the site is suitable for car-free housing given its sustainable location, in accordance with policy 2*”, and GNLP and Local Plan policies would be expected to improve public transport and encourage sustainable travel, which could potentially help to improve air quality. However, Site CC3 is located within ‘Central Norwich’ AQMA, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.20.2 Site CC3 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.20.3 Site CC3 is located approximately 4km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.4km south west of ‘St James Pit’ SSSI and 2.6km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site comprises previously developed land. Subject

to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.2.20.4 Site CC3 is located approximately 380m from The Broads National Park. The site comprises previously developed land, and the site policy seeks to deliver “*high quality, locally distinctive design of a scale and form which respects its context including the topography of the area*” and states that the “*scale of any new development should reflect that of the neighbouring properties*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is well related to the surrounding character. The proposed development at this site could potentially help to enhance the surrounding townscape and would be expected to result in a minor positive impact overall.

**SA Objective 5 – Housing**

F.2.20.5 Site CC3 is proposed for residential-led mixed-use development including 10 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

F.2.20.6 Site CC3 is located within 600m of local services in Norwich, including Tesco Express. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

**SA Objective 7 – Deprivation**

F.2.20.7 The proposed development at Site CC3 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

F.2.20.8 Site CC3 is located within 600m of public greenspaces, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.20.9 The site is located within 800m of a GP surgery and within 1.5km of Riverside Leisure Centre; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

F.2.20.10 However, Site CC3 is located within ‘Central Norwich’ AQMA, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

**SA Objective 9 – Crime**

F.2.20.11 The proposed development at Site CC3 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

**SA Objective 10 – Education**

F.2.20.12 Site CC3 is located within 800m of The Free School Norwich, Bignold Primary School and Nursery and Charles Darwin Primary School, and within 1.5km of Notre Dame High School, Jane Austen College and The Hewett Academy Norwich. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.20.13 Site CC3 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies could potentially improve sustainable access to employment opportunities.
- F.2.20.14 Site CC3 is proposed for mixed-use development including “*retail or complementary uses in use class E(b,c,g(i)) at ground floor level*”. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.20.15 Site CC2 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.20.16 Site CC3 is located within City Centre Conservation Area. The site is located adjacent to the Grade II Listed Building ‘8, Ber Street’, and approximately 70m from the Grade I Listed Buildings ‘Church of St John the Baptist’ and ‘All Saints Church’. The site policy states that development should “*conserve and enhance the significance of the City Centre Conservation Area and nearby locally and statutory listed buildings (including any contribution made to their significance by setting)*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

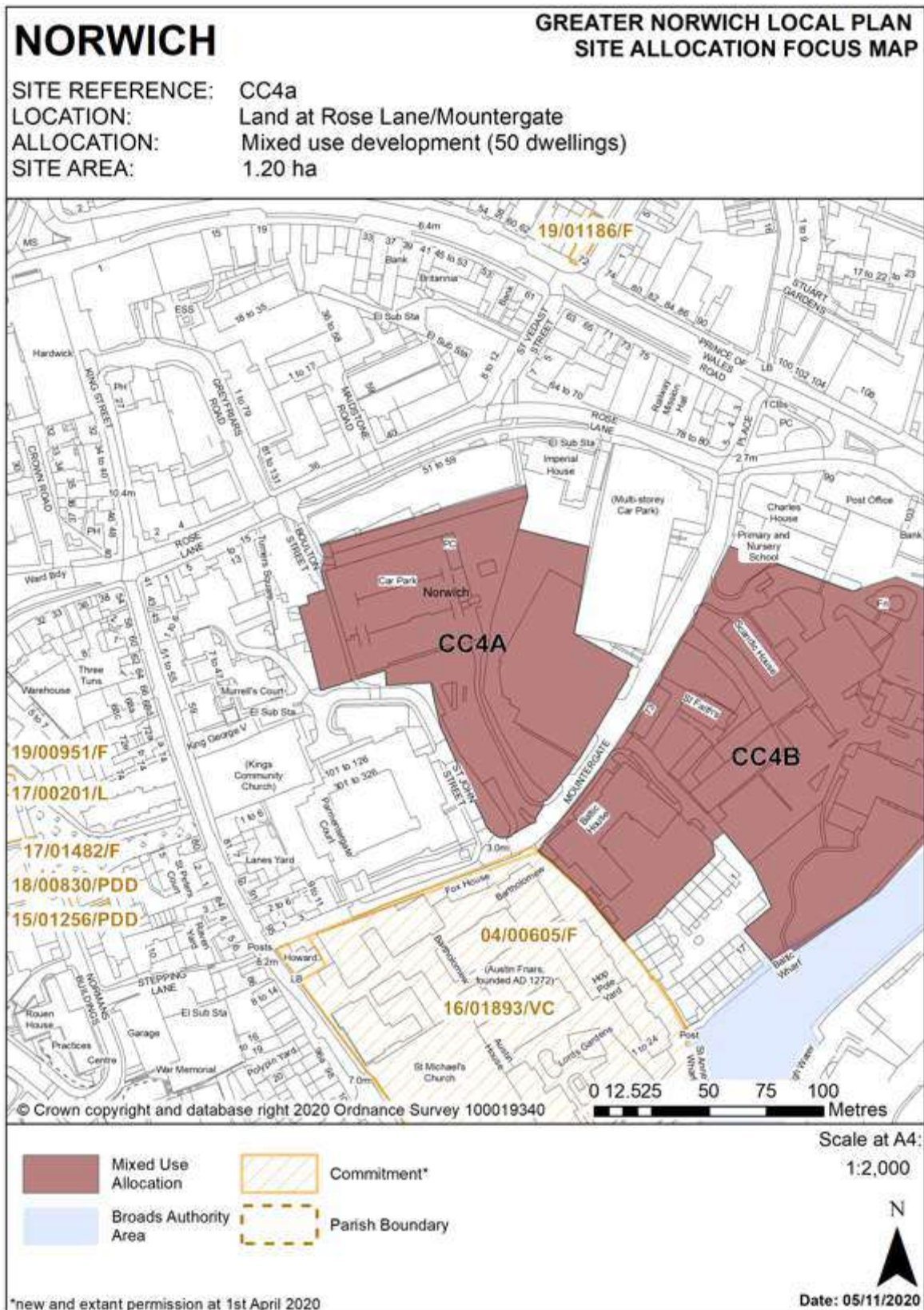
- F.2.20.17 Site CC3 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### **SA Objective 15 – Water**

- F.2.20.18 Site CC3 coincides with a groundwater SPZ (Zone I). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



F.2.21 Policy CC4a – Land at Rose Lane/West Mountergate





**Policy CC4a – Lane at Rose Lane/ Mountergate**

**Allocation** Mixed use development (50 dwellings)

**Area** 1.20 ha

**Policy CC4a Land at Rose Lane/Mountergate (Mountergate West, approx. 1.20 ha) is allocated for mixed-use development to include high quality office space, managed workspace and live-work units, and up to 50 homes.**

The development will achieve the following site-specific requirements:

1. Be mainly employment-led, integrated with residential uses
2. Include other uses such as food/drink, and small-scale retail uses.
3. Achievement of a high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area, conserves and enhances adjoining heritage assets and their settings and contributes to an overall enhancement of townscape quality.
4. Development should respect the setting of adjacent listed buildings and be designed as far as possible to reflect the historic building plots and streets and to recreate street frontages,
5. Provides an enhanced public realm, including open space and pedestrian/cycle links through the adjoining site CC4b to the riverside walk in accordance with policy 7.1 and the 'River Wensum Strategy'. Consideration should be given to retaining and enhancing the existing community open space to the rear of Boulton Street as part of integrated open space and green infrastructure network within the site
6. A noise assessment is required, and the development must be designed to mitigate the impact of noise from the main road and from the late night activity zone.
7. Ensures a high level of surface water flood resilience and incorporates appropriate flood mitigation measures addressing identified risks from surface water flooding and existing private surface water sewer in the centre of the site, all of which must be taken into consideration when designing a drainage strategy for the site;
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
CC4a	-	0	0	+	+	++	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.21.1 Site CC4a comprises previously developed land and is proposed for mixed-use development including office space and 50 dwellings. The site policy would require “a noise assessment is required, and the development must be designed to mitigate the impact of noise from the main road and from the late night activity zone” as well as enhanced walking and cycling access to the site. However, the site is located within ‘Central Norwich’ AQMA, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.21.2 Site CC4a is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that development should ensure a *“high level of surface water flood resilience”* and incorporate *“appropriate flood mitigation measures addressing identified risks from surface water flooding and existing private surface water sewer in the centre of the site”*, in accordance with GNLP and Local Plan policies. Therefore, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.21.3 Site CC4a is located approximately 4km south east of the ‘River Wensum’ SAC and SSSI, approximately 950m south west of ‘St James Pit’ SSSI and 2.6km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that *“residential development of 10 units or more”* should be consulted on with Natural England. The site comprises previously developed land. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.21.4 Site CC4a is located approximately 130m from The Broads National Park. The site comprises previously developed land, and the site policy seeks to deliver *“high quality, locally distinctive design of a scale and form which respects its location”* and *“provides an enhanced public realm”*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is well related to the surrounding character. The proposed development at this site could potentially help to enhance the surrounding townscape and would be expected to result in a minor positive impact overall.

### **SA Objective 5 – Housing**

- F.2.21.5 Site CC4a is proposed for residential-led mixed-use development including up to 50 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.21.6 Site CC4a is located within 600m of local services in Norwich, including Tesco Express. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Furthermore, the site policy states that the development would *“include other uses such as food/drink, and small-scale retail uses”* which could potentially enhance the provision of local services. Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.21.7 The proposed development at Site CC4a would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.21.8 Site CC4a is located within 600m of public greenspaces, and the site policy states that the development would incorporate *“open space and pedestrian/cycle links through the adjoining site CC4b to the riverside walk ... [and] consideration should be given to retaining and enhancing the existing community open space to the rear of Boulton Street”*. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.21.9 The site is located within 800m of a GP surgery and within 1.5km of Riverside Leisure Centre; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

F.2.21.10 However, Site CC4a is located within 'Central Norwich' AQMA, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

**SA Objective 9 – Crime**

F.2.21.11 The proposed development at Site CC4a would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

**SA Objective 10 – Education**

F.2.21.12 Site CC4a is located within 800m of The Free School Norwich and Charles Darwin Primary School, and within 1.5km of Notre Dame High School and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

**SA Objective 11 – Economy**

F.2.21.13 Site CC4a is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies could potentially improve sustainable access to employment opportunities.

F.2.21.14 Site CC4a is proposed for mixed-use development including “*high quality office space, managed workspace and live-work units*”. The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

F.2.21.15 Site CC4a is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that development would include “*open space and pedestrian/cycle links through the adjoining site CC4b to the riverside walk in accordance with policy 7.1 and the 'River Wensum Strategy'*”. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

**SA Objective 13 – Historic Environment**

F.2.21.16 Site CC4a is located within City Centre Conservation Area. The site is located in close proximity to several Listed Buildings including the Grade II Listed 'Tudor Hall' and 'Building fronting Mountergate and east of St Faiths House'. The site policy states that “*development should respect the setting of adjacent listed buildings and be designed as far as possible to reflect the historic building plots and streets and to recreate street frontages*” and should be of a “*scale and form which respects its location within the City Centre Conservation Area, conserves and enhances adjoining heritage assets and their settings*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

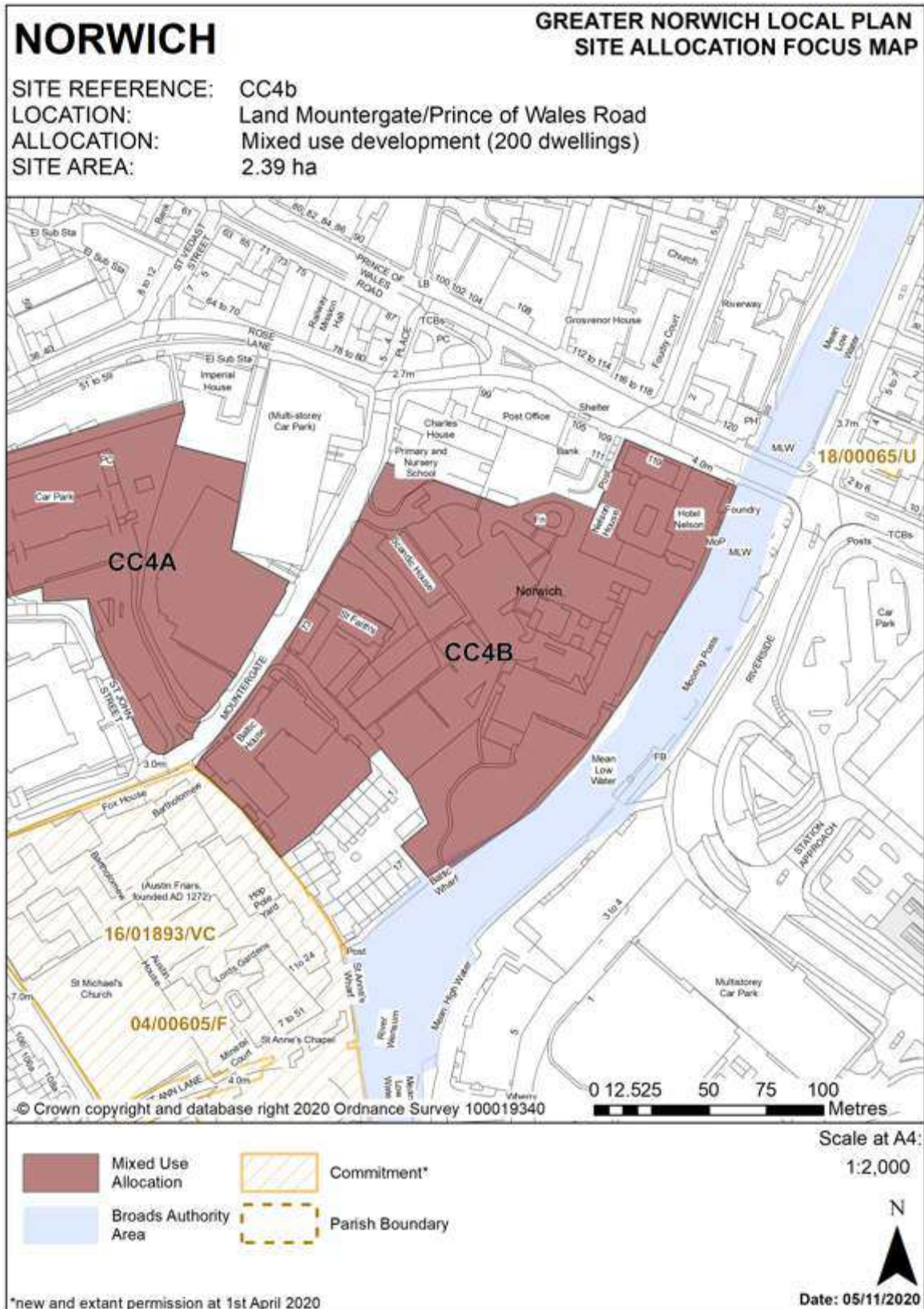
**SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.2.21.17 Site CC4a 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.

**SA Objective 15 – Water**

F.2.21.18 Site CC4a coincides with a groundwater SPZ (Zone I) and a proportion of the site is located within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is previously developed and contains existing built form. It is not anticipated that the proposed redevelopment at this site would result in a significant increase in runoff of pollutants into the nearby watercourse. Overall, a negligible impact on water quality would be expected.

F.2.22 Policy CC4b – Land Mountergate/Prince of Wales Road





### Policy CC4b – Land Mountergate/Prince of Wales Road

<b>Allocation</b>	Mixed use development (200 dwellings)
<b>Area</b>	2.39 ha

**Policy CC4b Land Mountergate/Prince of Wales Road (Mountergate East, approx. 2.39 ha) is allocated for mixed-use development. This may accommodate a minimum of 200 homes, together with student accommodation, high quality office space, hotel and tourism uses, and other supporting main town centre uses taking advantage of the site’s proximity to the rail station and river.**

The development will achieve the following site-specific requirements:

1. Development to be approached comprehensively to achieve effective integration of the historic buildings in the western part of the site into the overall development;
2. Other uses may be provided as part of a balanced mix including hotel development (replacing or supplementing the existing hotel provision on site), student accommodation, educational facilities to support the adjacent Charles Darwin Primary Academy, high quality office space, managed workspace and live-work units, food/drink, small scale retail and uses supporting the evening economy.
3. Achievement of a high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area and adjacent to the St Matthews Conservation Area, conserves and enhances adjoining heritage assets and their settings and contributes to an overall enhancement of townscape quality. The site’s position relative to Norwich Train Station warrants building of notable standard of design and quality worthy of marking arrival into the city.
4. Development will respect and enhance the setting of on-site historic buildings including St Faiths House and the Weavers House and off-site buildings including the Train Station, Anglican Cathedral and Castle, and be designed as far as possible to reflect historic building plots and street lines and to recreate street frontages,
5. Redevelopment, conversion or change of use of Baltic House for uses consistent with this policy will be supported if it becomes available in the plan period;
6. A density of development commensurate with its location close to the train station mobility hub with a design that secures a significant overall reduction in the level of off-site surface car parking;
7. Provides an enhanced public realm, including public open space and legible and permeable pedestrian/cycle routes to link through the adjoining site CC4a to Rose Lane and the new St Anne’s Quarter development to King Street. A link should be provided from Mountergate to the river connecting with Prince of Wales Road via an extended and widened riverside walk in accordance with policy 7.1 and the ‘River Wensum Strategy’, making the most of its riverside location;
8. Retention and provision of public access to the currently private garden at the rear of the Hotel Nelson;
9. A noise assessment is required, and the development must be designed to mitigate the impact of noise from the main road and from the late-night activity zone.
10. High quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge;
11. Protection of bankside access for maintenance purposes.
12. Development should ensure a high level of flood resilience and incorporate appropriate mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding).



Policy Ref	SA Objective														
	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
CC4b	-	-	0	0	++	++	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.22.1 Site CC4b comprises previously developed land and is proposed for mixed-use development including office space, a hotel and 200 dwellings. The site policy would require “a noise assessment is required, and the development must be designed to mitigate the impact of noise from the main road and from the late-night activity zone” as well as enhanced walking and cycling access to the site. However, the site is located within ‘Central Norwich’ AQMA and partially within 200m of the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.22.2 The majority of Site CC4b is located within Flood Zone 2, and a small proportion is located within Flood Zone 3a and 3b. A proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that “development should ensure a high level of flood resilience and incorporate appropriate mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding)”, in accordance with GNLP and Local Plan policies. Furthermore, the site policy seeks to deliver “high quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge”. These measures would be expected to minimise flood risk.

F.2.22.3 However, the proposed development of approximately 200 dwellings at Site CC4b would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.22.4 Site CC4b is located approximately 4.2km south east of the ‘River Wensum’ SAC and SSSI, approximately 900m south west of ‘St James Pit’ SSSI and 2.9km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “residential development of 10 units or more” should be consulted on with Natural England. The site comprises previously developed land, and the policy seeks to provide “high quality green infrastructure, landscaping, planting and biodiversity enhancements”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.2.22.5 Site CC4b is located adjacent to The Broads National Park. The site policy seeks to ensure the development at this site is “of a high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area and adjacent to the St Matthews Conservation Area, conserves and enhances adjoining heritage assets and their settings and contributes to an overall enhancement of townscape quality”. Furthermore, the site would deliver “high quality green

*infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development does not significantly impact the surrounding landscape character. Therefore, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.2.22.6 Site CC4b is proposed for the development of 200 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.2.22.7 Site CC4b is located within 600m of local services in Norwich, including Tesco Express. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Furthermore, the site policy states that the development would include other uses including *"food/drink, small scale retail and uses supporting the evening economy"* which could potentially enhance the provision of local services. Therefore, a major positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.2.22.8 The proposed development at Site CC4b would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.2.22.9 Site CC4b is located within 600m of public greenspaces, and the site policy states that the development would incorporate *"public open space and legible and permeable pedestrian/cycle routes"* as well as *"retention and provision of public access to the currently private garden at the rear of the Hotel Nelson"*. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.22.10 The site is located within 800m of a GP surgery and within 1.5km of Riverside Leisure Centre; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

F.2.22.11 However, Site CC4b is located within 'Central Norwich' AQMA and partially within 200m of the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

F.2.22.12 The proposed development at Site CC4b would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.2.22.13 Site CC4b is located within 800m of The Free School Norwich, Lionwood Infant and Nursery School and Charles Darwin Primary School, and within 1.5km of Notre Dame High School and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

F.2.22.14 Site CC4b is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies could potentially improve sustainable access to employment opportunities.



- F.2.22.15 Site CC4b is proposed for mixed-use development including “*high quality office space, hotel and tourism uses*”. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.2.22.16 Site CC4b is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that development would include “*legible and permeable pedestrian/cycle routes to link through the adjoining site CC4a ... [and] a link should be provided from Mountergate to the river connecting with Prince of Wales Road via an extended and widened riverside walk in accordance with policy 7.1 and the ‘River Wensum Strategy’*”. Alongside the GNL and Local Plan policies, this would be expected to result in a major positive impact on transport.

#### **SA Objective 13 – Historic Environment**

- F.2.22.17 Site CC4b is located within City Centre Conservation Area. The site coincides with the Grade II Listed Buildings ‘St Faiths House’ and ‘Building fronting Mountergate and east of St Faiths House’ and is located in close proximity to several other Listed Buildings. The site policy states that the development should “*achieve effective integration of the historic buildings in the western part of the site into the overall development*”, and be of a “*high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area and adjacent to the St Matthews Conservation Area, conserves and enhances adjoining heritage assets and their settings and contributes to an overall enhancement of townscape quality*”. The criteria set out in the site policy, alongside the GNL and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

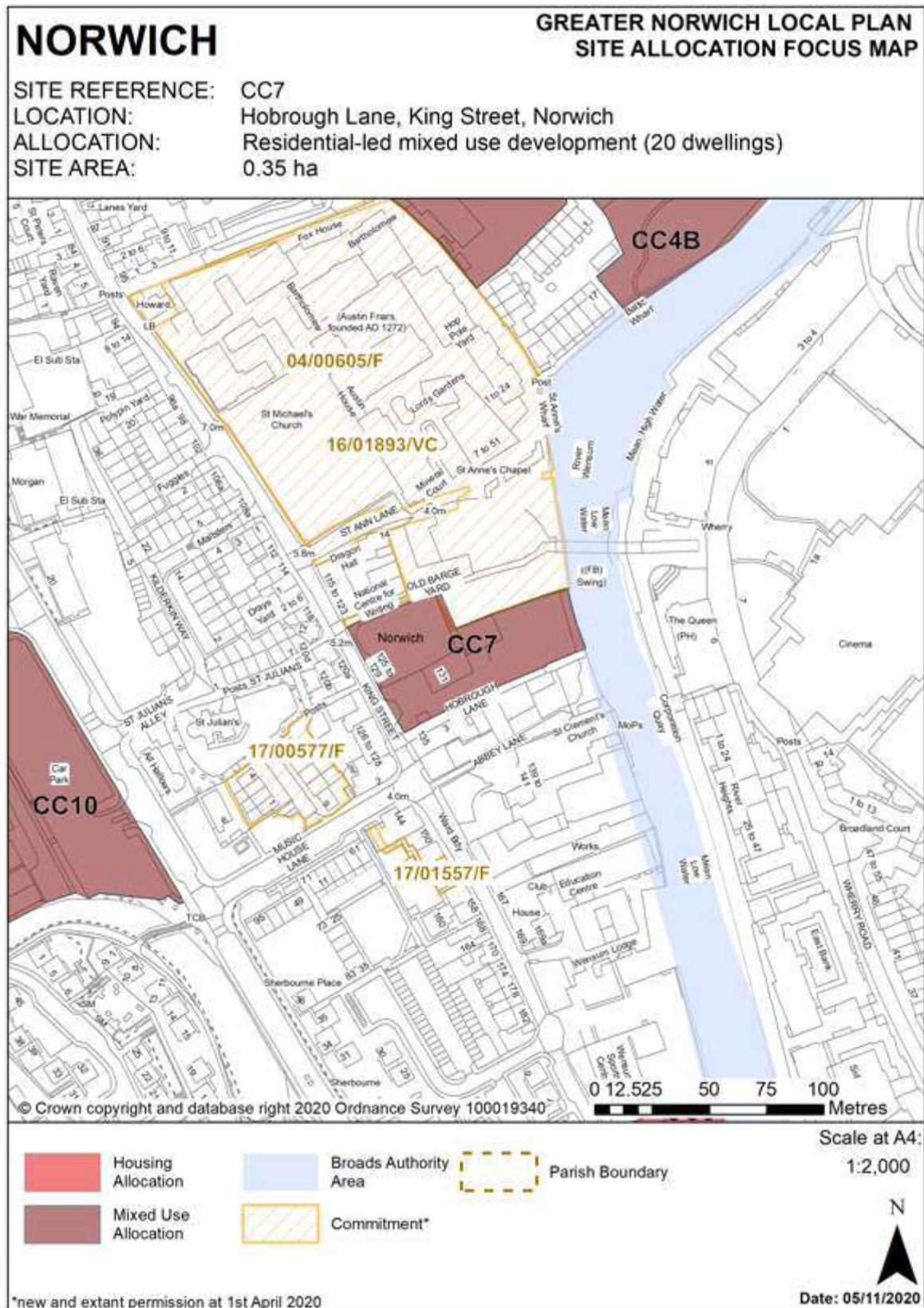
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.22.18 Site CC4b 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.

#### **SA Objective 15 – Water**

- F.2.22.19 Site CC4b coincides with a groundwater SPZ (Zone I) and is located adjacent to the River Wensum. GNL and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that development should incorporate “*high quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge*”. GNL Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.

F.2.23 Policy CC7 – Hobrough Lane, King Street



**Policy CC7 – Hobrough Lane, King Street**

**Allocation** Residential-led mixed use development (20 dwellings)  
**Area** 0.35 ha

**Policy CC7 Hobrough Lane, King Street, Norwich (approx. 0.35ha) is allocated for residential-led mixed use development. This will accommodate a minimum of 20 homes.**

The development will achieve the following site-specific requirements:

1. Residential development with small scale retail and/or offices, food and drink, and tourist uses.
2. Development will secure sensitive conversion of historic buildings fronting King Street including removal of the unsympathetic post-war alterations.
3. New development should respect the historic integrity and setting of 125-129 King Street and conserve and enhance heritage assets and their settings in this part of the City Centre Conservation Area
4. Development will enhance the public realm along King Street and Hobrough Lane and provide a riverside walk linking to the cycle/pedestrian route to Lady Julian Bridge.
5. Development will be of a scale and form which respects and takes advantage of its riverside location, providing high quality landscaping, planting and biodiversity enhancements particularly along the river edge
6. Heritage interpretation to be provided as part of the scheme.
7. 125-127 and 129 King Street is on Norwich’ register of local heritage buildings at risk. Any development of this site should include renovation in order to ensure their future and remove them from the register in agreement with Norwich City Council
8. Provide protection of bankside access for maintenance purposes.

Policy Ref	SA Objective														
	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
CC7	-	0	0	0	+	++	+	-	+	++	++	++	+	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.23.1 Site CC7 comprises previously developed land and is proposed for mixed-use development including office space and 20 dwellings. The site policy would require enhanced walking and cycling access to the site. However, the site is located within ‘Central Norwich’ AQMA, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.23.2 Site CC7 does not coincide with any significant areas of surface water flood risk, however, a small proportion in the east of the site is located within Flood Zone 2. The site policy states that development would provide “*high quality landscaping, planting and biodiversity enhancements particularly along the river edge*”. These measures, in accordance with GNLP and Local Plan policies, would be expected to reduce the risk of flooding and result in a negligible impact overall.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.23.3 Site CC7 is located approximately 4.3km south east of the 'River Wensum' SAC and SSSI, approximately 1.2km south west of 'St James Pit' SSSI and 2.9km south east of 'Sweetbriar Road Meadows, Norwich' SSSI. The site is located within an IRZ which states that "*residential development of 10 units or more*" should be consulted on with Natural England. The site comprises previously developed land, and the policy seeks to provide "*high quality green infrastructure, landscaping, planting and biodiversity enhancements*". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.23.4 Site CC7 is located adjacent to The Broads National Park. The site policy states that "*development will be of a scale and form which respects and takes advantage of its riverside location, providing high quality landscaping, planting and biodiversity enhancements particularly along the river edge*" and "*will enhance the public realm along King Street and Hobrough Lane and provide a riverside walk linking to the cycle/pedestrian route to Lady Julian Bridge*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development does not significantly impact the surrounding landscape character. Therefore, a negligible impact would be expected.

### **SA Objective 5 – Housing**

- F.2.23.5 Site CC7 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.23.6 Site CC7 is located within 600m of local services in Norwich, including Tesco Express and Morrisons. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Furthermore, the site policy states that the development would include other uses including "*small scale retail and/or offices, food and drink, and tourist uses*" which could potentially enhance the provision of local services. Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.23.7 The proposed development at Site CC7 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.23.8 Site CC7 is located within 600m of public greenspaces, and the site policy states that the development would "*provide a riverside walk linking to the cycle/pedestrian route*". This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.23.9 The site is located within 800m of a GP surgery and within 1.5km of Riverside Leisure Centre; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.
- F.2.23.10 However, Site CC7 is located within 'Central Norwich' AQMA, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.23.11 The proposed development at Site CC7 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address



crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.2.23.12 Site CC7 is located within 800m of The Free School Norwich and Charles Darwin Primary School, and within 1.5km of Notre Dame High School and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

F.2.23.13 Site CC7 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies could potentially improve sustainable access to employment opportunities.

F.2.23.14 Site CC7 is proposed for mixed-use development including “*small scale retail and/or offices, food and drink, and tourist uses*”. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

F.2.23.15 Site CC7 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that “*development will enhance the public realm along King Street and Hobrough Lane and provide a riverside walk linking to the cycle/pedestrian route to Lady Julian Bridge*”. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

#### **SA Objective 13 – Historic Environment**

F.2.23.16 Site CC7 is located within City Centre Conservation Area. The site coincides with the Grade II\* Listed Building ‘125, 125A and 127, King Street’ and the Grade II Listed Building ‘129, King Street’, and is located adjacent to the Grade I Listed Building ‘The Old Barge’. The site policy states that “*new development should respect the historic integrity and setting of 125-129 King Street and conserve and enhance heritage assets and their settings in this part of the City Centre Conservation Area*”. Furthermore, “*development will secure sensitive conversion of historic buildings fronting King Street including removal of the unsympathetic post-war alterations*”. Therefore, the proposed development at this site could potentially result in a minor positive impact on the local historic environment.

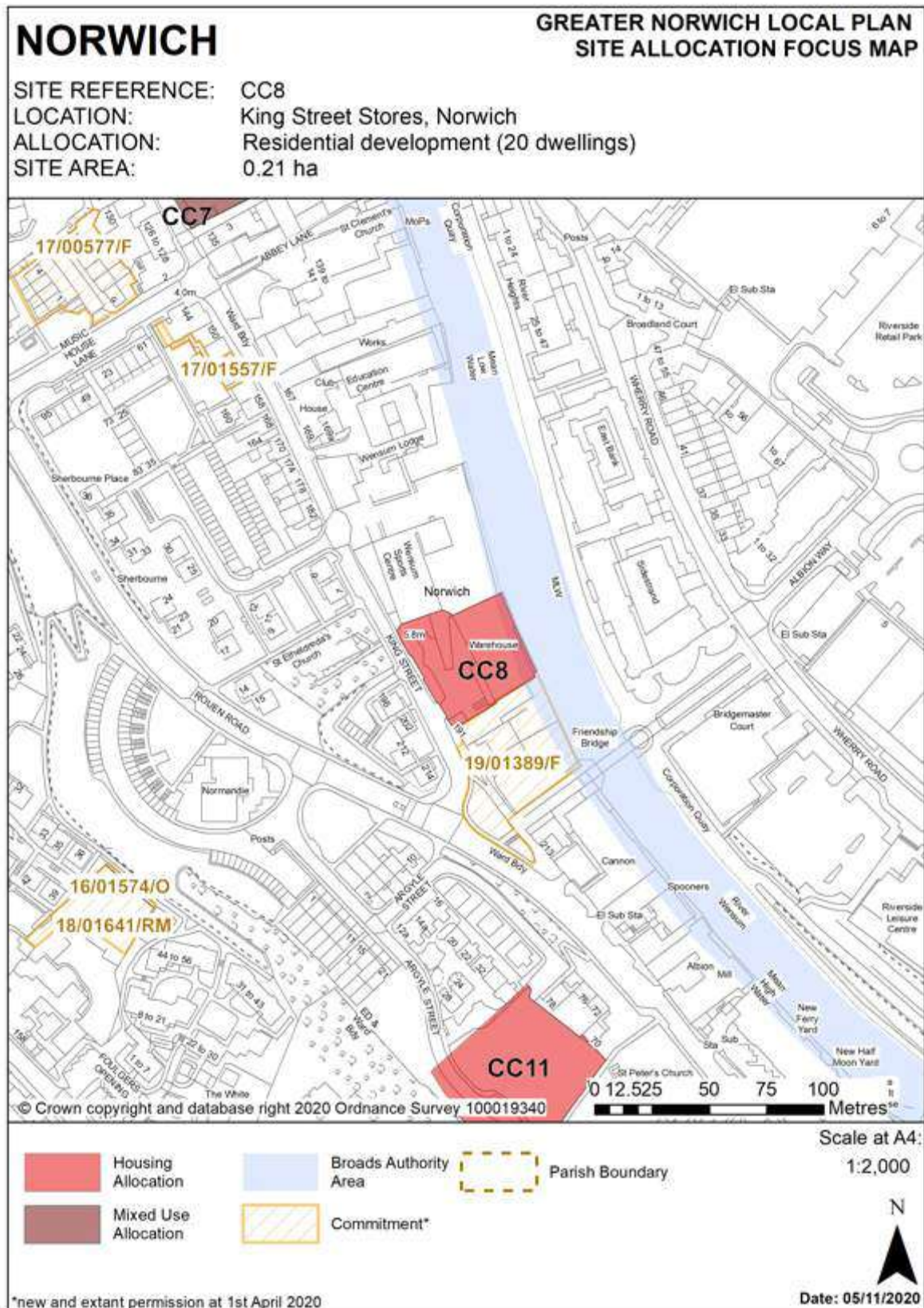
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.2.23.17 Site CC7 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.

#### **SA Objective 15 – Water**

F.2.23.18 Site CC7 coincides with a groundwater SPZ (Zone I) and is located adjacent to the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that “*development will be of a scale and form which respects and takes advantage of its riverside location, providing high quality landscaping, planting and biodiversity enhancements particularly along the river edge*”. GNLP Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.

F.2.24 Policy CC8 – King Street Stores, Norwich



**Policy CC8 – King Street Stores, Norwich**

**Allocation** Residential development (20 dwellings)

**Area** 0.21 ha

**Policy CC8 King Street Stores, Norwich (approx. 0.21ha) is allocated for residential use. This will accommodate a minimum of 20 homes.**

The development will achieve the following site-specific requirements:

1. Development proposals will contribute to the regeneration of the King Street area by reinstating the historic street frontage of King Street;
2. Achievement of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby Listed Buildings (including adjacent Grade II Listed Ferryboat Inn former public house) (including any contribution made to their significance by setting)
3. Removal of existing trees at the King Street frontage to facilitate reinstatement of the historic street frontage is acknowledged. The existing trees have both visual amenity and biodiversity value; this loss will need to be mitigated.
4. Development should seek to retain and enhance the locally listed structure on site through adaptive re-use. Any loss or partial loss will require clear and convincing justification;
5. Explore opportunities to provide a link through the site to the Novi Sad bridge to the south through the adjacent Ferryboat redevelopment site, and potential for a future riverside walkway to the north. In the event of a scheme creating the opportunity for access to the river the amenity value of this should be optimised for the benefit of the development.
6. Protection of bankside access for maintenance purposes.

Policy Ref	SA Objective														
	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
CC8	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.24.1 Site CC8 comprises previously developed land and is proposed for the development of 20 dwellings. The site policy would require enhanced walking access, and GNLP and Local Plan policies would be expected to improve public transport access. However, the site is located within ‘Central Norwich’ AQMA, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.24.2 Site CC8 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.



### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.24.3 Site CC8 is located approximately 4.5km south east of the 'River Wensum' SAC and SSSI, approximately 1.4km south west of 'St James Pit' SSSI and 3.2km south east of 'Sweetbriar Road Meadows, Norwich' SSSI. The site is located within an IRZ which states that "*residential development of 10 units or more*" should be consulted on with Natural England. The site policy states that the loss of trees on site would be mitigated. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.24.4 Site CC8 is located adjacent to The Broads National Park. The site policy states that development should deliver "*a high quality, locally distinctive design of a scale and form which preserves and enhances its location*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development does not significantly impact the surrounding landscape character. Furthermore, the policy states that "*proposals will contribute to the regeneration of the King Street area by reinstating the historic street frontage of King Street*" which could potentially result in a minor positive impact on the surrounding townscape.

### **SA Objective 5 – Housing**

- F.2.24.5 Site CC8 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.24.6 Site CC8 is located within 600m of local services in Norwich, including Tesco Express and Morrisons. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.24.7 The proposed development at Site CC8 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.24.8 Site CC8 is located within 600m of public greenspaces, and the site policy states that the development should "*explore opportunities to provide a link through the site to the Novi Sad bridge to the south through the adjacent Ferryboat redevelopment site, and potential for a future riverside walkway to the north*". This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.24.9 The site is located within 800m of a GP surgery and within 1.5km of Riverside Leisure Centre; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.24.10 However, Site CC8 is located within 'Central Norwich' AQMA, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.24.11 The proposed development at Site CC8 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.24.12 Site CC8 is located within 800m of The Free School Norwich, Lakenham Primary School and Charles Darwin Primary School, and within 1.5km of The Hewett Academy Norwich, Notre Dame High School and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.24.13 Site CC8 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The site policy would be expected to ensure there is enhanced pedestrian access in the local area, and the requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.24.14 Site CC8 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy could potentially provide enhanced pedestrian access. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.24.15 Site CC8 is located within City Centre Conservation Area. The site is located adjacent to the Grade II Listed Building ‘The Ferry Boat Inn’, approximately 30m from the Grade I Listed Building ‘Church of St Etheldreda’. The site policy states that development should achieve “*a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby Listed Buildings (including adjacent Grade II Listed Ferryboat Inn former public house) (including any contribution made to their significance by setting)*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

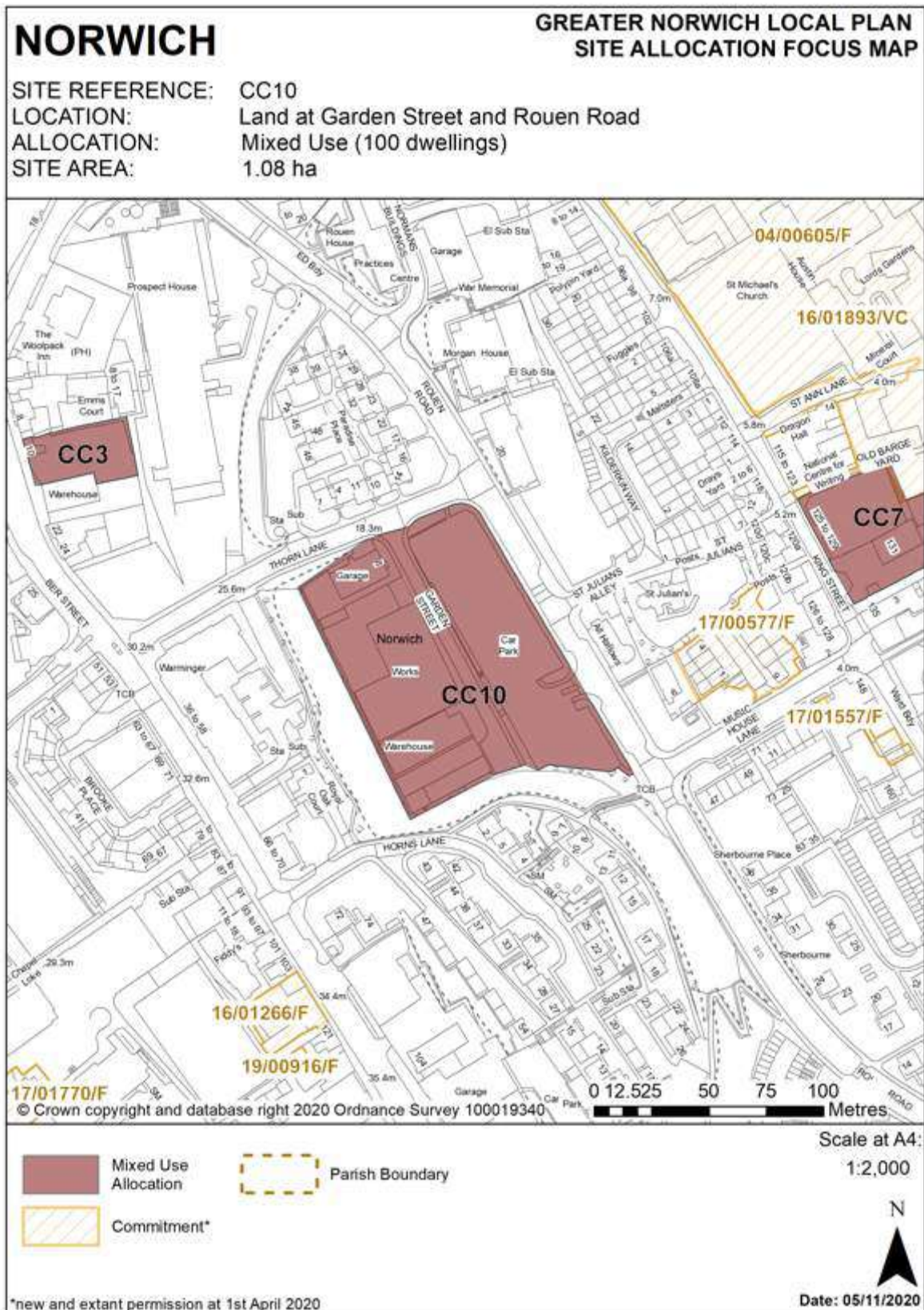
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.24.16 Site CC8 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.

### **SA Objective 15 – Water**

- F.2.24.17 Site CC8 coincides with a groundwater SPZ (Zone I) and is located adjacent to the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. GNLP Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.

F.2.25 Policy CC10 – Land at Garden Street and Rouen Road



**Policy CC10 – Land at Garden Street and Rouen Road**

**Allocation** Mixed use (100 dwellings)

**Area** 1.08 ha

**Policy CC10 Land at Garden Street and Rouen Road, Norwich (approx. 1.08ha) is allocated for mixed use development. This will accommodate approximately 100 homes. This site could include an element of small-scale office/business units to cater for small business.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby listed buildings (including adjacent Grade II listed Ferryboat Inn former public house) (including any contribution made to their significance by setting)
2. Achievement of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby listed buildings (including any contribution made to their significance by setting)
3. Any development must be designed to protect neighbour amenity, protect and enhance the wooded ridge to the east and south of the site, and to provide enhanced landscaping, green infrastructure and improved pedestrian and cycle links through the site.
4. Given its location, an archaeological investigation will be required prior to development of the site.
5. Vehicular access for residential development should be via Garden Street and not off Rouen Road.
6. Equivalent replacement public parking spaces will be provided as part of the scheme, accessed from Rouen Road.

Policy Ref	SA Objective														
	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
CC10	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.25.1 Site CC10 comprises previously developed land and is proposed for the development of 100 dwellings and office/business units. The site policy would require enhanced pedestrian and cycle access, and GNL and Local Plan policies would be expected to improve public transport access. However, the site is located within ‘Central Norwich’ AQMA, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.25.2 Site CC10 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNL and Local Plan policies. Furthermore, the site policy states that development should “*protect and enhance the wooded ridge to the east and south of the site, and to provide enhanced landscaping, green infrastructure*” which would be expected to reduce flood risk on site and in surrounding locations.



F.2.25.3 However, the proposed development of approximately 100 dwellings at Site CC10 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.25.4 Site CC10 is located approximately 4.2km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.3km south west of ‘St James Pit’ SSSI and 2.8km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site policy states that development should “*protect and enhance the wooded ridge to the east and south of the site, and to provide enhanced landscaping [and] green infrastructure*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.2.25.5 Site CC10 is located approximately 200m from The Broads National Park. The site policy states that development should deliver “*a high quality, locally distinctive design of a scale and form which preserves and enhances its location*” and “*must be designed to protect neighbour amenity, protect and enhance the wooded ridge to the east and south of the site, and to provide enhanced landscaping [and] green infrastructure*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development does not significantly impact the surrounding landscape character. Therefore, a negligible impact would be expected.

**SA Objective 5 – Housing**

F.2.25.6 Site CC10 is proposed for the development of 100 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

F.2.25.7 Site CC10 is located within 600m of local services in Norwich, including Sainsburys. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

**SA Objective 7 – Deprivation**

F.2.25.8 The proposed development at Site CC10 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

F.2.25.9 Site CC10 is located within 600m of public greenspaces, and the site policy states that the development should “*provide enhanced landscaping, green infrastructure and improved pedestrian and cycle links through the site*”. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.25.10 The site is located within 800m of a GP surgery and within 1.5km of Riverside Leisure Centre; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

F.2.25.11 However, Site CC10 is located within ‘Central Norwich’ AQMA, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

**SA Objective 9 – Crime**

F.2.25.12 The proposed development at Site CC10 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address

crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.2.25.13 Site CC10 is located within 800m of The Free School Norwich and Charles Darwin Primary School, and within 1.5km of Notre Dame High School and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

F.2.25.14 Site CC10 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies could potentially improve sustainable access to employment opportunities.

F.2.25.15 Site CC10 is proposed for mixed-use development including “*small-scale office/business units*”. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

F.2.25.16 Site CC10 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that development would include “*improved pedestrian and cycle links through the site*”. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

#### **SA Objective 13 – Historic Environment**

F.2.25.17 Site CC10 is located within City Centre Conservation Area. The site is located approximately 50m from the Grade I Listed Building ‘Church of St Julian’, and in close proximity to several Grade II Listed Buildings. The site policy states that the development should be “*of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby listed buildings (including any contribution made to their significance by setting)*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

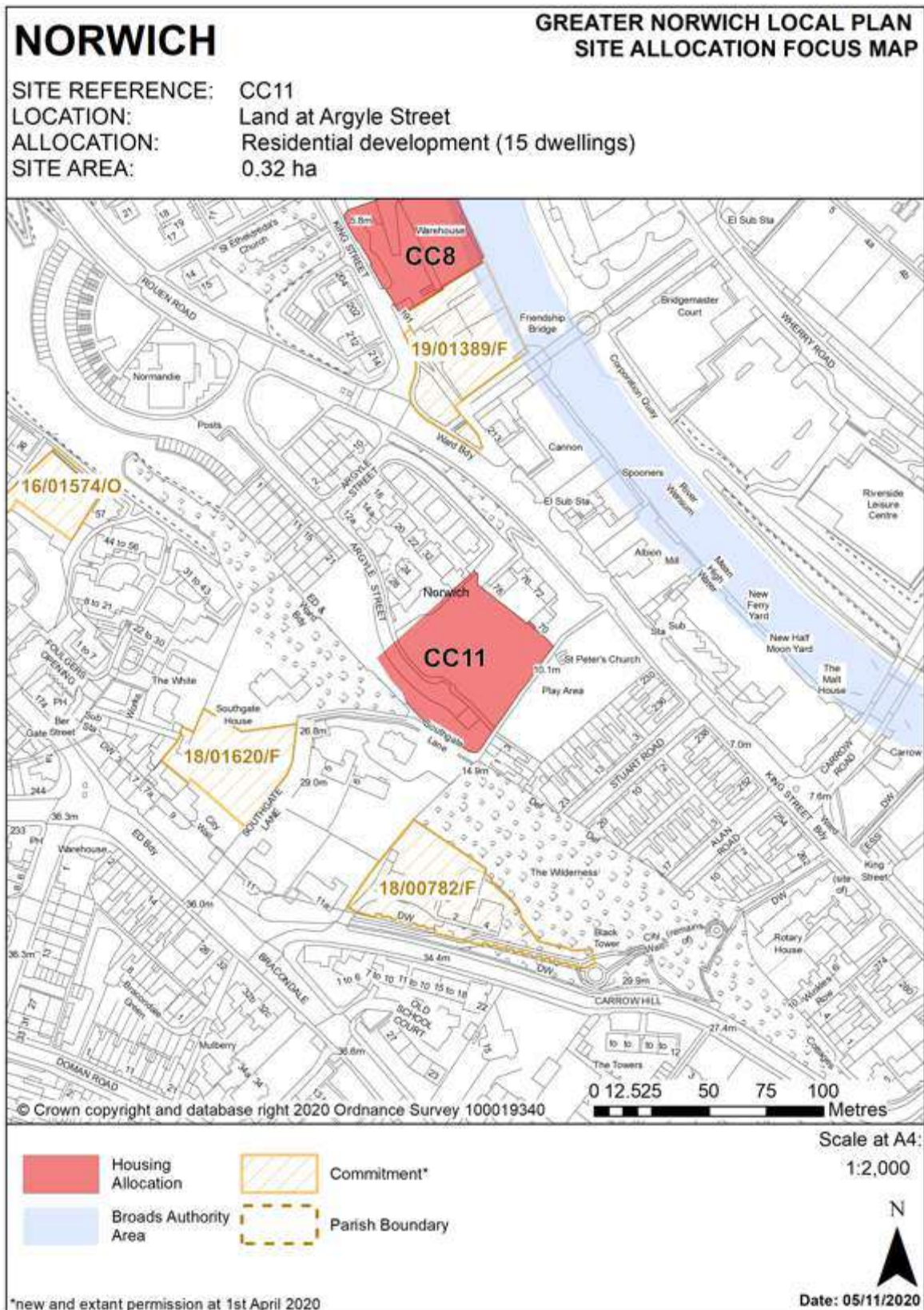
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.2.25.18 Site CC10 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.

#### **SA Objective 15 – Water**

F.2.25.19 Site CC10 coincides with a groundwater SPZ (Zone I). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water quality would be expected.

F.2.26 Policy CC11 – Land at Argyle Street





**Policy CC11 – Land at Argyle Street**

**Allocation** Residential development (15 dwellings)

**Area** 0.32 ha

**Policy CC11 Land at Argyle Street, Norwich (approx. 0.32ha) is allocated for residential development. This will accommodate approximately 15 homes.**

The development will achieve the following site-specific requirements:

1. The design of development must respect the adjacent wooded ridge and conserve and enhance the significance of the City Centre Conservation Area and nearby statutory and locally listed buildings (specifically the remains of Grade II Listed St Peter Southgate church) (including any contribution made to their significance by setting)
2. Potential ground stability issues should be addressed in the design and configuration of new housing, with scope for the use of dwelling types employing lightweight modular construction.

Policy Ref	SA Objective														
	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
CC11	-	0	0	0	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.26.1 Site CC11 comprises previously developed land and is proposed for the development of 15 dwellings. GNL and Local Plan policies would be expected to improve public transport access. However, the site is located within ‘Central Norwich’ AQMA and within 200m of the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.26.2 Site CC11 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNL and Local Plan policies. Therefore, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.26.3 Site CC11 is located approximately 4.6km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.5km south west of ‘St James Pit’ SSSI and 3.3km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “residential development of 10 units or more” should be consulted on with Natural England. The site policy states that “the design of development must respect the adjacent wooded ridge”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.26.4 Site CC11 is located approximately 70m from The Broads National Park. The site policy states that “*the design of development must respect the adjacent wooded ridge and conserve and enhance the significance of the City Centre Conservation Area and nearby statutory and locally listed buildings*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development does not significantly impact the surrounding landscape character. Therefore, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

- F.2.26.5 Site CC11 is proposed for the development of 15 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.2.26.6 Site CC11 is located within 600m of local services in Norwich, including Co-op Food. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.26.7 The proposed development at Site CC11 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.26.8 Site CC11 is located within 600m of public greenspaces, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.26.9 The site is located within 800m of a GP surgery and within 1.5km of Riverside Leisure Centre; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.26.10 However, Site CC11 is located within ‘Central Norwich’ AQMA and within 200m of the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.2.26.11 The proposed development at Site CC11 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.26.12 Site CC11 is located within 800m of Lakenham Primary School and Charles Darwin Primary School, and within 1.5km of The Hewett Academy Norwich, Notre Dame High School and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.2.26.13 Site CC11 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.26.14 Site CC11 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. Alongside the requirements of GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.26.15 Site CC11 is located within City Centre Conservation Area and adjacent to the Grade II Listed Building ‘Remains of St Peter Southgate Church’. The site policy states that *“the design of development must respect the adjacent wooded ridge and conserve and enhance the significance of the City Centre Conservation Area and nearby statutory and locally listed buildings (specifically the remains of Grade II Listed St Peter Southgate church) (including any contribution made to their significance by setting)”*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

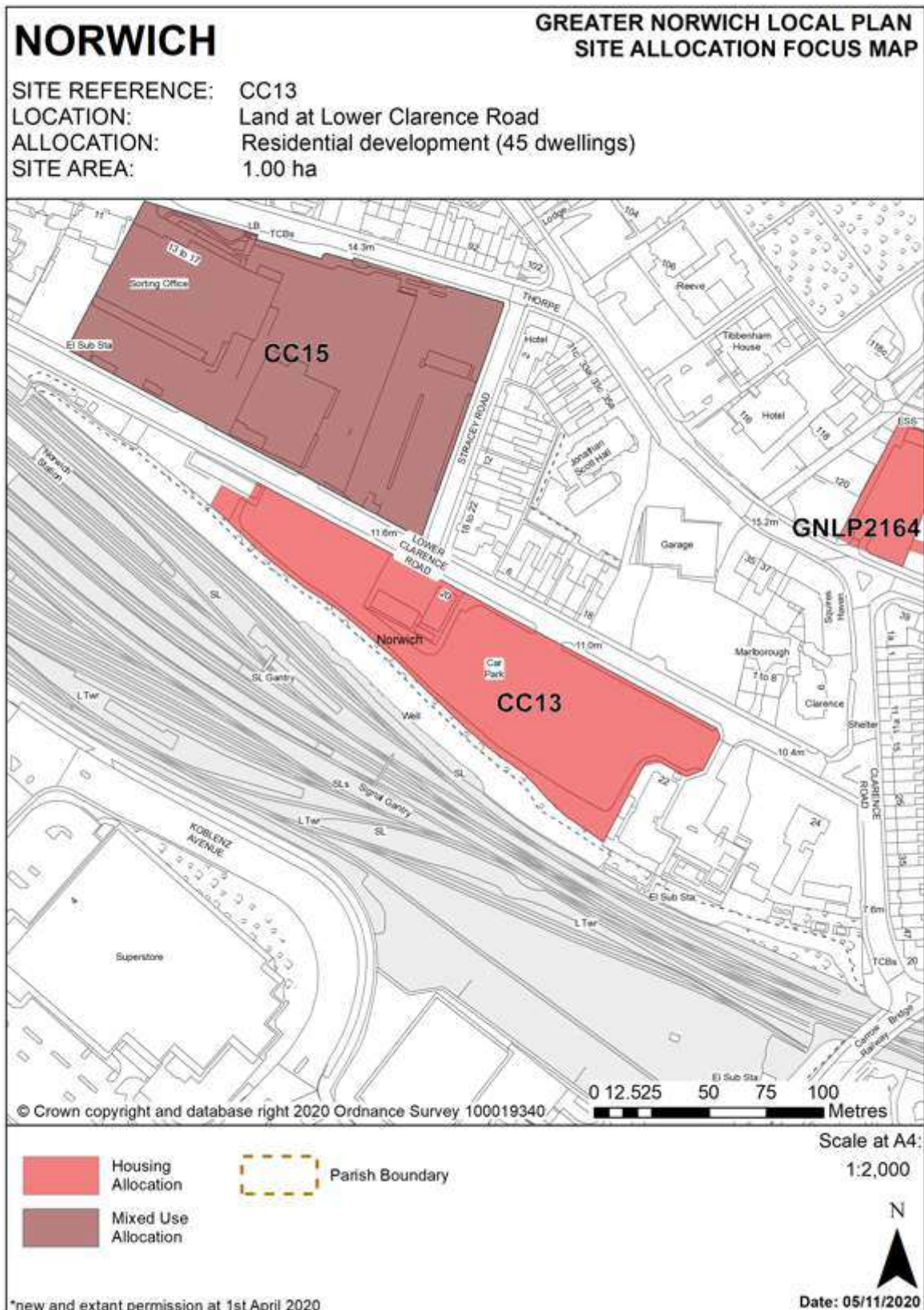
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.26.16 Site CC11 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.

### **SA Objective 15 – Water**

- F.2.26.17 Site CC11 coincides with a groundwater SPZ and is located within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is previously developed, and it is not anticipated that the proposed development at this site would result in a significant increase in runoff of pollutants into the adjacent watercourse. Overall, a negligible impact on water quality would be expected.

### F.2.27 Policy CC13 – Land at Lower Clarence Road



**Policy CC13 – Land at Lower Clarence Road**

**Allocation** Residential development (45 dwellings)

**Area** 1.00 ha

**Policy CC13 Land at Lower Clarence Road (approx. 1.00ha) is allocated for residential development, for a minimum of 45 dwellings.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of and respects its location;
2. Design of the development should take account of the topography of the site and any potential impact on the setting of nearby conservation areas. Height of development will be especially important given the elevated position of the site;
3. Achieve high quality landscaping, planting, biodiversity and green infrastructure enhancements;
4. A noise assessment is required and the development must be designed to mitigate the impact of noise from the railway.

Policy Ref	SA Objective														
	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
CC13	-	+	0	0	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.27.1 Site CC13 is located within ‘Central Norwich’ AQMA, within 200m of the A1242 and adjacent to a railway line, and therefore, could potentially expose site end users to higher levels of air pollution, noise pollution and disturbance. Furthermore, the proposed development of 45 dwellings would be likely to contribute towards a reduction in local air quality, to some extent.

F.2.27.2 The site policy states that “a noise assessment is required and the development must be designed to mitigate the impact of noise from the railway” and GNLP and Local Plan policies promote enhanced public transport access. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.27.3 Site CC13 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.27.4 Site CC13 is located approximately 4.7km south east of the ‘River Wensum’ SAC and SSSI, approximately 1km south of ‘St James Pit’ SSSI. The site is located within an IRZ which states that “residential development of 10 units or more” should be consulted on with Natural England. The site policy states that development should provide “high quality landscaping, planting, biodiversity and



*green infrastructure enhancements*". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.27.5 Site CC13 is located approximately 320m from The Broads National Park, however, the site is separated from The Broads by Norwich Railway Station. The site policy states that development should be of *"high quality, locally distinctive, energy efficient design whose form and massing takes account of and respects its location"*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development does not significantly impact the surrounding landscape character. Therefore, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

- F.2.27.6 Site CC13 is proposed for the development of 45 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.2.27.7 Site CC13 is located within 600m of local services in Norwich, including Morrisons. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.27.8 The proposed development at Site CC13 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.27.9 Site CC13 is located within 600m of public greenspaces, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.27.10 The site is located within 1.5km of Riverside Leisure Centre; however, the site is located over 800m from a GP surgery and over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.27.11 However, Site CC13 is located within 'Central Norwich' AQMA and within 200m of the A1242, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.2.27.12 The proposed development at Site CC13 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.27.13 Site CC13 is located within 800m of Lionwood Infant and Nursery School and Charles Darwin Primary School, and within 1.5km of Notre Dame High School. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.2.27.14 Site CC13 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport

options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.2.27.15 Site CC13 is located in close proximity to Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. Alongside the requirements of GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

#### **SA Objective 13 – Historic Environment**

- F.2.27.16 Site CC13 is located approximately 70m from St Matthews Conservation Area and 170m from Thorpe Ridge Conservation Area and 'The Rosary Cemetery' SM. The site policy states that "*design of the development should take account of the topography of the site and any potential impact on the setting of nearby conservation areas. Height of development will be especially important given the elevated position of the site*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

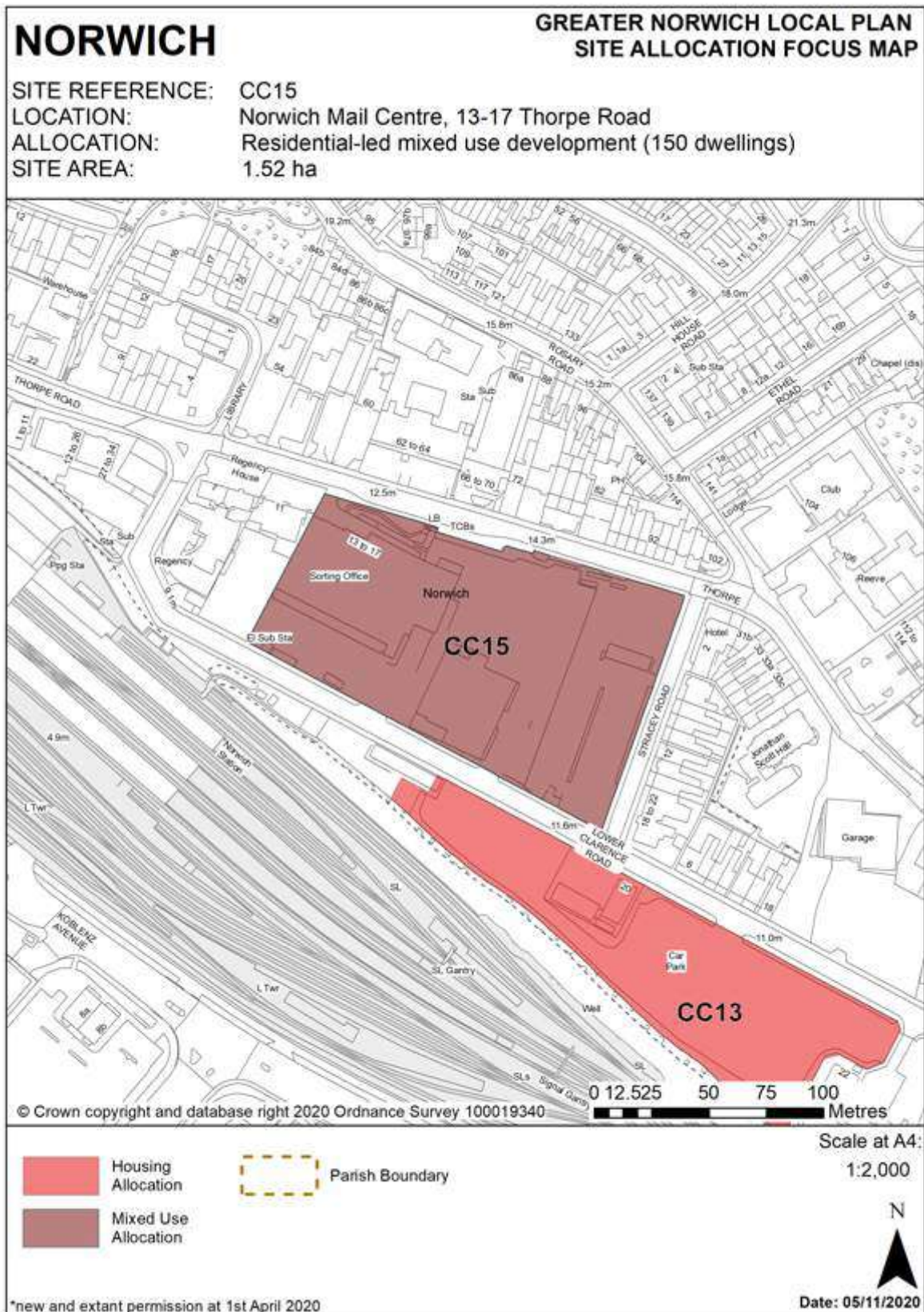
- F.2.27.17 Site CC13 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

#### **SA Objective 15 – Water**

- F.2.27.18 Site CC13 coincides with a groundwater SPZ (Zone II). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water quality would be expected.



### F.2.28 Policy CC15 – Norwich Mail Centre, 13-17 Thorpe Road



**Policy CC15 – Norwich Mail Centre, 13-17 Thorpe Road**

**Allocation** Residential-led mixed use development (150 dwellings)

**Area** 1.52 ha

**Policy CC15 Norwich Mail Centre, 13-17 Thorpe Road, Norwich (approx. 1.52Ha) is allocated for residential led mixed use development. This will accommodate in the region of 150 homes.**

Redevelopment of this site should include

- housing (in the region of 150 dwellings); housing should predominate with a mix of sizes and types;
- on-site open space and play space; and
- offices.

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with the character of the area, respects the heritage significance of the immediately adjacent St Matthews Conservation Area and protects the amenity of adjoining residential occupiers.
2. Development must re-establish built frontages to Thorpe Road, Lower Clarence Road and Stracey Road, with enhanced landscaping and green infrastructure and improved pedestrian and cycle links through the site.
3. A noise assessment is required and the development must be designed to mitigate the impact of noise from the main road and the train station.

Policy Ref	SA Objective														
	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
CC15	-	-	0	0	++	+	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.28.1 Site CC15 is located within ‘Central Norwich’ AQMA, adjacent to the A1242 and adjacent to a railway line, and therefore, could potentially expose site end users to higher levels of air pollution, noise pollution and disturbance. Furthermore, the proposed development of 150 dwellings and offices would be likely to contribute towards a reduction in local air quality, to some extent.

F.2.28.2 The site policy states that “a noise assessment is required and the development must be designed to mitigate the impact of noise from the main road and the train station” and promotes improved pedestrian and cycle access. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.28.3 Site CC15 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies, which would be expected to reduce flood risk on site and in surrounding locations.

F.2.28.4 However, the proposed development of approximately 150 dwellings at Site CC15 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.28.5 Site CC15 is located approximately 4.7km south east of the ‘River Wensum’ SAC and SSSI, and approximately 950m south of ‘St James Pit’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site policy states that development should provide “*high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with the character of the area*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.2.28.6 Site CC15 is located approximately 240m from The Broads National Park, however, the site is separated from The Broads by Norwich Railway Station. The site policy states that development should be of “*high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with the character of the area*” and “*must re-establish built frontages to Thorpe Road, Lower Clarence Road and Stracey Road, with enhanced landscaping and green infrastructure*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development does not significantly impact the surrounding landscape character. Therefore, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.2.28.7 Site CC15 is proposed for the development of 150 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.2.28.8 Site CC15 is located within 600m of local services in Norwich, including Morrisons. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.2.28.9 The proposed development at Site CC15 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.2.28.10 Site CC15 is located within 600m of public greenspaces, and the site policy states that development would include “*on-site open space and play space*” and “*improved pedestrian and cycle links through the site*”. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.28.11 The site is located within 1.5km of Riverside Leisure Centre; however, the site is located over 800m from a GP surgery and over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

F.2.28.12 However, Site CC15 is located within ‘Central Norwich’ AQMA and adjacent to the A1242, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.28.13 The proposed development at Site CC15 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.28.14 Site CC15 is located within 800m of Lionwood Infant and Nursery School and Charles Darwin Primary School, and within 1.5km of Notre Dame High School and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.28.15 Site CC15 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies could potentially improve sustainable access to employment opportunities.
- F.2.28.16 Site CC15 is proposed for mixed-use development including offices. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.28.17 Site CC15 is located in close proximity to Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that the development should provide *“improved pedestrian and cycle links through the site”*. Alongside the requirements of GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.28.18 Site CC15 is located adjacent to St Matthews Conservation Area and approximately 50m from ‘The Rosary Cemetery’ SM and the Grade II Listed Buildings ‘Rosary Cemetery Lodge’ and ‘Coach and Horses Public House’. The site policy states that development should be *“of a high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with the character of the area, respects the heritage significance of the immediately adjacent St Matthews Conservation Area and protects the amenity of adjoining residential occupiers”*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

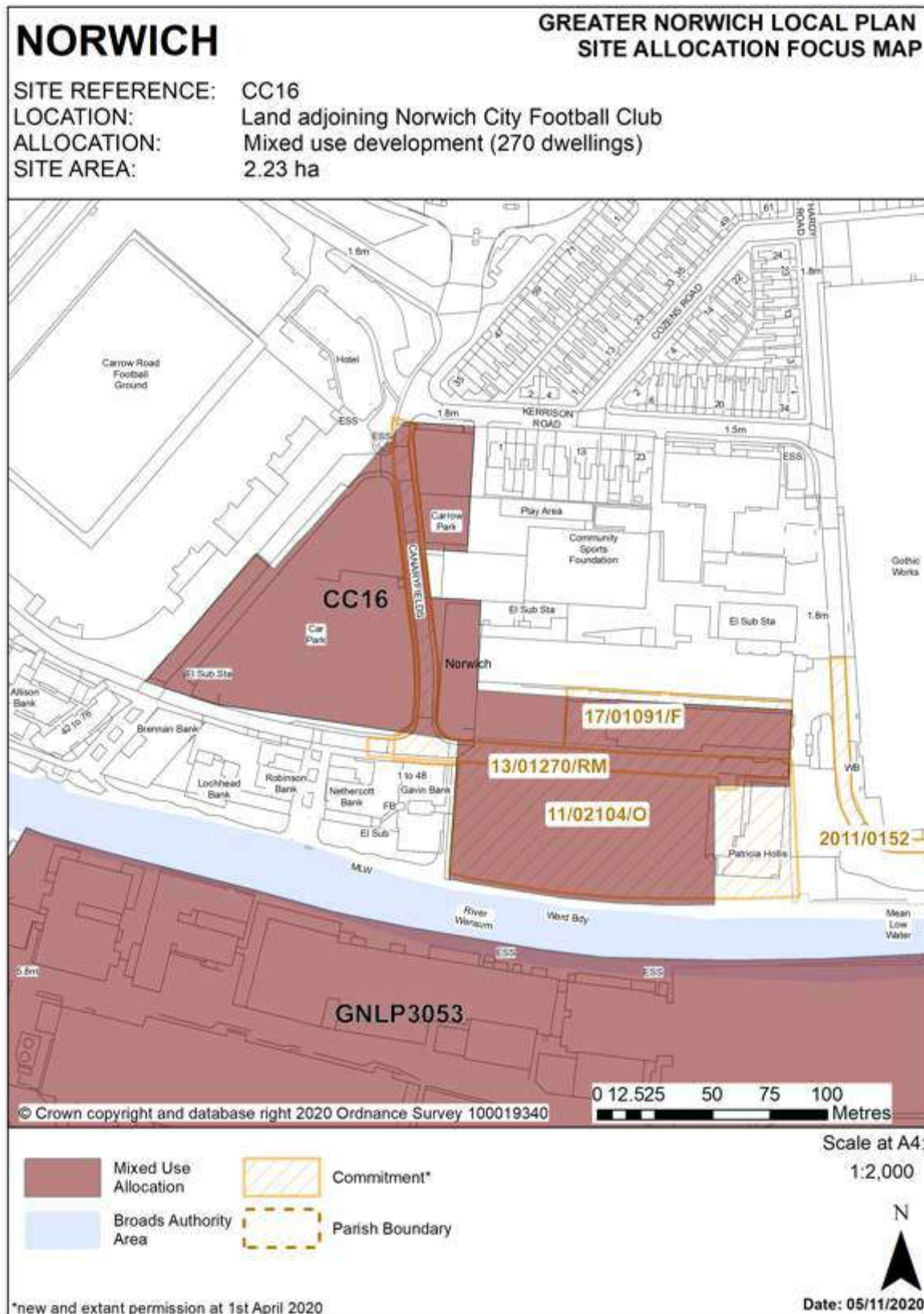
- F.2.28.19 Site CC15 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### **SA Objective 15 – Water**

- F.2.28.20 Site CC15 coincides with a groundwater SPZ (Zone II). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water quality would be expected.



F.2.29 Policy CC16 – Land adjoining Norwich City Football Club



**Policy CC16 – Land adjoining Norwich Football Club north and east of Geoffrey Watling Way**

**Allocation** Mixed use development (270 dwellings)

**Area** 2.23 ha

**Policy CC16 Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way, Norwich (approx. 2.23ha) is allocated for mixed use development to include residential, leisure, community, office and ancillary small retail uses. This will accommodate a minimum of 270 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects its riverside context, ensures a high level of flood resilience and incorporates appropriate mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
2. Conserve and enhance the setting of the adjacent Bracondale Conservation Area and nearby statutory listed buildings and scheduled monuments (including Carrow Priory & Boom Towers) (including any contribution made to their significance by setting)
3. Provide a public transport interchange on site and a public transport strategy for the wider east Norwich strategic regeneration area
4. Provide public access to the river and a riverside walk/cycle link to facilitate the re-routing of national cycle route 1 / red pedalway to Whitlingham and connections to the regeneration opportunity sites to the south and east including the Deal Ground, the Utilities site and Carrow Works in accordance with policy 7.1 and the 'River Wensum Strategy'.
5. Enhance the river frontage as a gateway to Norwich city centre
6. Be designed to mitigate the impact of noise generation, light and odour pollution from adjacent industrial uses and the railway
7. High quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge and forming a setting for the stadium;
8. Norfolk Minerals and Waste Core Strategy Policy CS16 and NPPF 'agent of change' principle applies, as part of this site is within the consultation area of a safeguarded mineral infrastructure (aggregate and roadstone railhead and asphalt plant).

Policy Ref	SA Objective														
	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
CC16	-	-	0	+	++	++	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.29.1 Site CC16 comprises previously developed land and is proposed for the development of 270 dwellings. The site policy would require enhanced walking and cycling access and would “provide a public transport interchange on site and a public transport strategy for the wider east Norwich strategic regeneration area”. However, the site is located within 200m of ‘Central Norwich’ AQMA and the A1242, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.29.2 A proportion in the north west of Site CC16 is located within Flood Zone 2, and coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that the development should ensure “*a high level of flood resilience and incorporates appropriate mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding)*” and delivers “*high quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge*”. These measures would be expected to reduce flood risk on site and in surrounding locations.

F.2.29.3 However, the proposed development of approximately 270 dwellings at Site CC16 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.29.4 Site CC16 is located approximately 5km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.5km south of ‘St James Pit’ SSSI and 2.5km north of ‘Caistor St Edmund Chalk Pit’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site policy states that the development should include “*high quality green infrastructure, landscaping, planting and biodiversity enhancements*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.2.29.5 Site CC16 is located adjacent to The Broads National Park. The site policy states that development should deliver “*a high quality, locally distinctive design of a scale and form which respects its riverside context*” and should “*enhance the river frontage as a gateway to Norwich city centre*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is well related to the surrounding character. The proposed development at this site could potentially help to enhance the surrounding townscape and would be expected to result in a minor positive impact overall.

### **SA Objective 5 – Housing**

F.2.29.6 Site CC16 is proposed for the development of 270 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

F.2.29.7 Site CC16 is located within 600m of local services in Norwich, including Morrisons. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Furthermore, the site policy states that the development would include “*leisure, community, office and ancillary small retail uses*” which could potentially enhance the provision of local services. Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.2.29.8 The proposed development at Site CC16 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.2.29.9 Site CC16 is located within 600m of public greenspaces, and the site policy states that development would “*provide public access to the river and a riverside walk/cycle link to facilitate the re-routing of national cycle route 1 / red pedalway to Whitlingham and connections to the regeneration opportunity sites to the south and east including the Deal Ground, the Utilities site and Carrow Works in accordance with policy 7.1 and the ‘River Wensum Strategy’*”. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.29.10 The site is located within 1.5km of Riverside Leisure Centre; however, the site is located over 800m from a GP surgery and over 5km from the Norfolk and Norwich University Hospital. Despite this, the



site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.29.11 However, Site CC16 is located within 200m of 'Central Norwich' AQMA and the A1242, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.2.29.12 The proposed development at Site CC16 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.29.13 Site CC16 is located within 1.5km of Notre Dame High School. The site is located over 800m from primary schools, although there are several just outside of this distance. The site is well served by public transport, and the requirements of the site policy, alongside GNLP and Local Plan policies, would be expected to improve pedestrian access to the site. Therefore, a major positive impact on access to education would be expected.

#### **SA Objective 11 – Economy**

- F.2.29.14 Site CC16 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies could potentially improve sustainable access to employment opportunities.

- F.2.29.15 Site CC16 is proposed for mixed-use development including "*leisure, community, office and ancillary small retail uses*". The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.2.29.16 Site CC16 is located within 2km of Norwich Railway Station, however, the majority of the site is located over 400m from a bus stop. The site policy states that development should "*provide a public transport interchange on site and a public transport strategy for the wider east Norwich strategic regeneration area*". The site policy also states that development should "*provide public access to the river and a riverside walk/cycle link to facilitate the re-routing of national cycle route 1 / red pedalway to Whitlingham and connections to the regeneration opportunity sites*". Alongside the requirements of GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

#### **SA Objective 13 – Historic Environment**

- F.2.29.17 Site CC16 is located approximately 50m from Bracondale Conservation Area, in close proximity to several Grade II Listed Buildings and approximately 230m from the Grade I Listed Building 'Carrow Abbey' and the 'Carrow Priory (ruined portions)' SM. The site policy states that development should "*conserve and enhance the setting of the adjacent Bracondale Conservation Area and nearby statutory listed buildings and scheduled monuments (including Carrow Priory & Boom Towers) (including any contribution made to their significance by setting)*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

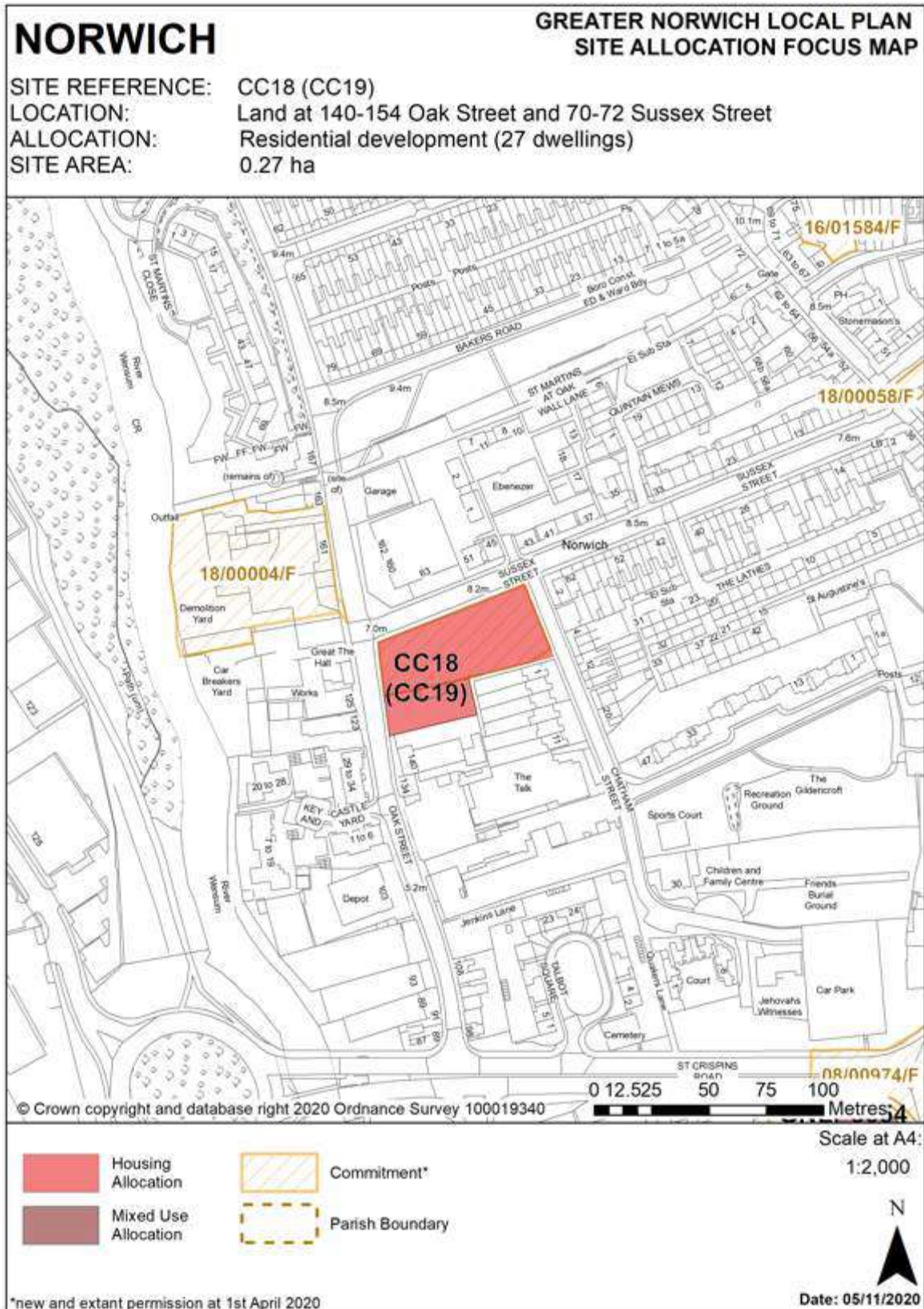
- F.2.29.18 Site CC16 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### SA Objective 15 – Water

- F.2.29.19 Site CC16 coincides with a groundwater SPZ (Zone II) and is located adjacent to the River Wensum. GNL and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that “*high quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge*”, and GNL Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.

DRAFT

F.2.30 Policy CC18 (CC19) – Land at 140-154 Oak Street and 70-72 Sussex Street



**Policy CC18 (CC19) – Land at 140-154 Oak Street and 70-72 Sussex Street**

**Allocation** Residential development (27 dwellings)

**Area** 0.27 ha

**Policy CC18 Land at 140-154 Oak Street and 70-72 Sussex Street, Norwich (approx. 0.27ha) is allocated for residential use. This will accommodate a minimum of 27 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby listed buildings (including Grade II Listed Great Hall) (including any contribution made to their significance by setting) and secures an improvement in townscape.
2. Create strong built frontages to Oak Street, Sussex Street and Chatham Street, if feasible, reinstating historic layouts by grouping buildings around an internal courtyard.

Policy Ref	SA Objective														
	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
CC18 (CC19)	-	+	0	+	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.30.1 Site CC18 comprises previously developed land and is proposed for the development of 27 dwellings. GNLP and Local Plan policies would be expected to improve public transport access. However, the site is located within 200m of ‘Central Norwich’ AQMA and the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.30.2 Site CC18 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.30.3 Site CC18 is located approximately 2.9km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.4m west of ‘St James Pit’ SSSI and approximately 1.6km east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “residential development of 10 units or more” should be consulted on with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.2.30.4 Site CC18 is located approximately 380m from The Broads National Park. The site comprises previously developed land, and the site policy seeks to deliver “high quality, locally distinctive design of a scale and form which preserves and enhances its location” and states that the development should “create strong built frontages to Oak Street, Sussex Street and Chatham Street, if feasible, reinstating historic

*layouts by grouping buildings around an internal courtyard*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is well related to the surrounding character. The proposed development at this site could potentially help to enhance the surrounding townscape and would be expected to result in a minor positive impact overall.

#### **SA Objective 5 – Housing**

- F.2.30.5 Site CC18 is proposed for the development of 27 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.2.30.6 Site CC18 is located within 600m of local services in Norwich, including Spar on Aylsham Road. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.30.7 The proposed development at Site CC18 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.30.8 Site CC18 is located within 600m of public greenspaces, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.30.9 The site is located within 800m of a GP surgery; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.30.10 However, Site CC18 is located within 200m of 'Central Norwich' AQMA and the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.2.30.11 The proposed development at Site CC18 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.30.12 Site CC18 is located within 800m of Magdalen Gates Primary School, Angel Road Infant School and Angel Road Junior School, and within 1.5km of Sewell Park Academy and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.2.30.13 Site CC18 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.



### **SA Objective 12 – Transport and Access to Services**

- F.2.30.14 Site CC18 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. Alongside the requirements of GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.30.15 Site CC18 is located within City Centre Conservation Area, and approximately 20m from the Grade II Listed Building ‘The Great Hall’. The site policy states that the development should be “*of a high quality, locally distinctive design of a scale and form which preserves and enhances its location within the City Centre Conservation Area and nearby listed buildings (including Grade II Listed Great Hall) (including any contribution made to their significance by setting) and secures an improvement in townscape*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

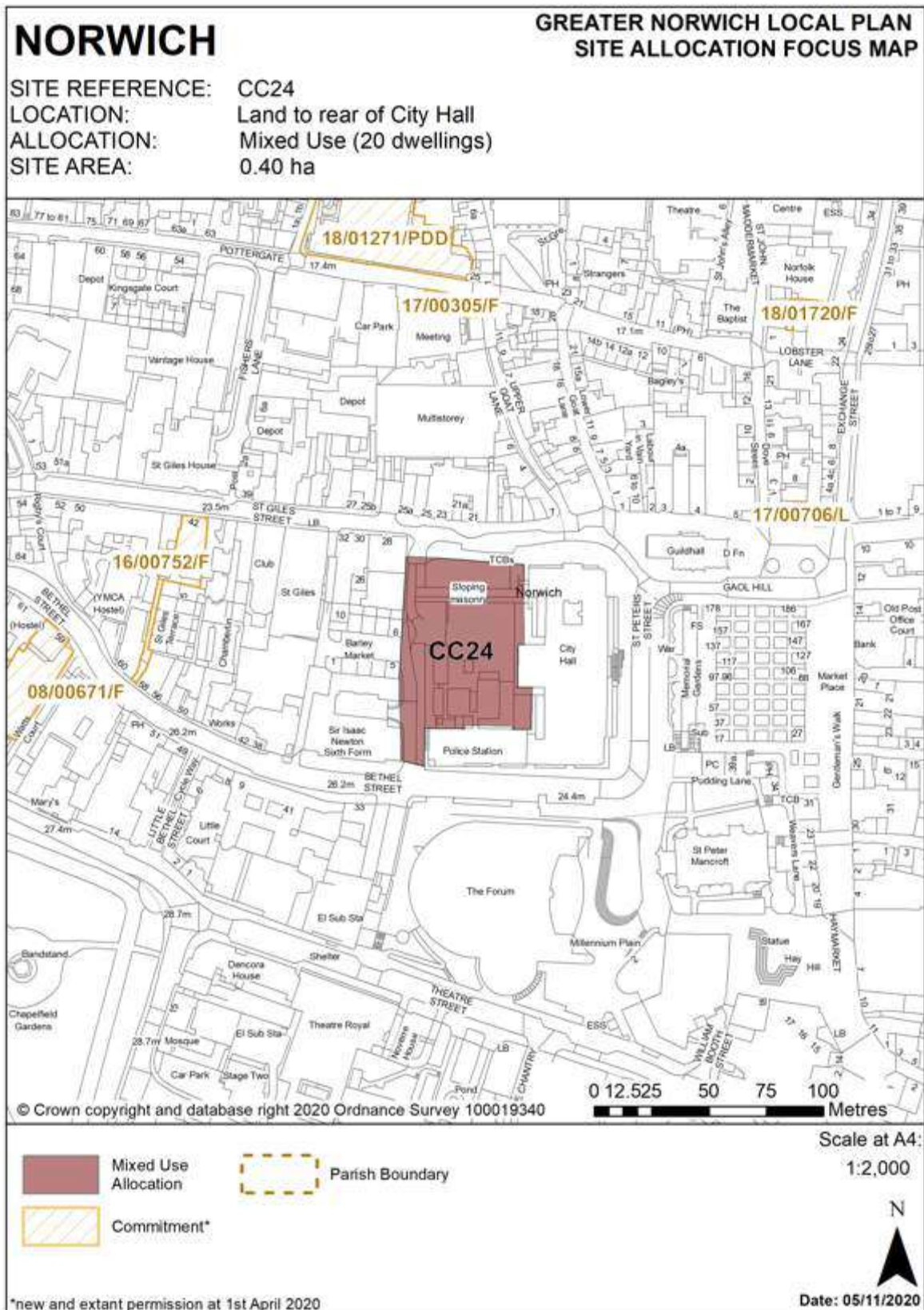
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.30.16 Site CC18 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.

### **SA Objective 15 – Water**

- F.2.30.17 Site CC18 coincides with a groundwater SPZ (Zone II) and is located within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is previously developed, and it is not anticipated that the proposed development at this site would result in a significant increase in runoff of pollutants into the adjacent watercourse. Overall, a negligible impact on water quality would be expected.

F.2.31 Policy CC24 – Land to rear of City Hall





**Policy CC24 – Land to rear of City Hall**

**Allocation** Mixed use (20 dwellings)

**Area** 0.40 ha

**Policy CC24 Land to rear of City Hall, Norwich (approx. 0.40ha) is allocated for mixed use development which may include residential, offices and managed workspace, food and drink and small-scale retail uses. The alternative option of a hotel development is supported and, if this option is progressed, scope for accommodating residential uses on part of the site should be investigated in order to retain its potential for housing delivery. If developed with an element of residential uses the site could accommodate a minimum of 20 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and flood resilient design of a scale and form which has regard to its prominent location within the City Centre Conservation Area, the significance of adjoining heritage assets and their settings, and its position forming part of the setting of the immediately adjoining Grade II star listed City Hall.
2. Development should take account of and respect the original design concept of City Hall and its intended architectural context within a wider planned civic centre. Development must be of an appropriate scale and massing and must be subservient to the main body and façade of City Hall. Therefore it is important that any new building does not exceed the height of City Hall (include any parapet concealing rooftop plant).
3. If redevelopment involves the loss of trees on the St Giles Street frontage, the development should provide high quality green infrastructure, landscaping, planting and biodiversity enhancements;
4. Any development must be clearly based on a heritage assessment informed by the 2005 Conservation Management Plan for the building.
5. Any loss of green space on St Giles Street would have to be mitigated and there would be a need for replacement planting for the loss of any trees.
6. The scheme should deliver improved connectivity between the Forum and Norwich Lanes by improving and enhancing the north-south pedestrian route between St Giles Street and Bethel Street.

Policy Ref	SA Objective														
	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
CC24	-	0	0	0	+	+	+	-	+	++	++	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.31.1 Site CC24 comprises previously developed land and is proposed for the development of 20 dwellings. GNL and Local Plan policies would be expected to improve public transport access, and the site policy seeks to enhance pedestrian access. However, the site is located within ‘Central Norwich’ AQMA, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.31.2 Site CC24 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that

appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that “*any loss of green space on St Giles Street would have to be mitigated and there would be a need for replacement planting for the loss of any trees*”. Therefore, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.31.3 Site CC24 is located approximately 3.4km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.4m south west of ‘St James Pit’ SSSI and approximately 2km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site policy states that “*any loss of green space on St Giles Street would have to be mitigated and there would be a need for replacement planting for the loss of any trees*” and development “*should provide high quality green infrastructure, landscaping, planting and biodiversity enhancements*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.31.4 Site CC24 is located approximately 280m from The Broads National Park. The site comprises previously developed land, and the site policy seeks to deliver “*high quality, locally distinctive and flood resilient design of a scale and form which has regard to its prominent location within the City Centre Conservation Area*” and states that the development “*must be of an appropriate scale and massing and must be subservient to the main body and façade of City Hall*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

### **SA Objective 5 – Housing**

- F.2.31.5 Site CC24 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.31.6 Site CC24 is located within 600m of local services in Norwich, including Norwich Market. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.31.7 The proposed development at Site CC24 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.31.8 Site CC24 is located within 600m of public greenspaces. The site policy states that the development “*should deliver improved connectivity between the Forum and Norwich Lanes by improving and enhancing the north-south pedestrian route between St Giles Street and Bethel Street*” and “*any loss of green space on St Giles Street would have to be mitigated*”. These measures would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.31.9 The site is located within 800m of a GP surgery, within 1.5km of Riverside Leisure Centre and within 5km of the Norfolk and Norwich University Hospital. The site’s location in the city centre would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.
- F.2.31.10 However, Site CC24 is located within 200m of ‘Central Norwich’ AQMA, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.31.11 The proposed development at Site CC24 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.31.12 Site CC24 is located within 800m of The Free School Norwich and Bignold Primary School and Nursey, and within 1.5km of Notre Dame High School and Jane Austen College. The site is well served by public transport, and the requirements of the site policy, alongside GNLP and Local Plan policies, would be expected to improve pedestrian access to the site. Therefore, a major positive impact on access to education would be expected.

### **SA Objective 11 – Economy**

- F.2.31.13 Site CC24 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies could potentially improve sustainable access to employment opportunities.
- F.2.31.14 Site CC24 is proposed for mixed-use development including “*offices and managed workspace, food and drink and small-scale retail uses*”. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.31.15 Site CC24 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that development “*should deliver improved connectivity between the Forum and Norwich Lanes by improving and enhancing the north-south pedestrian route between St Giles Street and Bethel Street*”. Alongside the requirements of GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.31.16 Site CC24 is located within City Centre Conservation Area, adjacent to the Grade II\* Listed Building ‘City Hall including Police Station’ and the Grade II Listed Buildings ‘28, St Giles Street’ and ‘The Fire Station’. The site policy states that development should achieve “*a high quality, locally distinctive and flood resilient design of a scale and form which has regard to its prominent location within the City Centre Conservation Area, the significance of adjoining heritage assets and their settings, and its position forming part of the setting of the immediately adjoining Grade II\* listed City Hall*”. The site policy also states that “*development must be clearly based on a heritage assessment informed by the 2005 Conservation Management Plan for the building*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

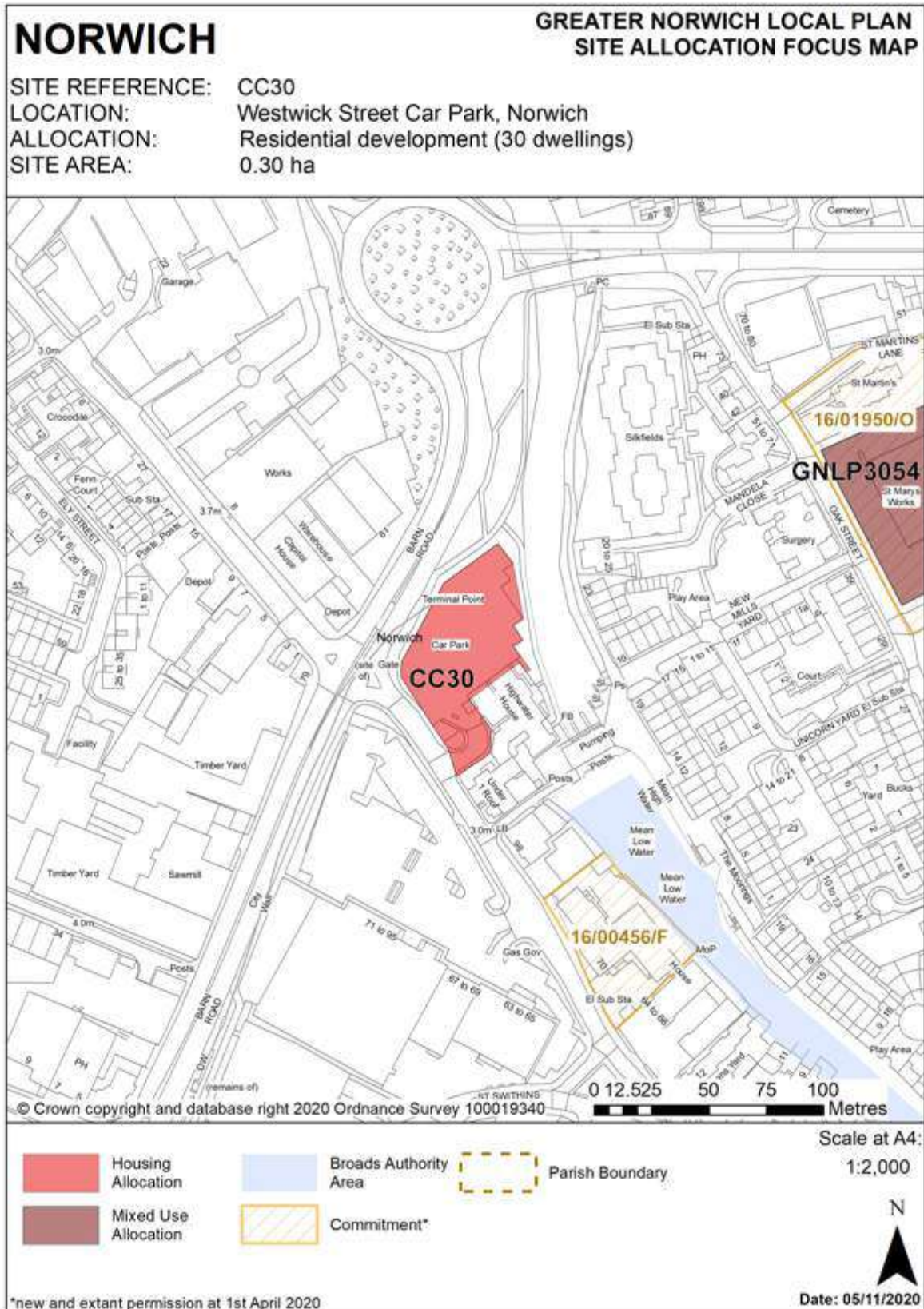
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.31.17 Site CC24 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.

### **SA Objective 15 – Water**

- F.2.31.18 Site CC24 coincides with a groundwater SPZ (Zone II). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water quality would be expected.

F.2.32 Policy CC30 – Westwick Street Car Park





### Policy CC30 – Westwick Street Car Park

**Allocation** Residential development (30 dwellings)

**Area** 0.30 ha

**Policy CC30 Westwick Street Car Park, Norwich (approx. 0.30ha) is allocated for residential development. This will accommodate a minimum of 30 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive, and flood resilient design of a scale and form which has regard to its prominent gateway location within the City Centre
2. Conserve and enhance the setting of the City Wall Scheduled Monument, adjacent Grade II Listed pump house (including any contribution made to their significance by setting). Scale and massing of the proposed development will enhance key views from and into the City Centre Conservation area
3. Provide linkages through the site to the adjoining pedestrian network, including a connection with the riverside walk in accordance with policy 7.1 and the ‘River Wensum Strategy’
4. Vehicular access should be taken solely from Westwick Street
5. Heritage interpretation, particularly of the city wall, to be provided on site.

Policy Ref	SA Objective														
	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
CC30	-	0	0	+	+	+	+	-	+	++	+	++	0	+	0

#### SA Objective 1 – Air Quality and Noise

F.2.32.1 Site CC30 comprises previously developed land and is proposed for the development of 30 dwellings. GNLP and Local Plan policies would be expected to improve public transport access, and the site policy seeks to enhance pedestrian access. However, the site is located within ‘Central Norwich’ AQMA and adjacent to the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.2.32.2 Site CC30 is located wholly within Flood Zone 2, and a large proportion of the site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that the development will achieve “*flood resilient design*”. Therefore, a negligible impact would be expected.

#### SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

F.2.32.3 Site CC30 is located approximately 3km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.5km south west of ‘St James Pit’ SSSI and approximately 1.6km south east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.32.4 Site CC30 is located approximately 40m from The Broads National Park. The site comprises previously developed land, and the site policy seeks to deliver “a high quality, locally distinctive, and flood resilient design of a scale and form which has regard to its prominent gateway location within the City Centre” and states that the “scale and massing of the proposed development will enhance key views from and into the City Centre Conservation area”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is well related to the surrounding character. The proposed development at this site could potentially help to enhance the surrounding townscape and would be expected to result in a minor positive impact overall.

#### **SA Objective 5 – Housing**

- F.2.32.5 Site CC30 is proposed for the development of 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.2.32.6 Site CC30 is located within 600m of local services in Norwich, including Tesco Express. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.32.7 The proposed development at Site CC30 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.32.8 Site CC30 is located within 600m of public greenspaces. The site policy states that the development should “provide linkages through the site to the adjoining pedestrian network, including a connection with the riverside walk in accordance with policy 7.1 and the ‘River Wensum Strategy’”. These measures would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.32.9 The site is located within 800m of a GP surgery and within 5km of the Norfolk and Norwich University Hospital. The site’s location in the city centre would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital and leisure facilities.

- F.2.32.10 However, Site CC30 is located within ‘Central Norwich’ AQMA and adjacent to the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.2.32.11 The proposed development at Site CC30 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.32.12 Site CC30 is located within 1.5km of Jane Austen College and Notre Dame High School. The site is located over 800m from primary schools, although there are several just outside of this distance. The site is well served by public transport, and the requirements of the site policy, alongside GNLP and Local Plan policies, would be expected to improve pedestrian access to the site. Therefore, a major positive impact on access to education would be expected.

### **SA Objective 11 – Economy**

- F.2.32.13 Site CC30 is located within Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.32.14 Site CC30 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that development should “*provide linkages through the site to the adjoining pedestrian network, including a connection with the riverside walk in accordance with policy 7.1 and the ‘River Wensum Strategy’*”. Alongside the requirements of GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.32.15 Site CC30 is located within City Centre Conservation Area, and approximately 40m from the Grade II Listed Building ‘Pump House’. The site policy states that the development should “*conserve and enhance the setting of the City Wall Scheduled Monument, adjacent Grade II Listed pump house (including any contribution made to their significance by setting). Scale and massing of the proposed development will enhance key views from and into the City Centre Conservation area*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

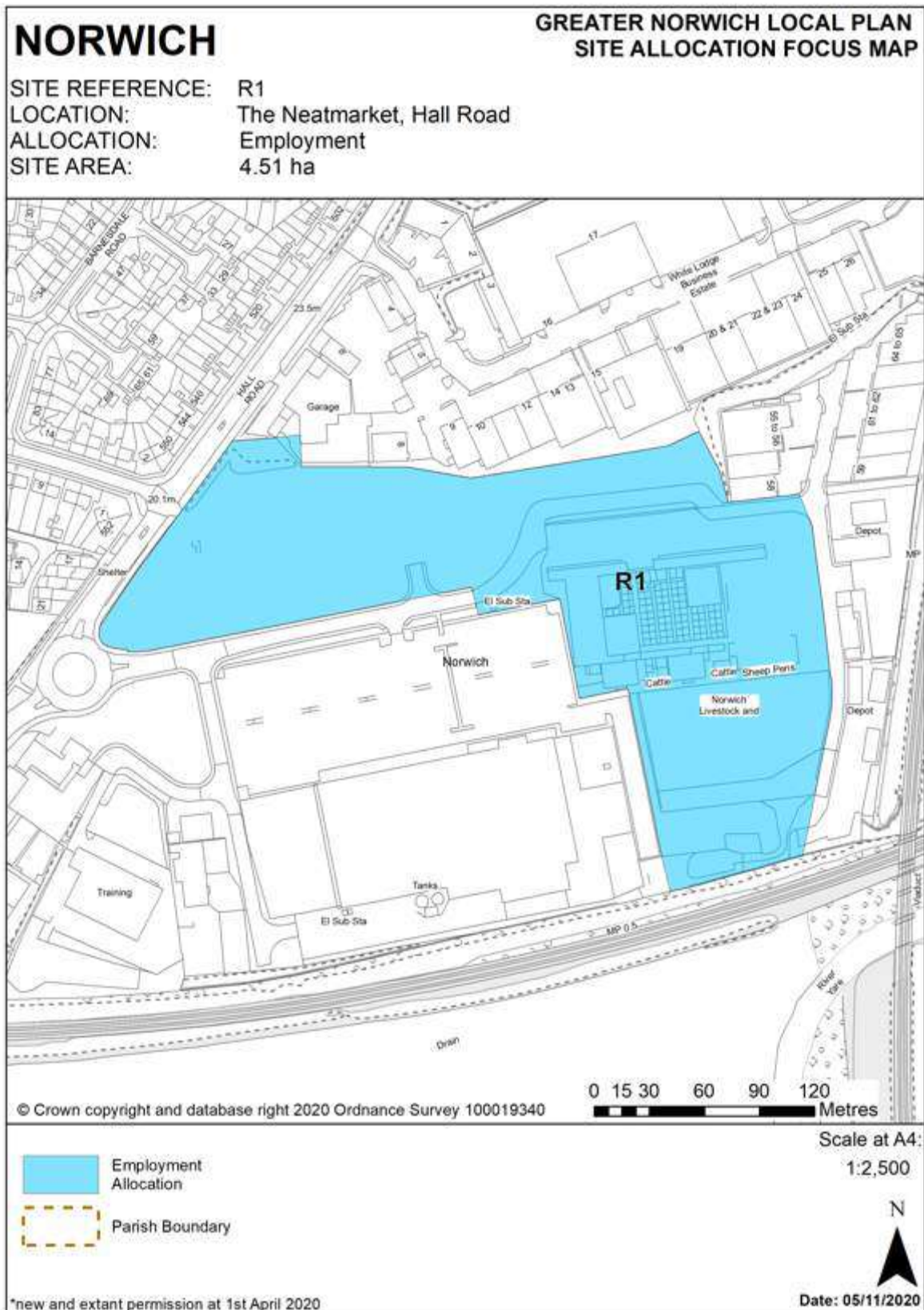
- F.2.32.16 Site CC30 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### **SA Objective 15 – Water**

- F.2.32.17 Site CC30 coincides with a groundwater SPZ (Zone II) and is located adjacent to the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. GNLP Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.



### F.2.33 Policy R1 – The Neatmarket, Hall Road



**Policy R1 – The Neatmarket, Hall Road**

**Allocation** Employment

**Area** 4.51 ha

**Policy R1 Land at The Neatmarket, Hall Road (approx. 4.51 hectare) is allocated for employment development and light industrial use (use classes B2/B8 and E(giii)). Ancillary office development and motor trade/car sales uses on the frontage to Hall Road will also be acceptable.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality design
2. Takes account of the need to protect adjoining residential occupiers from noise from proposed uses and future occupiers of the development itself from noise from the railway;
3. Development should preferably be approached comprehensively. Piecemeal and/or phased development will be accepted only where it is demonstrated that retaining existing livestock market and ancillary uses on site will not result in unacceptable impacts on future occupiers and where the access and operational needs of those retained uses can be adequately addressed;
4. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including the retention and enhancement of existing on-site and adjacent trees;
5. Potential contamination from previous uses and any risks arising from the proximity of the notifiable hazardous installation (Calor Gas) to the north should be assessed and mitigated;
6. Development should include the construction of the main vehicular access road into the site as part of the first phase, incorporate a pedestrian and cycle link across the site to link with the Yare Valley Walk and the nearby Cooper Lane Picnic Area.
7. Development should make provision for any off-site improvements to the junction of Hall Road and The Neatmarket necessary as a result of increased traffic generation from the site.
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
R1	-	+	0	0	0	+	+	+	+	0	++	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.33.1 Site R1 is located over 200m from major sources of air pollution including main roads and AQMAs. However, the site is located adjacent to a railway, and therefore, could potentially expose site end users to higher levels of noise pollution and disturbance. The proposed employment development would be likely to contribute towards a reduction in local air quality, to some extent.

F.2.33.2 The site policy states that development should “*protect adjoining residential occupiers from noise from proposed uses and future occupiers of the development itself from noise from the railway*”. Furthermore, the site policy seeks to enhance pedestrian and cycle access, and “*development should*

*make provision for any off-site improvements to the junction of Hall Road and The Neatmarket necessary as a result of increased traffic generation from the site*". GNLP and Local Plan policies would also be expected to improve access via public transport.

- F.2.33.3 Overall, although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

#### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.33.4 Site R1 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that *"high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including the retention and enhancement of existing on-site and adjacent trees"* which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.33.5 Site R1 is located approximately 5.6km south east of the 'River Wensum' SAC and SSSI, approximately 1km north west of 'Caistor St Edmund Chalk Pit' SSSI and 1.7km south east of 'Eaton Chalk Pit' SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. The site policy states that *"high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including the retention and enhancement of existing on-site and adjacent trees"*. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.33.6 Site R1 comprises previously developed land, and the site policy states that *"high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including the retention and enhancement of existing on-site and adjacent trees"*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

#### **SA Objective 5 – Housing**

- F.2.33.7 Site R1 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.

#### **SA Objective 6 – Populations and Community**

- F.2.33.8 Site R1 is located within 600m of local services in Norwich, including Asda Superstore. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.33.9 The proposed development at Site R1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.33.10 Site R1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Furthermore, the site is located within 600m of public greenspaces, and the site policy states that the development should *"incorporate a pedestrian and cycle link across the site to link with the*

*Yare Valley Walk and the nearby Cooper Lane Picnic Area*". These measures would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.33.11 Site R1 is located within 5km of the Norfolk and Norwich University Hospital, however, the site is over 800m from GP surgeries. GNLP and Local Plan policies would be expected to improve access to the site via public transport. Alongside the provision of pedestrian and cycle links, this could potentially help to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

#### **SA Objective 9 – Crime**

- F.2.33.12 The proposed development at Site R1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.33.13 Site R1 is proposed for employment development, and therefore, would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

- F.2.33.14 Site R1 is proposed for employment development and light industrial use, including potential *"ancillary office development and motor trade/car sales uses"*. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.2.33.15 Site R1 is located within 400m of bus stops on Hall Road, providing regular services. The site is also well connected to the footpath and road networks. The site policy states that *"development should include the construction of the main vehicular access road into the site as part of the first phase, incorporate a pedestrian and cycle link across the site to link with the Yare Valley Walk and the nearby Cooper Lane Picnic Area"*. The closest railway station to the site is Norwich Railway Station, located approximately 3km to the north east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

- F.2.33.16 Site R1 is located approximately 400m from the Grade II Listed Building 'Harford Hills' and approximately 380m from 'Sites discovered by air photography at Markshall' SM. The site policy states that development should provide *"high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including the retention and enhancement of existing on-site and adjacent trees"* which could potentially help to screen the development. Alongside the GNLP and Local Plan policies, this would be expected to result in a negligible impact on the historic environment overall.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.33.17 Site R1 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.

#### **SA Objective 15 – Water**

- F.2.33.18 Site R1 coincides with a groundwater SPZ (Zone II) and a proportion of the site is located within 200m of the River Yare. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is separated from the river by the railway line and trees, and the site policy states that *"high quality green infrastructure, landscaping, planting and biodiversity*

*enhancements should be provided including the retention and enhancement of existing on-site and adjacent trees".* These measures would be expected to ensure that the development does not result in a significant impact on water quality, and therefore, a negligible impact would be expected.

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### F.2.34 Policy R2 – Ipswich Road Community Hub



**Policy R2 – Ipswich Road Community Hub**

**Allocation** Residential development (15 dwellings)

**Area** 0.78 ha

**Policy R2 Ipswich Road Community Hub, 120 Ipswich Road, Norwich (approx. 0.78ha) is allocated for residential development which may be provided either as general needs housing or purpose-built accommodation for older people or people with special needs. Development consolidating and expanding the existing community support and educational facilities on site will also be acceptable. If developed for residential purposes the site is expected to accommodate a minimum of 15 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which reflects its prominent gateway location at the southern approach to Norwich.
2. Development should protect the setting of the adjacent County Wildlife site at Danby Wood, the informal open space at Danby Park and the ecological interest of the roadside nature reserve to the south.
3. Potential ground stability issues should be addressed in the design and configuration of new development, with scope for the use of building types employing lightweight modular construction.
4. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided as an integral part of the design of the scheme.
5. A pedestrian link should be provided through the site to connect to the Yare Valley Walk and provision should be made for the improvement and enhancement of the existing footpath along its northern boundary;
6. Vehicular access into the site should be provided from Ipswich Road, designed to minimise impact on the free flow of vehicular traffic and contributing to necessary highway and pedestrian safety improvements including a new pedestrian crossing point.

Policy Ref	SA Objective														
	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
R2	-	+	0	0	+	++	+	-	+	++	+	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.34.1 Site R2 comprises previously developed land and is proposed for the development of 15 dwellings. GNLP and Local Plan policies would be expected to improve public transport access. The site policy seeks to enhance pedestrian access and states that “*vehicular access into the site should be provided from Ipswich Road, designed to minimise impact on the free flow of vehicular traffic*”. However, the site is located adjacent to the A140, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.34.2 Site R2 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided,



where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.34.3 Site R2 is located approximately 5.2km south east of the ‘River Wensum’ SAC and SSSI, approximately 1.8km north west of ‘Caistor St Edmund Chalk Pit’ SSSI and 1.2km south east of ‘Eaton Chalk Pit’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs.

F.2.34.4 The site is located adjacent to ‘Danby Wood’ LNR and CWS, and adjacent to ‘Ipswich Road’ RNR. A small proportion of the site coincides with deciduous woodland priority habitat. The site policy states that “*development should protect the setting of the adjacent County Wildlife site at Danby Wood, the informal open space at Danby Park and the ecological interest of the roadside nature reserve to the south*” and “*high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided as an integral part of the design of the scheme*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.2.34.5 Site R2 comprises previously developed land, and the site policy states that “*high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided as an integral part of the design of the scheme*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

### **SA Objective 5 – Housing**

F.2.34.6 Site R2 is proposed for the development of 15 dwellings. Therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

F.2.34.7 Site R2 is located over 600m from existing local services. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility, which would be likely to improve access to nearby services. Furthermore, the site policy would support proposals “*consolidating and expanding the existing community support and educational facilities on site*”. Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.2.34.8 The proposed development at Site R2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.2.34.9 Site R2 is located within 600m of public greenspaces, and the site policy states that “*a pedestrian link should be provided through the site to connect to the Yare Valley Walk and provision should be made for the improvement and enhancement of the existing footpath along its northern boundary*”. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.34.10 The site is located within 5km of Norfolk and Norwich University Hospital; however, the site is located over 800m from a GP surgery. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including nearby GP surgeries.

F.2.34.11 However, Site R2 is located adjacent to the A140, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.34.12 The proposed development at Site R2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.34.13 Site R2 is located within 800m of Tuckswood Academy and Nursery, and within 1.5km of The Hewett Academy Norwich, City of Norwich School and University Technical College Norfolk. The site is well served by public transport, and the requirements of the site policy, alongside GNLP and Local Plan policies, would be expected to improve pedestrian access to the site. Therefore, a major positive impact on access to education would be expected.

### **SA Objective 11 – Economy**

- F.2.34.14 Site R2 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.34.15 Site R2 is located within 400m of bus stops on Hall Road, providing regular services. The site is also well connected to the footpath and road networks. The site policy states that *“a pedestrian link should be provided through the site to connect to the Yare Valley Walk and provision should be made for the improvement and enhancement of the existing footpath along its northern boundary”*. The closest railway station to the site is Norwich Railway Station, located approximately 3.2km to the north east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.34.16 Site R2 is located approximately 130m from the Grade II Listed Building ‘Harford Hills’, however, the site and Listed Building are separated by woodland. The site policy states that the development should be *“of a high quality, locally distinctive design of a scale and form which reflects its prominent gateway location at the southern approach to Norwich”*. Alongside the GNLP and Local Plan policies, this would be expected to result in a negligible impact on the historic environment overall.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.34.17 Site R2 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.

### **SA Objective 15 – Water**

- F.2.34.18 Site R2 coincides with a groundwater SPZ (Zone II). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water quality would be expected.

### F.2.35 Policy R7 – John Youngs Limited, 24 City Road



**Policy R7 – John Youngs Limited, 24 City Road**

**Allocation** Residential development (45 dwellings)

**Area** 0.89 ha

**Policy R7 John Youngs Limited, 24 City Road, Norwich (approx. 0.89ha) is allocated for residential development. This will accommodate a minimum of 45 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which reflects and responds to the residential character of the surrounding area.
2. Development should respect the heritage significance and setting of the adjacent Listed St Marks Church and its graveyard and the surrounding locally listed residential terraces in City Road.
3. Retain and convert the Victorian building in the north-east corner of the site for residential uses as part of the comprehensive development of the site, subject to viability
4. Car free or low car development in accordance with Policy 2 is appropriate in this location.
5. Vehicular access if required should be taken from City Road. A pedestrian/cycle link will be provided between Hall Road and City Road
6. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided as an integral part of the design of the scheme, to include protection of trees along the southern boundary and enhance the landscape setting of the site

Policy Ref	SA Objective														
	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
R7	-	+	0	0	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.35.1 Site R7 comprises previously developed land and is proposed for the development of 45 dwellings. GNLPP and Local Plan policies would be expected to improve public transport access. The site policy seeks to enhance pedestrian access and states that “*car free or low car development in accordance with Policy 2 is appropriate in this location*”. However, the site is located within 200m of ‘Central Norwich’ AQMA and the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.35.2 Site R7 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLPP and Local Plan policies. Furthermore, the site policy states that “*high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided*” which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact on flooding would be expected.



### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.35.3 Site R7 is located approximately 4.5km south east of the 'River Wensum' SAC and SSSI, approximately 2.4km north west of 'Caistor St Edmund Chalk Pit' SSSI and 1.8km south west of 'St James Pit' SSSI. The site is located within an IRZ which states that "*residential development of 10 units or more*" should be consulted on with Natural England. The site policy states that "*high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided as an integral part of the design of the scheme, to include protection of trees along the southern boundary*". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.35.4 Site R7 is located approximately 350m from The Broads National Park. The site comprises previously developed land, and the site policy states that development should be "*of a high quality, locally distinctive design of a scale and form which reflects and responds to the residential character of the surrounding area*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

### **SA Objective 5 – Housing**

- F.2.35.5 Site R7 is proposed for the development of 45 dwellings. Therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.35.6 Site R7 is located within 600m of local services in Norwich, including Co-op Food and Sainsbury's. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.35.7 The proposed development at Site R7 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.35.8 Site R7 is located within 600m of public greenspaces. The site policy states that "*a pedestrian/cycle link will be provided between Hall Road and City Road*". This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.35.9 The site is located within 800m of a GP surgery, and within 1.5km of Riverside Leisure Centre, however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.
- F.2.35.10 However, Site R7 is located within 200m of 'Central Norwich' AQMA and the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.35.11 The proposed development at Site R7 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

F.2.35.12 Site R7 is located within 800m of The Free School Norwich and Lakenham Primary School, and within 1.5km of Notre Dame High School and The Hewett Academy Norwich. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

F.2.35.13 Site R7 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

F.2.35.14 Site R7 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that development would include car-free or low-car development and states that *“a pedestrian/cycle link will be provided between Hall Road and City Road”*. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

F.2.35.15 Site R7 is located approximately 50m from City Centre Conservation Area, and adjacent to the Grade II Listed Building ‘Church of St Mark’. The site policy states that *“development should respect the heritage significance and setting of the adjacent Listed St Marks Church and its graveyard and the surrounding locally listed residential terraces in City Road”*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

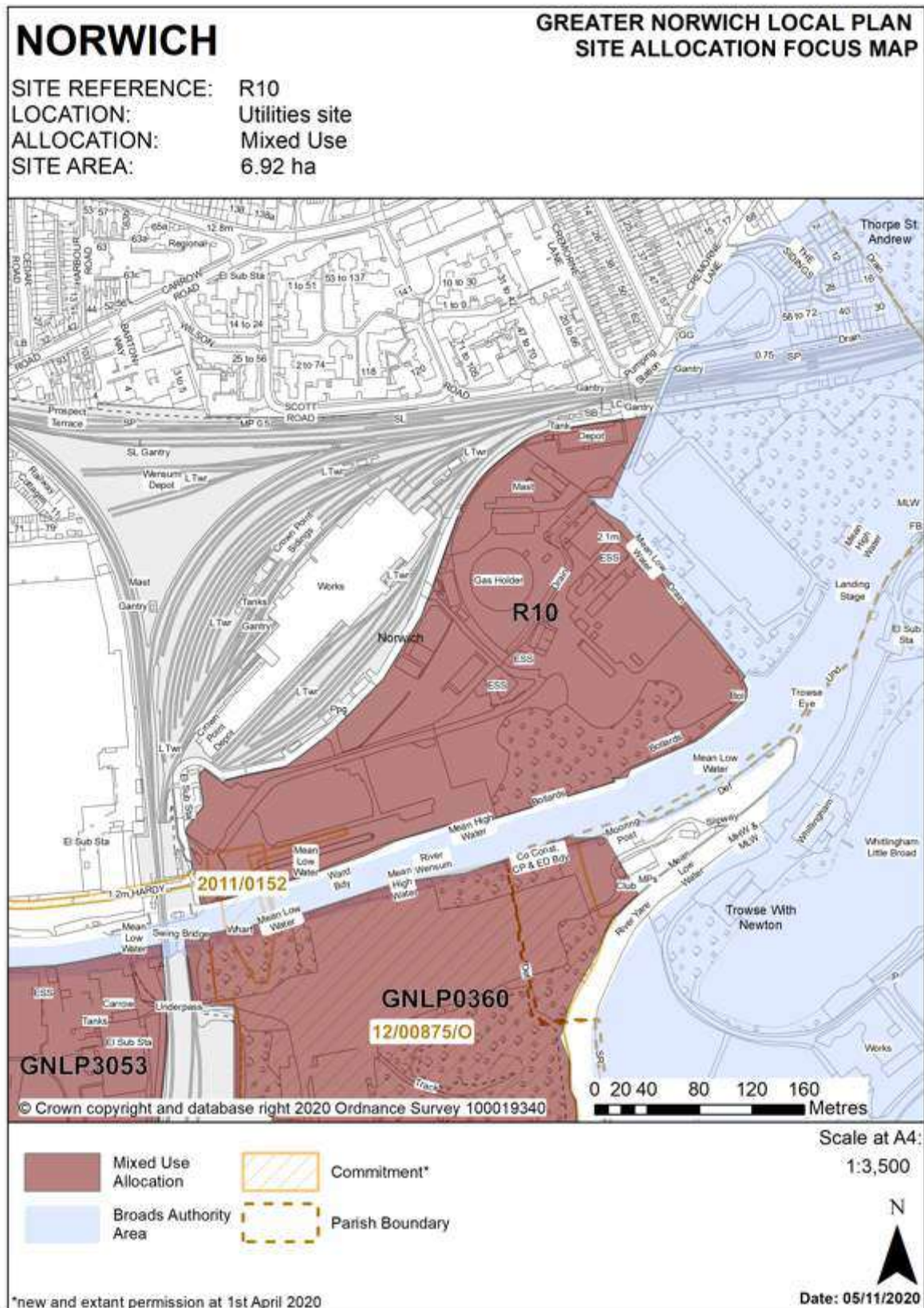
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.2.35.16 Site R7 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.

### **SA Objective 15 – Water**

F.2.35.17 Site R7 coincides with a groundwater SPZ (Zone I and II). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water quality would be expected.

F.2.36 Policy R10 – Utilities site





### Policy R10 – Utilities site

**Allocation** Mixed use

**Area** 6.92 ha

**Policy R10 Utilities site, Norwich (approx. 6.92ha) is allocated for residential led mixed-use development including housing, community, education and leisure facilities, employment, local greenspace, biodiversity areas and recreational open space as part of a balanced mix, together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to contribute towards the 4000 homes expected to be delivered in the East Norwich Strategic Regeneration Area subject to confirmation through detailed masterplanning of the wider East Norwich Strategic Regeneration Area as defined in policy 7.1 of this plan.**

The development will achieve the following site-specific requirements:

1. Development must be undertaken comprehensively in accordance with the masterplan for the East Norwich Strategic Regeneration Area required by policy 7.1. Proposals for the site should not prejudice future development of or restrict options for the adjacent sites within the East Norwich Regeneration area.
2. Co-ordinated delivery of new social and economic infrastructure and services including a link bridge to the Deal Ground site (allocation reference GNLPO360) as informed by the detailed master plan for the wider East Norwich Strategic Regeneration Area.
3. Make the most of its riverside location, including provision of a riverside walk along the frontage to the Utilities site on the northern bank of the River Wensum and provision of connections to the Football Club and the City Centre as part of the integrated access and transportation strategy required by policy 7.1 and the 'River Wensum Strategy'. This will be designed to allow future extension of the pedestrian and cycle network to serve surrounding regeneration opportunity sites east of the city centre should they become available, including improved access routes to Kerrison Road and Hardy Road over or under the railway line north of Trowse Swing Bridge;
4. Establishment of recreational routes along the eastern margin of the site with a potential link to Carey's Meadow as part of the integrated access and transportation strategy;
5. Proposals will maintain the open character of the Yare Valley and preserve long views toward the Broads and open countryside;
6. Effective integration with proposals for the area of the site immediately to the east falling within the Broads Authority area and covered by policy NOR1 of the adopted Broads Local Plan 2019 (or successor document); and
7. Proposals should acknowledge the heritage significance of the site as a former power station and the heritage significance adjacent Carrow Works site as part of the requirement in policy 7.1 to protect and enhance heritage assets and their settings.
8. Be designed to mitigate the impact of noise generation, light and odour pollution from adjacent industrial uses, including the Crown Point Train Maintenance Depot, and the railway;
9. Norfolk Minerals and Waste Core Strategy Policy CS16 and NPPF 'agent of change' principle applies, as part of this site is within the consultation area of a safeguarded mineral infrastructure (aggregate and roadstone railhead and asphalt plant).

Policy Ref	SA Objective														
	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
R10	-	-	0	0	++	+	+	+	+	++	++	++	0	+	0

### SA Objective 1 – Air Quality and Noise

- F.2.36.1 Site R10 is located over 200m from major sources of air pollution including main roads and AQMAs. However, the site is located adjacent to a railway, and therefore could potentially expose site end users to higher levels of noise pollution and disturbance. The proposed development at this site for a large amount of residential-led development would be likely to contribute towards a reduction in local air quality, to some extent.
- F.2.36.2 The site policy states that development should “*be designed to mitigate the impact of noise generation, light and odour pollution from adjacent industrial uses, including the Crown Point Train Maintenance Depot, and the railway*”. Furthermore, the site would require “*supporting vehicular, pedestrian, cycle and public transport access infrastructure*” and new recreational routes. Furthermore, GNLP and Local Plan policies would be expected to improve access via public transport.
- F.2.36.3 Overall, although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

### SA Objective 2 – Climate Change Mitigation and Adaptation

- F.2.36.4 A large proportion of Site R10 is located within Flood Zone 2, and a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. In accordance with GNLP Policy 7.1, sites within the East Norwich Strategic Regeneration Area will achieve “*high quality, locally distinctive, energy efficient and flood resilient design which addresses identified risks from river and surface water flooding*”. The site policy also states that development would provide “*local greenspace, biodiversity areas and recreational open space*” which would be expected to enhance green infrastructure provision and help to reduce flood risk.
- F.2.36.5 However, the proposed development of a large number of residential dwellings at Site R10, contributing to the 4,000 homes in the East Norwich Strategic Regeneration Area, would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

- F.2.36.6 Site R10 is located approximately 5.4km south east of the ‘River Wensum’ SAC and approximately 5.4km west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar. The site is also located approximately 1.5km south east of ‘St James Pit’ SSSI and 2.6km north of ‘Caistor St Edmund Chalk Pit’ SSSI. The 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 with Natural England.
- F.2.36.7 Site R10 is located approximately 70m from ‘Whitlingham’ LNR. A proportion in the south east of the site also coincides with deciduous woodland priority habitat. The site policy states that greenspace and biodiversity areas would be provided. GNLP Policy 3 requires development to “*conserve and enhance the natural environment ... including priority habitats*”. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### SA Objective 4 – Landscape

- F.2.36.8 Site R10 is located adjacent to The Broads National Park and is approximately 70m from Whitlingham Country Park. The site policy seeks to ensure the development at this site is well related to the riverside location and states that development “*will maintain the open character of the Yare Valley and preserve long views toward the Broads and open countryside*”. The proposed development at this site would incorporate local greenspace, biodiversity areas and recreational open space. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development does not significantly impact the surrounding landscape character. Therefore, a negligible impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.2.36.9 Site R10 is proposed for residential-led mixed-use development, contributing towards the 4,000 homes expected to be delivered in the East Norwich Strategic Regeneration Area. Therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.36.10 The majority of Site R10 is located over 600m from existing local services. The proposed development at the site would include community uses, and therefore, would be expected to ensure that new residents at this site have good access to local services. A minor positive impact would be expected.

### **SA Objective 7 – Deprivation**

- F.2.36.11 The proposed development at Site R10 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.36.12 Site R10 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The majority of the site is located within 600m of public greenspaces, and the site policy seeks to provide new recreational open space and enhance connections for pedestrians and cyclists with new recreational routes. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.36.13 Site R10 is located within a sustainable distance of Riverside Leisure Centre in the city centre. However, the site is located outside of a sustainable distance to healthcare facilities. The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 6.7km to the west of the site. The site is also located over 800m from a GP surgery. The site policy, as well as GNLP and Local Plan policies, would be expected to improve access to the site via public transport. Alongside the provision of pedestrian and cycle links, this could potentially help to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

### **SA Objective 9 – Crime**

- F.2.36.14 The proposed development at Site R10 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.36.15 The majority of Site R10 is located over 800m from Lionwood Infant and Nursery School, and over 1.5km from Notre Dame High School. The proposed development at this site would include “*education*”, and the site policy states that “*pedestrian, cycle and public transport access infrastructure*” would be provided. This would be likely to improve access to schools in the wider area in Norwich city and result in a major positive impact on education.

### **SA Objective 11 – Economy**

- F.2.36.16 Site R10 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy states that the proposed development would provide “*vehicular, pedestrian, cycle and public transport access infrastructure*” which could potentially improve sustainable access to employment opportunities.
- F.2.36.17 Site R10 is proposed for mixed-use development including “*community, education and leisure facilities [and] employment*”. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.36.18 Site R10 is located within 2km of Norwich Railway Station, however, a proportion of the site is located over 400m from a bus stop providing regular services. The site policy would be expected to ensure the “*co-ordinated delivery of new social and economic infrastructure and services including a link bridge to the Deal Ground site (allocation reference GNLPO360)*” and the “*establishment of recreational routes along the eastern margin of the site with a potential link to Carey’s Meadow as part of the integrated access and transportation strategy*”. Alongside GNLP and Local Plan policies, these measures would be expected to ensure the site has good public transport, pedestrian and cycle connections. The site policy also seeks to provide enhanced pedestrian access, through the “*provision of a riverside walk along the frontage to the Utilities site on the northern bank of the River Wensum*”. Overall, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.36.19 Site R10 is located approximately 180m from Thorpe Ridge Conservation Area and approximately 300m from ‘Crown Point’ RPG. The site is also located approximately 250m from several Grade II Listed Buildings including ‘Ebenezer’. The site policy states that development “*should acknowledge the heritage significance of the site as a former power station and the heritage significance adjacent Carrow Works site as part of the requirement in policy 7.1 to protect and enhance heritage assets and their settings*”. Furthermore, the development “*will maintain the open character of the Yare Valley and preserve long views toward the Broads and open countryside*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

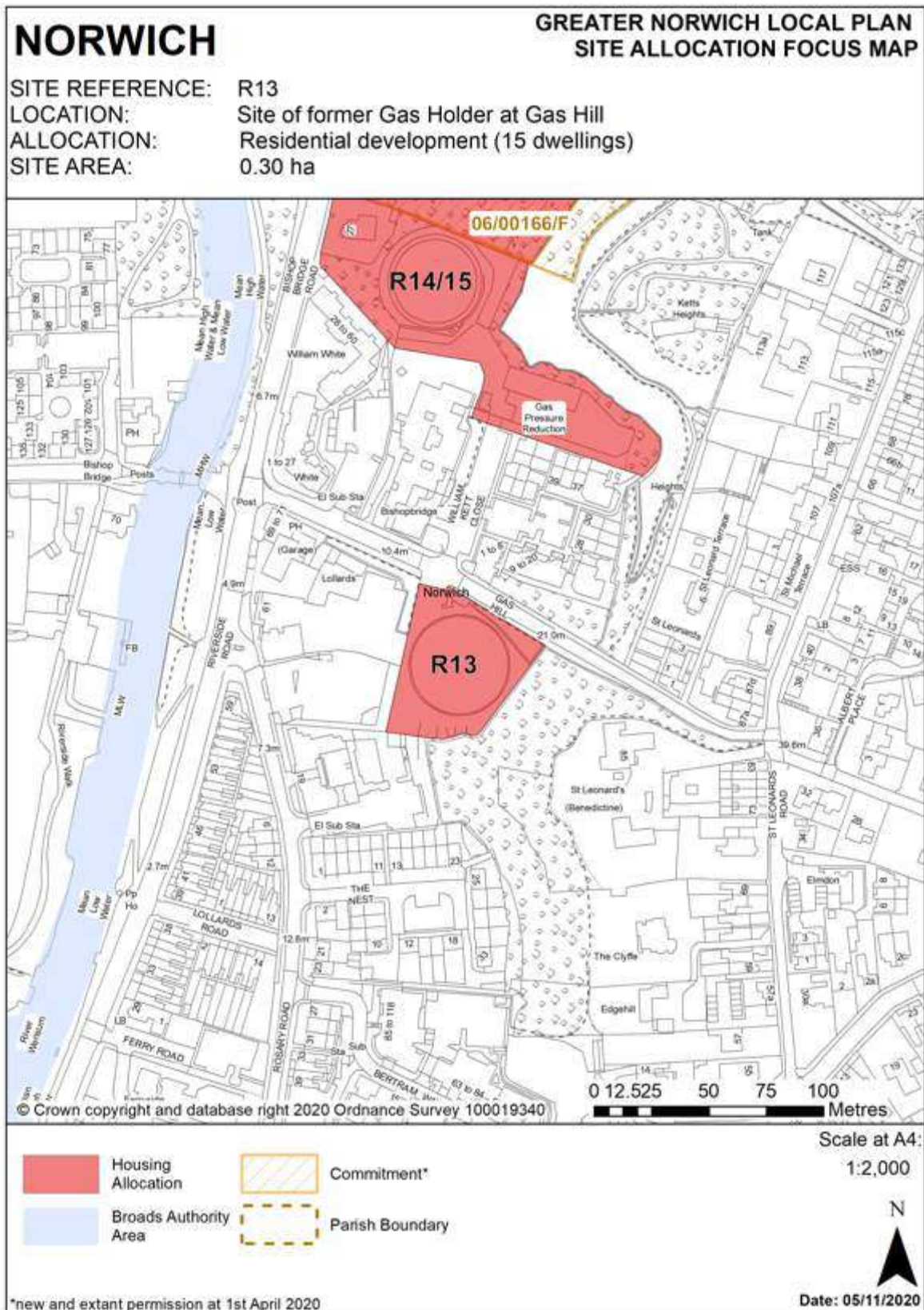
- F.2.36.20 Site R10 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### **SA Objective 15 – Water**

- F.2.36.21 Site R10 coincides with a groundwater SPZ (Zone I and II) and is located adjacent to the River Wensum and River Yare. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. GNLP Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “*a good quality of water will be maintained and where possible enhanced in the River Wensum*”. Overall, a negligible impact on water quality would be expected.



F.2.37 Policy R13 – Site of former Gas Holder at Gas Hill



**Policy R13 – Site of former Gas Holder at Gas Hill**

<b>Allocation</b>	Residential development (15 dwellings)
<b>Area</b>	0.30 ha

**Policy R13 Site of former Gas Holder at Gas Hill, Norwich (approx. 0.30ha) is allocated for residential development. This will accommodate a minimum of 15 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which reflects and responds to its prominent location on the hillside east of the city centre adjacent to Thorpe wooded ridge. Development should blend in with the existing pattern of development in this location
2. Development should respect the heritage significance and setting of the adjacent Thorpe Hamlet Conservation Area and of the scheduled remains of St Leonards Priory. The site is in close proximity to Cow Tower Scheduled Monument, design of development on this site should preserve and enhance the setting of adjacent heritage assets.
3. Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site;
4. Ensures a high level of flood resilience and incorporates appropriate mitigation measures addressing identified risks from surface water flooding;
5. Development will not take place prior to the revocation of the hazardous substance consent.
6. Site contamination arising from the former gas storage use should be addressed and mitigated.
7. Car free or low car development in accordance with policy 2 is appropriate in this location.

Policy Ref	SA Objective														
	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
R13	-	+	0	0	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.37.1 Site R13 comprises previously developed land and is proposed for the development of 15 dwellings. GNLP and Local Plan policies would be expected to improve public transport access. The site policy states that “*car free or low car development in accordance with policy 2 is appropriate in this location*”. However, the site is located within 200m of ‘Central Norwich’ AQMA and the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.37.2 Site R13 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. The site policy states that development should ensure “*a high level of flood resilience and incorporates appropriate mitigation measures addressing identified risks from*”



*surface water flooding*". Furthermore, the site policy states that development should include "*protection and enhancement of key green infrastructure*" which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact on flooding would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.37.3 Site R13 is located approximately 4.4km south east of the 'River Wensum' SAC and SSSI, approximately 380m south of 'St James Pit' SSSI. The site is located within an IRZ which states that "*residential development of 10 units or more*" should be consulted on with Natural England. The site policy states that development should include "*protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site*". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.37.4 Site R13 is located approximately 100m from The Broads National Park. The site comprises previously developed land, and the site policy states that development should be "*of a high quality, locally distinctive design of a scale and form which reflects and responds to its prominent location on the hillside east of the city centre adjacent to Thorpe wooded ridge*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

### **SA Objective 5 – Housing**

- F.2.37.5 Site R13 is proposed for the development of 15 dwellings. Therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.37.6 Site R13 is located within 600m of local services in Norwich, including One Stop Stores. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.37.7 The proposed development at Site R13 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.37.8 Site R13 is located within 600m of public greenspaces, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.37.9 The site is located within 800m of a GP surgery, and within 1.5km of Riverside Leisure Centre, however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.
- F.2.37.10 However, Site R13 is located within 200m of 'Central Norwich' AQMA and the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.37.11 The proposed development at Site R13 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

F.2.37.12 Site R13 is located within 800m of Charles Darwin Primary School, Lionwood Infant and Nursery School and Lionwood Junior School, and within 1.5km of Notre Dame High School and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

F.2.37.13 Site R13 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

F.2.37.14 Site R13 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that development would include car-free or low-car development. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

F.2.37.15 Site R13 is located adjacent to Thorpe Hamlet Conservation Area, approximately 20m from the Grade II Listed Building 'Chalk Hill House' and approximately 30m from 'Remains of St Leonards Priory' SM. The site policy states that *"development should respect the heritage significance and setting of the adjacent Thorpe Hamlet Conservation Area and of the scheduled remains of St Leonards Priory. The site is in close proximity to Cow Tower Scheduled Monument, design of development on this site should preserve and enhance the setting of adjacent heritage assets"*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

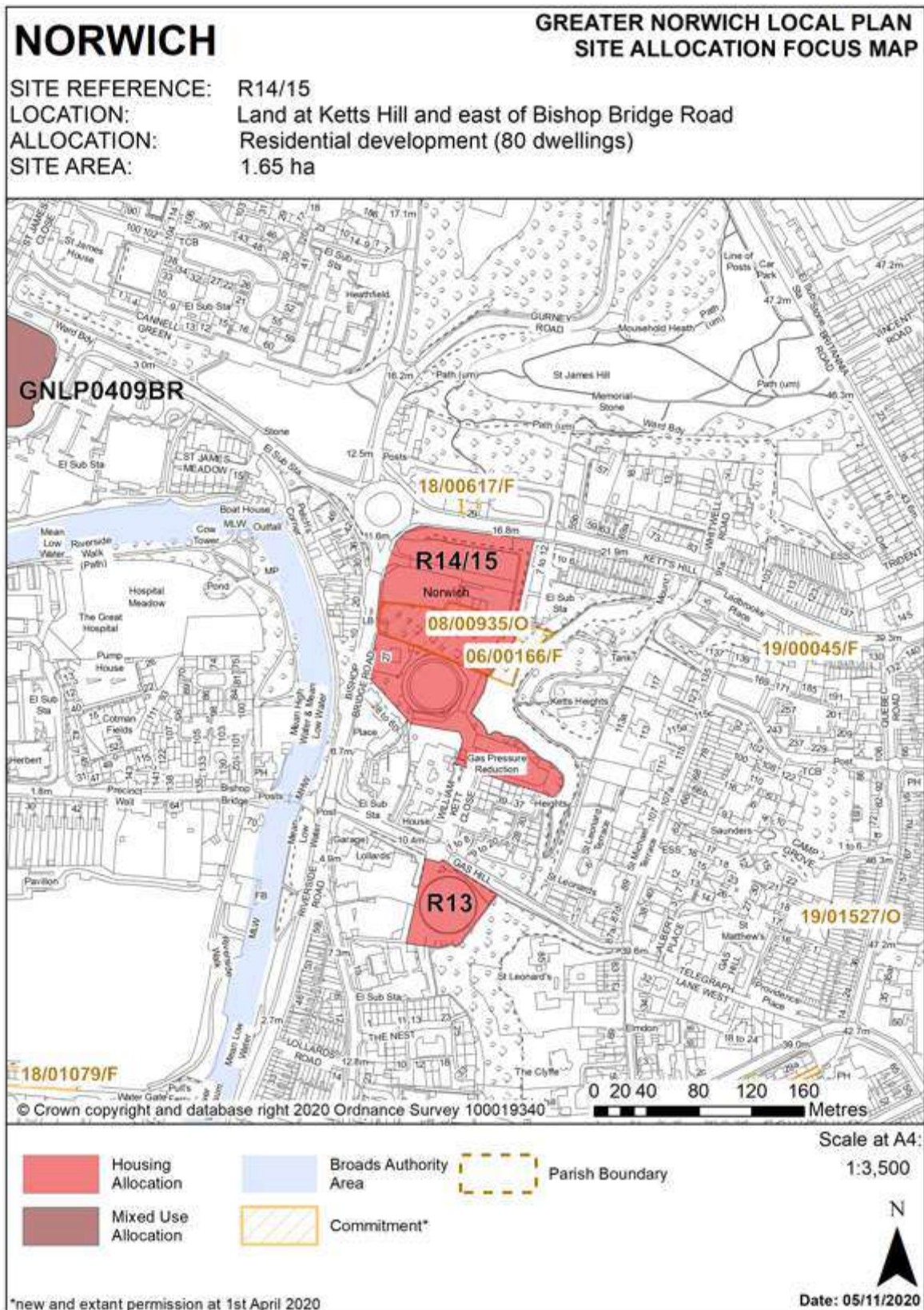
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.2.37.16 Site R13 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.

### **SA Objective 15 – Water**

F.2.37.17 Site R13 coincides with a groundwater SPZ (Zone II) and is located within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is previously developed and contains existing built form. It is not anticipated that the proposed redevelopment at this site would result in a significant increase in runoff of pollutants into the nearby watercourse. Furthermore, the site policy states that the development should ensure *"protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site"*. These measures would be expected to ensure that the proposed development at this site does not result in contamination of the river, and as such, a negligible impact would be expected.

F.2.38 Policy R14/15 – Land at Ketts Hill and east of Bishop Bridge Road



**Policy R14/15 – Land at Ketts Hill and east of Bishop Bridge Road**

**Allocation** Residential development (80 dwellings)

**Area** 1.65 ha

**Policy R14/R15 Land at Ketts Hill and east of Bishop Bridge Road, Norwich (approx. 1.65ha) is allocated for residential development. This will accommodate a minimum of 80 homes.**

*Site R15 combined with R14 as a single allocation.*

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which reflects and responds to its prominent location adjacent to the hillside east of the city centre and to Thorpe wooded ridge.
2. Development should respect the heritage significance and setting of the adjacent Thorpe Hamlet, City Centre and St Matthews Conservation Areas
3. Consider long views and vistas particularly taking into account key landmark buildings. Examples of important views are from Mousehold Heath and Ketts Height and the view of the Cathedral when coming down Kett’s Hill.
4. Provide public access to Kett’s Heights
5. Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including retention and enhancement of tree planting to its northern boundary fronting Ketts Hill;
6. Site contamination arising from the former gas storage use should be addressed and mitigated.
7. Development will not take place prior to the revocation of the hazardous substance consent.
8. The main vehicular access will be provided from Bishop Bridge Road.
9. Car free development in accordance with Policy 2 is appropriate in this location.

Policy Ref	SA Objective														
	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
R14/15	-	-	0	0	+	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.38.1 Site R14/15 comprises previously developed land and is proposed for the development of 80 dwellings. GNLP and Local Plan policies would be expected to improve public transport access. The site policy states that “*car free development in accordance with Policy 2 is appropriate in this location*”. However, the site is located within 200m of ‘Central Norwich’ AQMA and the A147, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.38.2 Site R14/15 is located wholly within Flood Zone 1; however, a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP



and Local Plan policies. Furthermore, the site policy states that development should include “*protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including retention and enhancement of tree planting to its northern boundary fronting Ketts Hill*” which would be expected to reduce flood risk on site and in surrounding locations.

- F.2.38.3 However, the proposed development of approximately 80 dwellings at Site R14/15 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.38.4 Site R14/15 is located approximately 4.4km south east of the ‘River Wensum’ SAC and SSSI, approximately 120m south of ‘St James Pit’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site policy states that development should include “*protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.38.5 Site R14/15 is located approximately 30m from The Broads National Park. The site comprises previously developed land, and the site policy states that development should be “*of a high quality, locally distinctive design of a scale and form which reflects and responds to its prominent location adjacent to the hillside east of the city centre and to Thorpe wooded ridge*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

#### **SA Objective 5 – Housing**

- F.2.38.6 Site R14/15 is proposed for the development of 80 dwellings. Therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.2.38.7 Site R14/15 is located within 600m of local services in Norwich, including One Stop Stores. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.38.8 The proposed development at Site R14/15 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.38.9 Site R14/15 is located within 600m of public greenspaces, and the site policy states that development should “*provide public access to Kett’s Heights*”, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.38.10 The site is located within 800m of a GP surgery, and within 1.5km of Riverside Leisure Centre, however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.
- F.2.38.11 However, Site R14/15 is located within 200m of ‘Central Norwich’ AQMA and the A147, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.38.12 The proposed development at Site R14/15 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.38.13 Site R14/15 is located within 800m of Lionwood Infant and Nursery School and Lionwood Junior School, and within 1.5km of Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.38.14 Site R14/15 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.38.15 Site R14/15 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. The site policy states that development could include car-free development. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.38.16 Site R14/15 is located adjacent to Thorpe Hamlet Conservation Area and approximately 10m from City Centre Conservation Area. The site is located approximately 90m from the Grade II Listed Building 'Bridge House Public House' and the Grade II\* Listed Building and SM 'Bishop Bridge', and approximately 100m from 'Blockhouse known as the Cow Tower' SM. The site policy states that "*development should respect the heritage significance and setting of the adjacent Thorpe Hamlet, City Centre and St Matthews Conservation Areas*" and "*consider long views and vistas particularly taking into account key landmark buildings*" including the Cathedral. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

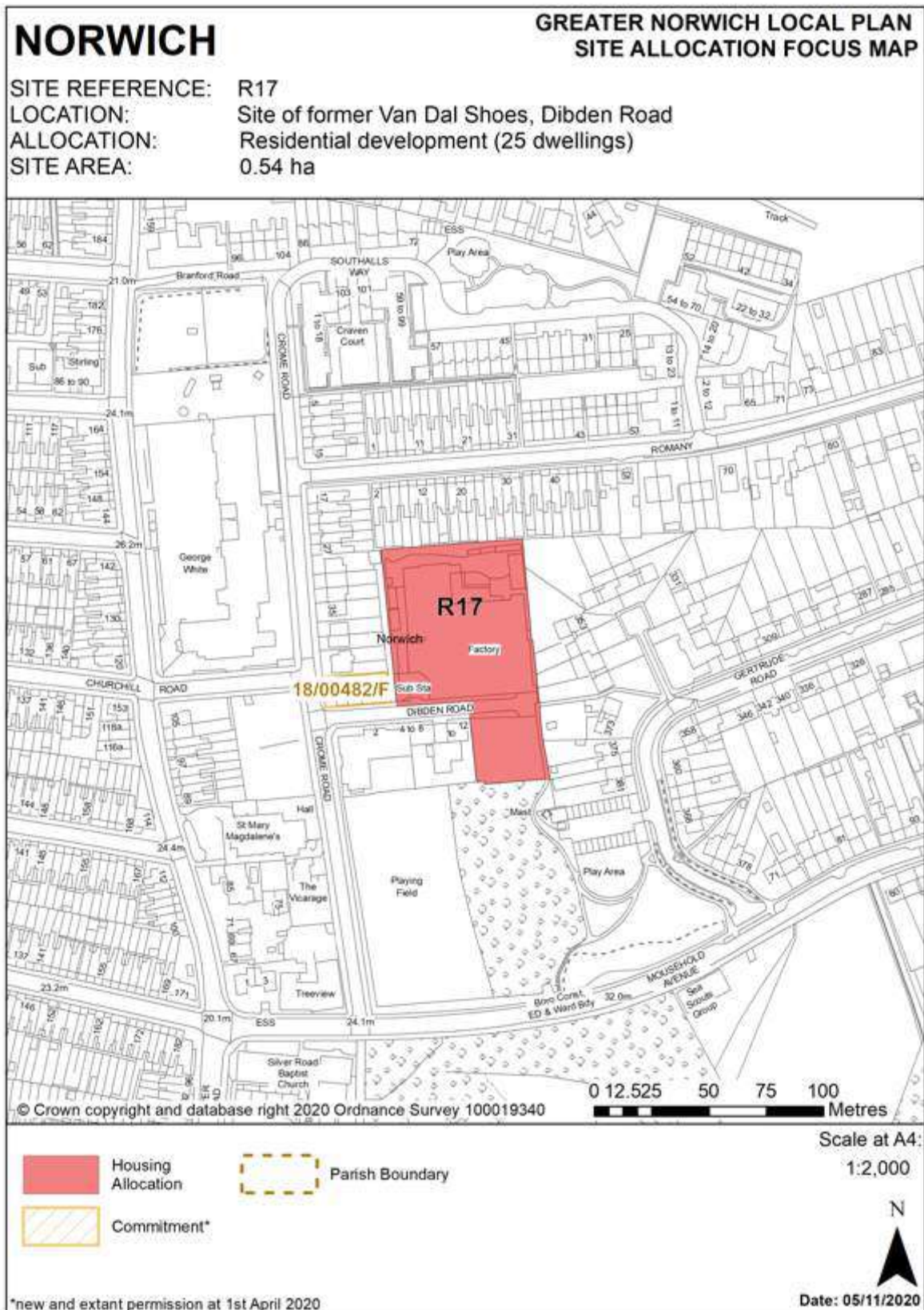
- F.2.38.17 Site R14/15 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### **SA Objective 15 – Water**

- F.2.38.18 Site R14/15 coincides with a groundwater SPZ (Zone II) and is located within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is previously developed and contains existing built form. It is not anticipated that the proposed redevelopment at this site would result in a significant increase in runoff of pollutants into the nearby watercourse. Furthermore, the site policy states that the development should ensure "*protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including retention and enhancement of tree planting*". These measures would be expected to ensure that the proposed development at this site does not result in contamination of the river, and as such, a negligible impact would be expected.



### F.2.39 Policy R17 – Site of former Van Dal Shoes, Dibden Road



**Policy R17 – Site of former Van Dal Shoes, Dibden Road**

**Allocation** Residential development (25 dwellings)

**Area** 0.54 ha

**Policy R17 Site of former Van Dal Shoes, Dibden Road, Norwich (approx. 0.54ha) is allocated for residential development. This will accommodate a minimum of 25 homes.**

The development will achieve the following site-specific requirements:

1. The existing locally listed shoe factory building should be retained or converted, subject to viability. To this end an assessment of its suitability for conversion either in part or as a whole (taking account of the industrial heritage significance of the site) will be required;
2. Where new buildings are proposed they should achieve high quality, locally distinctive design of a scale and form which reflects its prominent location and the character and context of the surrounding predominantly residential area.
3. Development should be designed to integrate well with the surrounding housing and to make the best of the potential for views over the city;
4. Site contamination arising from the former manufacturing use should be addressed and mitigated;
5. Address access issues, including the potential stopping up or diversion of the highway subject to maintaining a pedestrian link across the site;
6. Provide enhanced pedestrian and cycle links to Mousehold Avenue and Gertrude Road;
7. Be designed to promote biodiversity and facilitate green infrastructure links to neighbouring green spaces and connections to Mousehold Heath. Existing trees on site should be retained and protected where practicable.

Policy Ref	SA Objective														
	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
R17	-	+	0	0	+	+	+	+	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.39.1 Site R17 is located over 200m from major sources of air pollution including main roads and AQMAs. However, the proposed development of 25 dwellings would be likely to contribute towards a reduction in local air quality to some extent. The site policy states that the site would provide enhanced pedestrian and cycle links, and GNL and Local Plan policies which seek to enhance public transport connectivity. This would be expected to encourage site end users to access the site via sustainable means. Overall, although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.39.2 Site R17 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNL and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.39.3 Site R17 is located approximately 3.7km east of the ‘River Wensum’ SAC and SSSI. The site is also located approximately 500m north west of ‘St James Pit’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. The site policy states that development should “*be designed to promote biodiversity and facilitate green infrastructure links to neighbouring green spaces and connections to Mousehold Heath. Existing trees on site should be retained and protected where practicable*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.39.4 Site R17 comprises previously developed land, and the policy states that “*development should be designed to integrate well with the surrounding housing and to make the best of the potential for views over the city*” and that “*where new buildings are proposed they should achieve high quality, locally distinctive design of a scale and form which reflects its prominent location and the character and context of the surrounding predominantly residential area*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

### **SA Objective 5 – Housing**

- F.2.39.5 Site R17 is proposed for the development of 25 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.39.6 Site R17 is located within 600m of local services, including Tesco Express and Co-op Food. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.39.7 The proposed development at Site R17 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.39.8 Site R17 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of public greenspaces, and the site policy seeks to “*provide enhanced pedestrian and cycle links to Mousehold Avenue and Gertrude Road*”. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.39.9 Site R17 is also located within 800m of a GP surgery, however, the site is located outside of a sustainable distance to a hospital. The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 6.2km south west of the site. GNLP and Local Plan policies would be expected to enhance public transport provision, which could potentially help to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

### **SA Objective 9 – Crime**

- F.2.39.10 The proposed development at Site R17 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.39.11 Site R17 is located within 800m of George White Junior School, Mousehold Infant and Nursery School and Magdalen Gates Primary School, and within 1.5km of Sewell Park Academy, Open Academy and Jane Austen College. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.39.12 Site R17 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.39.13 Site R17 is located within 2km of Norwich Railway Station and within 400m of bus stops, providing regular services. The site is also well connected to the footpath and road networks. The site policy states that the development should “*provide enhanced pedestrian and cycle links to Mousehold Avenue and Gertrude Road*”. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

### **SA Objective 13 – Historic Environment**

- F.2.39.14 Site R17 is not located in close proximity to any designated heritage assets. The site policy states that “*the existing locally listed shoe factory building should be retained or converted, subject to viability. To this end an assessment of its suitability for conversion either in part or as a whole (taking account of the industrial heritage significance of the site) will be required*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

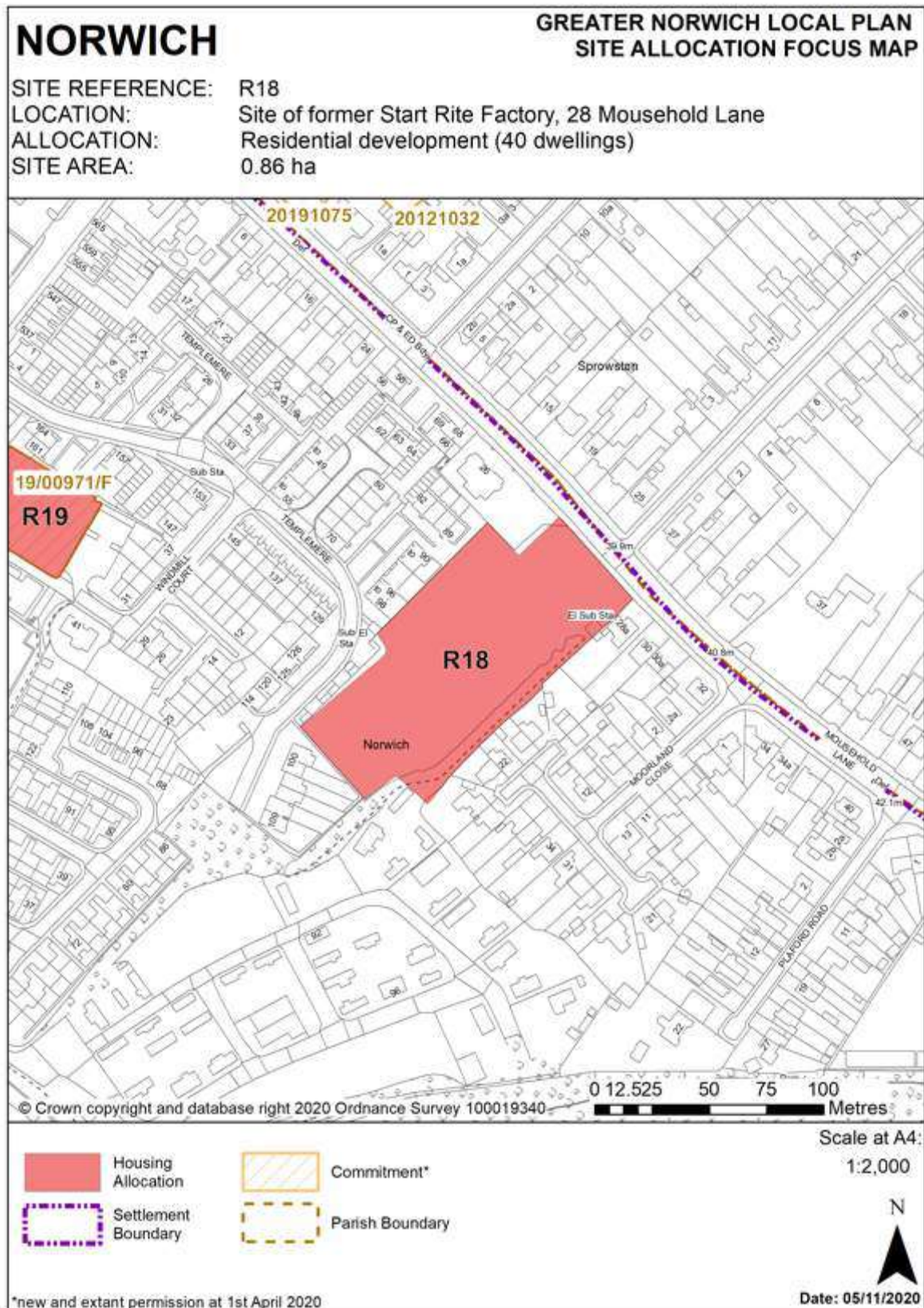
- F.2.39.15 Site R17 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### **SA Objective 15 – Water**

- F.2.39.16 Site R17 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



### F.2.40 Policy R18 – Site of former Start Rite Factory, 28 Mousehold Lane



**Policy R18 – Site of former Start Rite Factory, 28 Mousehold Lane**

**Allocation** Residential development (40 dwellings)

**Area** 0.86 ha

**Policy R18 Site of former Start Rite Factory, 28 Mousehold Lane, Norwich (approx. 0.86ha) is allocated for residential development which may be provided either as general needs housing or care home. This will accommodate a minimum of 40 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which responds to its prominent location on the outer ring road.
2. The design must address the topography of the site and surface water drainage issues.
3. A pedestrian/cycle link to Templemere should be provided
4. Retain existing belt of woodland and scrub on south-west and south-east boundaries and enhance landscaping and green infrastructure through the site.
5. Vehicular access should be taken from Mousehold Lane. Development should provide for all necessary highway and junction improvements to enable a right turn into the site and the integration and enhancement of the existing pedestrian crossing point
6. Consideration should be given to rationalising access/servicing arrangements to enable a single shared access to adjoining commercial premises at 26 Mousehold Lane and remove the need for a separate access.

Policy Ref	SA Objective														
	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
R18	-	+	0	0	+	+	+	-	+	++	+	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.40.1 Site R18 comprises previously developed land and is proposed for the development of 40 dwellings. The site policy states that “*a pedestrian/cycle link to Templemere should be provided*”, and GNLP and Local Plan policies would be expected to improve public transport access. However, the site is located adjacent to the A1042, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.40.2 Site R18 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that “*the design must address the topography of the site and surface water drainage issues requires*” and “*enhance landscaping and green infrastructure*” which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.



### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.40.3 Site R18 is located approximately 4.2km east of the ‘River Wensum’ SAC and SSSI. The site is also located approximately 1.1km north of ‘St James Pit’ SSSI and 1.1km east of ‘Catton Grove Chalk Pit’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. The site is also located approximately 130m north of ‘Mousehold Heath’ LNR and CWS. The site policy states that development should “*retain existing belt of woodland and scrub on south-west and south-east boundaries and enhance landscaping and green infrastructure through the site*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.40.4 Site R18 comprises previously developed land, and the policy states that development should be of “*high quality, locally distinctive design which responds to its prominent location on the outer ring road*” and “*retain existing belt of woodland and scrub on south-west and south-east boundaries and enhance landscaping and green infrastructure through the site*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

### **SA Objective 5 – Housing**

- F.2.40.5 Site R18 is proposed for the development of 40 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.40.6 Site R18 is located within 600m of local services, including Aldi. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.40.7 The proposed development at Site R18 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.40.8 Site R18 is located within 600m of public greenspaces, and the site policy states that pedestrian and cycle links would be provided, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.40.9 The site is located over 800m from a GP surgery, and over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.40.10 However, Site R18 is located adjacent to the A1042, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.40.11 The proposed development at Site R18 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.40.12 Site R18 is located within 800m of St Clements Hill Primary Academy, Sprowston Infant School and Sprowston Junior School, and within 1.5km of Sewell Park Academy, Open Academy and Sprowston Community Academy. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.40.13 Site R18 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.40.14 Site R18 is located within 400m of bus stops, providing regular services. The site is also well connected to the footpath and road networks, and the site policy states that *“a pedestrian/cycle link to Templemere should be provided”*. The closest railway station to the site is Norwich Railway Station, located approximately 2.5km to the south. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.40.15 Site R18 is located approximately 250m from the Grade II Listed Building ‘Sprowston St Cuthbert War Memorial’ and approximately 360m from ‘Hill Farm Cottages’. The site policy states that the development should achieve *“a high quality, locally distinctive design which responds to its prominent location on the outer ring road”* and should *“retain existing belt of woodland and scrub on south-west and south-east boundaries and enhance landscaping and green infrastructure through the site”*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

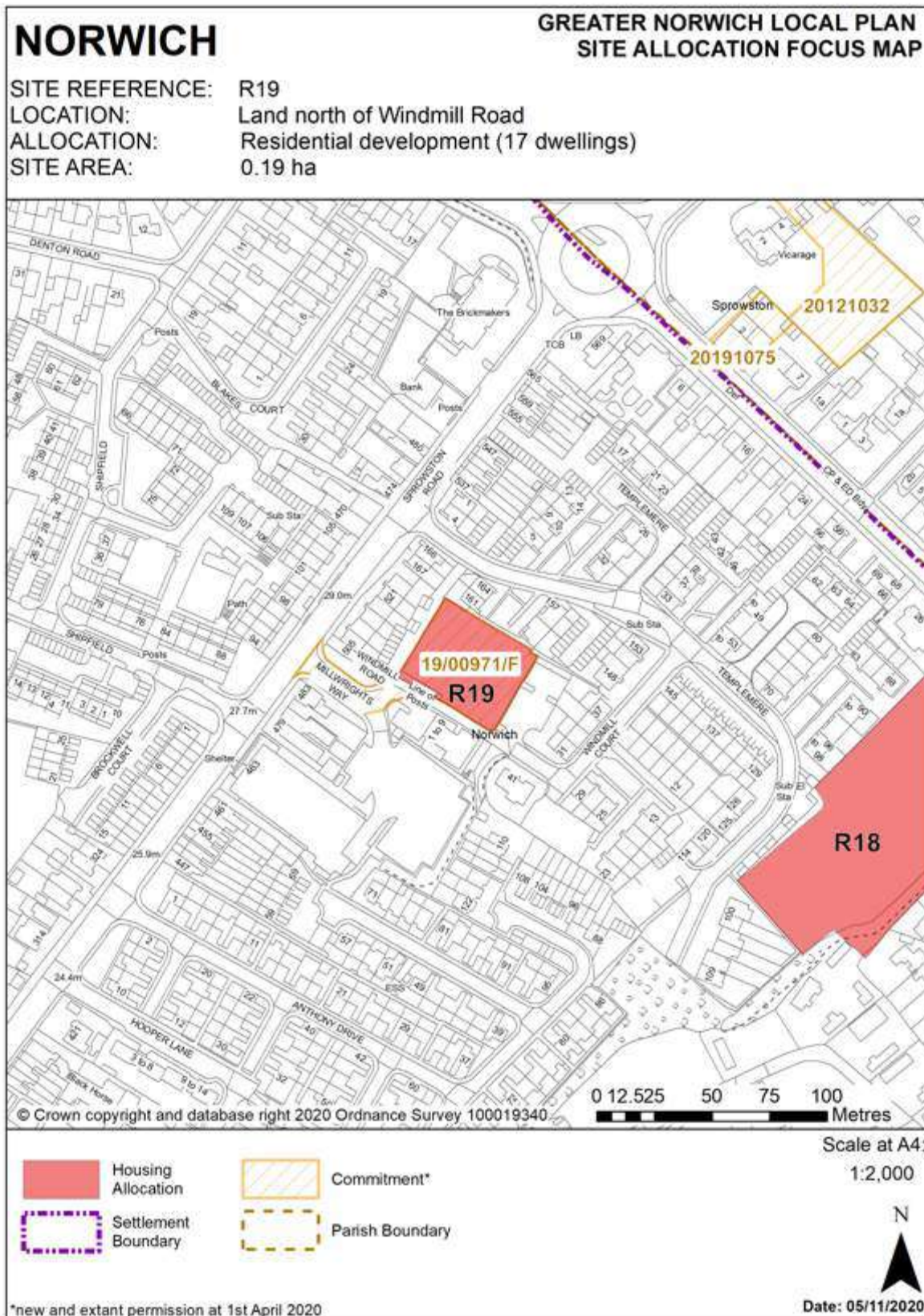
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.40.16 Site R18 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.

### **SA Objective 15 – Water**

- F.2.40.17 Site R18 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

F.2.41 Policy R19 – Land north of Windmill Road



**Policy R19 – Land north of Windmill Road**

**Allocation** Residential development (17 dwellings)

**Area** 0.19 ha

**Policy R19 Land north of Windmill Road, Norwich (approx. 0.19ha) is allocated for residential development. This will accommodate in the region of 17 homes.**

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive design.
- Design to take account of differences in level between the site and adjoining residential properties and effectively addresses potential issues of overlooking loss of privacy and surface water flooding;
- Vehicular access to the site should be taken from the south via Millwright’s Way, with pedestrian access retained via Windmill Road and links to Windmill Court and Templemere retained and enhanced
- Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including replacement of trees on site, addressing the impact of adjacent trees on the site, and provision of a high-quality landscaping scheme.

Policy Ref	SA Objective														
	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
R19	-	0	0	0	+	+	+	-	+	++	+	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.2.41.1 Site R19 comprises a small area of undeveloped land and is proposed for the development of 17 dwellings. The site policy states that pedestrian access would be provided, and GNLP and Local Plan policies would be expected to improve public transport access. However, the site is located within 200m of the A1151 and A1042, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.41.2 Site R19 is located wholly within Flood Zone 1, however, approximately half of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that the development should “take account of differences in level between the site and adjoining residential properties and effectively addresses ... surface water flooding” and should include the “protection and enhancement of key green infrastructure” which would be expected to reduce flood risk on site and in surrounding locations. Overall, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.41.3 Site R19 is located approximately 4km east of the ‘River Wensum’ SAC and SSSI. The site is also located approximately 1.3km north of ‘St James Pit’ SSSI and 1km east of ‘Catton Grove Chalk Pit’ SSSI. The



site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. The site is also located approximately 260m north of 'Mousehold Heath' LNR and CWS. The site policy states that development should include the "*protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including replacement of trees on site*". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.2.41.4 Site R19 comprises a small area of undeveloped land, amongst existing development. The site policy states that development should be "*of a high quality, locally distinctive design*" and include the "*protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including replacement of trees on site, addressing the impact of adjacent trees on the site, and provision of a high-quality landscaping scheme*". Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

#### **SA Objective 5 – Housing**

F.2.41.5 Site R19 is proposed for the development of 17 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.2.41.6 Site R19 is located within 600m of local services, including Aldi. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.2.41.7 The proposed development at Site R19 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.2.41.8 Site R19 is located within 600m of public greenspaces, and the site policy states that pedestrian access would be provided, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.41.9 The site is located over 800m from a GP surgery, and over 5km from the Norfolk and Norwich University Hospital. Despite this, the site's location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

F.2.41.10 However, Site R19 is located within 200m of the A1151 and A1042, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

F.2.41.11 The proposed development at Site R19 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.2.41.12 Site R19 is located within 800m of St Clements Hill Primary Academy, and within 1.5km of Sewell Park Academy, Open Academy and Sprowston Community Academy. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.41.13 Site R19 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.41.14 Site R19 is located within 400m of bus stops, providing regular services. The site is also well connected to the footpath and road networks, and the site policy states that “*pedestrian access retained via Windmill Road and links to Windmill Court and Templemere retained and enhanced*”. The closest railway station to the site is Norwich Railway Station, located approximately 2.5km to the south. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.41.15 Site R19 is located approximately 280m from the Grade II Listed Building ‘Sprowston St Cuthbert War Memorial’ and approximately 380m from ‘Hill Farm Cottages’. The site policy states that the development should achieve “*a high quality, locally distinctive design*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.41.16 Site R19 comprises a small area of undeveloped land in Norwich city. The site coincides with ‘urban’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

### **SA Objective 15 – Water**

- F.2.41.17 Site R19 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



F.2.42 Policy R20 – Starling Road



### Policy R20 – Starling Road

**Allocation** Residential development (23 dwellings)

**Area** 0.27 ha

**Policy R20 Land east of Starling Road, Norwich (approx. 0.27ha) is allocated for residential development. This will accommodate a minimum of 23 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which establishes a strong built frontage to Starling Road.
2. The design should take account of heritage issues including its location on the fringe of the City Centre Conservation Area and locally listed terraces on Magpie Road;
3. Site contamination arising from current and former industrial and motor trade uses should be addressed and mitigated;
4. Noise generation from road traffic and existing industrial and commercial uses should be addressed and mitigated;
5. Comprehensive development is preferred but incremental development can be accepted where it would not compromise the development of the remainder of the site;
6. As the allocation site is within multiple ownerships, shared access points are provided to keep the number of access points to a minimum.

Policy Ref	SA Objective														
	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
R20	-	+	0	0	+	+	+	-	+	++	+	++	0	+	0

#### SA Objective 1 – Air Quality and Noise

F.2.42.1 Site R20 comprises previously developed land and is proposed for the development of 23 dwellings. GNLP and Local Plan policies would be expected to improve public transport access. However, the site is located within 200m of A1042, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.2.42.2 Site R20 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

#### SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

F.2.42.3 Site R20 is located approximately 3.1km south east of the ‘River Wensum’ SAC and SSSI. The site is also located approximately 1.1km west of ‘St James Pit’ SSSI and 1.8km east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that “*residential development of 10 units or more*” should be consulted on with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.42.4 Site R20 comprises previously developed land, and the policy states that development should achieve “*high quality, locally distinctive design which establishes a strong built frontage to Starling Road*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

#### **SA Objective 5 – Housing**

- F.2.42.5 Site R20 is proposed for the development of 23 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.2.42.6 Site R20 is located within 600m of local services, including Tesco Express. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.42.7 The proposed development at Site R20 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.42.8 Site R20 is located within 600m of public greenspaces, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.42.9 The site is located within 800m of a GP surgery; however, the site is located over 5km from the Norfolk and Norwich University Hospital. Despite this, the site’s location in the city centre, alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital.

- F.2.42.10 However, Site R20 is located within 200m of the A1042, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.2.42.11 The proposed development at Site R20 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.42.12 Site R20 is located within 800m of Magdalen Gates Primary School, George White Junior School, Angel Road Infant School and Angel Road Junior School, and within 1.5km of Jane Austen College and Sewell Park Academy. The site is accessible via a range of sustainable modes of transport. Therefore, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.2.42.13 Site R20 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

**SA Objective 12 – Transport and Access to Services**

- F.2.42.14 Site R20 is located within 2km of Norwich Railway Station, within 400m of bus stops providing regular services, and is well connected to the existing footpath and road networks. Alongside the GNLP and Local Plan policies, this would be expected to result in a major positive impact on transport.

**SA Objective 13 – Historic Environment**

- F.2.42.15 Site R20 is located approximately 40m from City Centre Conservation Area, approximately 100m from 'City Walls and Towers' SM and approximately 130m from the Grade II Listed Buildings '55, St Augustine's Street' and 'The Catherine Wheel Public House'. The site policy states that "*the design should take account of heritage issues including its location on the fringe of the City Centre Conservation Area and locally listed terraces on Magpie Road*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

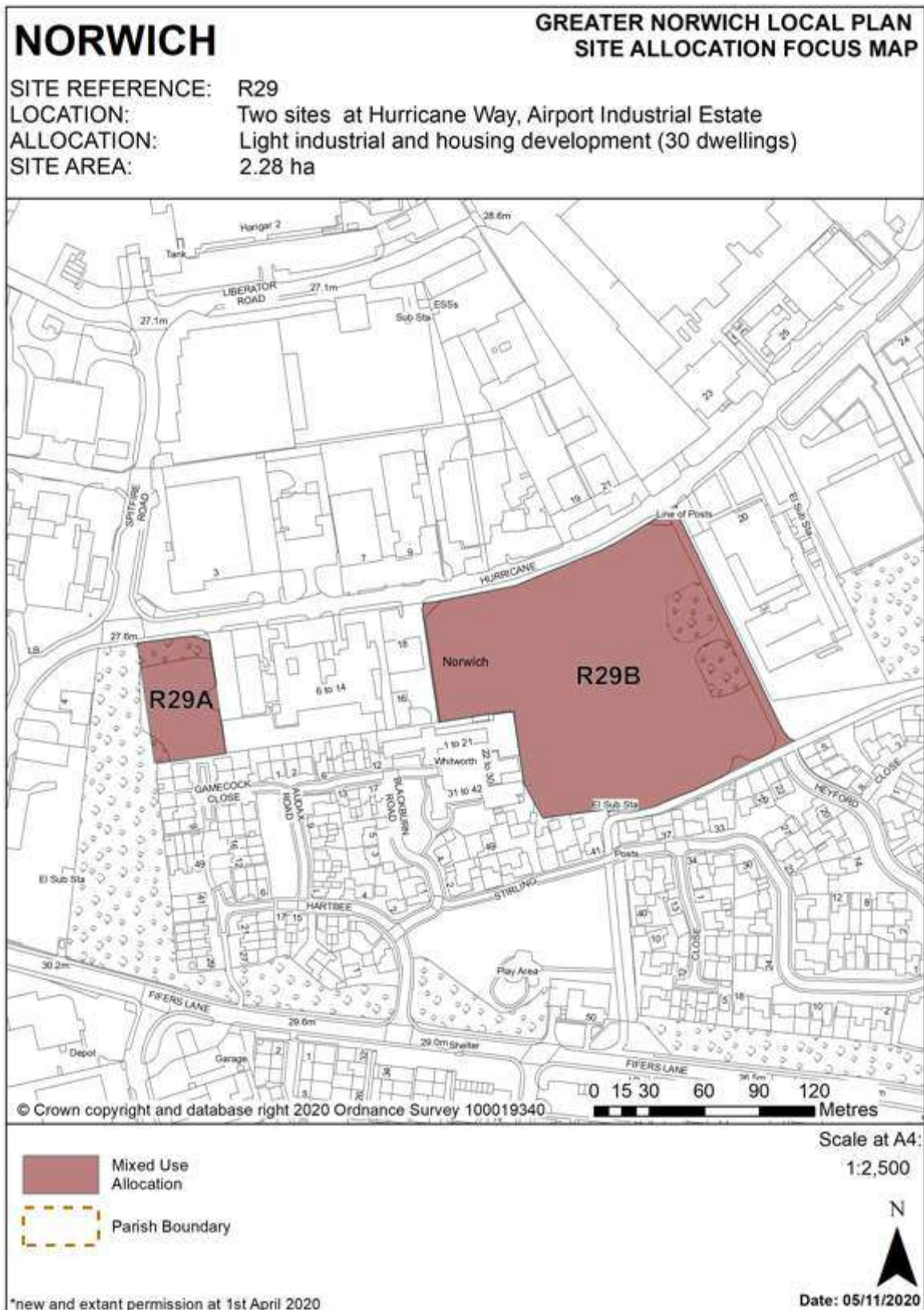
- F.2.42.16 Site R20 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

**SA Objective 15 – Water**

- F.2.42.17 Site R20 coincides with a groundwater SPZ (Zone II and III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



### F.2.43 Policy R29 – Two sites at Hurricane Way, Airport Industrial Estate



**Policy R29 – Two sites at Hurricane Way, Airport Industrial Estate**

**Allocation** Light industrial and housing development (30 dwellings)

**Area** 2.28 ha

**Policy R29 Two sites at Hurricane Way, Airport Industrial Estate, Norwich (Site A, land north of Gamecock Close and west of 6-14 Hurricane Way, (approx. 0.26 ha) and Site B, land between Hurricane Way and Stirling Road, (approx. 2.02 ha) are allocated for light industrial and housing development. This will accommodate a minimum of 30 homes.**

The development will achieve the following site-specific requirements:

1. Development should be approached in the context of a comprehensive masterplan for the Airport Industrial Estate as a whole;
2. Achievement of a high quality, locally distinctive design which provides for effective integration of the residential elements of any scheme with adjoining housing, segregation of proposed housing from surrounding employment areas and effective separation of residential and non-residential uses and flood-resilient design (including addressing identified risks from flooding from surface water flooding);
3. Housing, if proposed on Site B, will be appropriate if in accordance with a comprehensive masterplan (to be produced). Vehicular access to be taken from Heyford Road.
4. Residential development on Site A will be dependent on demonstrating that a suitable vehicular access can be achieved from the south via Gamecock Close.
5. Light industrial development and/or small business uses on the frontage to Hurricane Way are acceptable providing they are not significantly detrimental to adjoining neighbouring residential occupiers.
6. A high-quality landscaping scheme is required which provides for the protection of trees on site and the provision and enhancement of green infrastructure and biodiversity links;
7. Development will make provision for retention of the north-south pedestrian and cycle link (that form part of the yellow pedalway) and bus link from Hurricane Way to Heyford Road via Site B.
8. Be designed to mitigate the impact of noise generation, light and odour pollution from adjacent industrial uses and Norwich International airport.

Policy Ref	SA Objective														
	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
R29	-	0	0	0	+	+	+	+	+	+	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.2.43.1 Site R29 is located over 200m from major sources of air pollution including main roads and AQMAs. However, the proposed development of 30 dwellings and light industrial use would be likely to contribute towards a reduction in local air quality to some extent. The site policy states that “development will make provision for retention of the north-south pedestrian and cycle link (that form part of the yellow pedalway) and bus link from Hurricane Way to Heyford Road via Site B”. This would be expected to encourage site end users to access the site via sustainable means. Overall, although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.



### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.43.2 Site R29 is located wholly within Flood Zone 1, however, a large proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that the development should provide “*flood-resilient design (including addressing identified risks from flooding from surface water flooding)*” which would be expected to reduce flood risk on site and in surrounding locations. Overall, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.43.3 Site R29 is located approximately 2.9km north east of the ‘River Wensum’ SAC and SSSI, and ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. The site policy states that development should include “*a high-quality landscaping scheme is required which provides for the protection of trees on site and the provision and enhancement of green infrastructure and biodiversity links*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.43.4 Site R29 comprises a small area of undeveloped land. The site policy states that “*development should be approached in the context of a comprehensive masterplan for the Airport Industrial Estate as a whole*” and should achieve “*a high quality, locally distinctive design which provides for effective integration of the residential elements of any scheme with adjoining housing, segregation of proposed housing from surrounding employment areas and effective separation of residential and non-residential uses*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

### **SA Objective 5 – Housing**

- F.2.43.5 Site R29 is proposed for the development of 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.43.6 Site R29 is located over 600m from local services. The site policy, as well as GNLP and Local Plan policies, would be expected to improve local accessibility and public transport, which would be likely to improve access to nearby services in the outskirts of Norwich. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.43.7 The proposed development at Site R29 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.43.8 Site R29 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of public greenspaces, and the site policy seeks to enhance pedestrian and cycle access, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.43.9 Site R29 is located over 800m from a GP surgery, and the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 7km south west of the site. The site policy, alongside GNLP and Local Plan policies, would be expected to enhance public transport provision, which could potentially help to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

### **SA Objective 9 – Crime**

- F.2.43.10 The proposed development at Site R29 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.43.11 The majority of Site R29 is located over 800m from Garrick Green Infant School, and over 1.5km from secondary schools. The site policy states that “*development will make provision for retention of the north-south pedestrian and cycle link (that form part of the yellow pedalway) and bus link from Hurricane Way to Heyford Road via Site B*”. This would be likely to improve access to schools in Norwich city and result in a minor positive impact on education.

### **SA Objective 11 – Economy**

- F.2.43.12 Site R29 is located in close proximity to Norwich International Airport and Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy states that “*development will make provision for retention of the north-south pedestrian and cycle link (that form part of the yellow pedalway) and bus link from Hurricane Way to Heyford Road via Site B*”, which could potentially improve sustainable access to employment opportunities.
- F.2.43.13 Site R29 is proposed for mixed-use development including light industrial use. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.2.43.14 Site R29 is located within 400m of bus stops, and the site policy states that “*development will make provision for retention of the north-south pedestrian and cycle link (that form part of the yellow pedalway) and bus link from Hurricane Way to Heyford Road via Site B*”. The closest railway station to the site is Norwich Railway Station, located approximately 4.5km to the south. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.43.15 Site R29 is not located in close proximity to any designated heritage assets. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

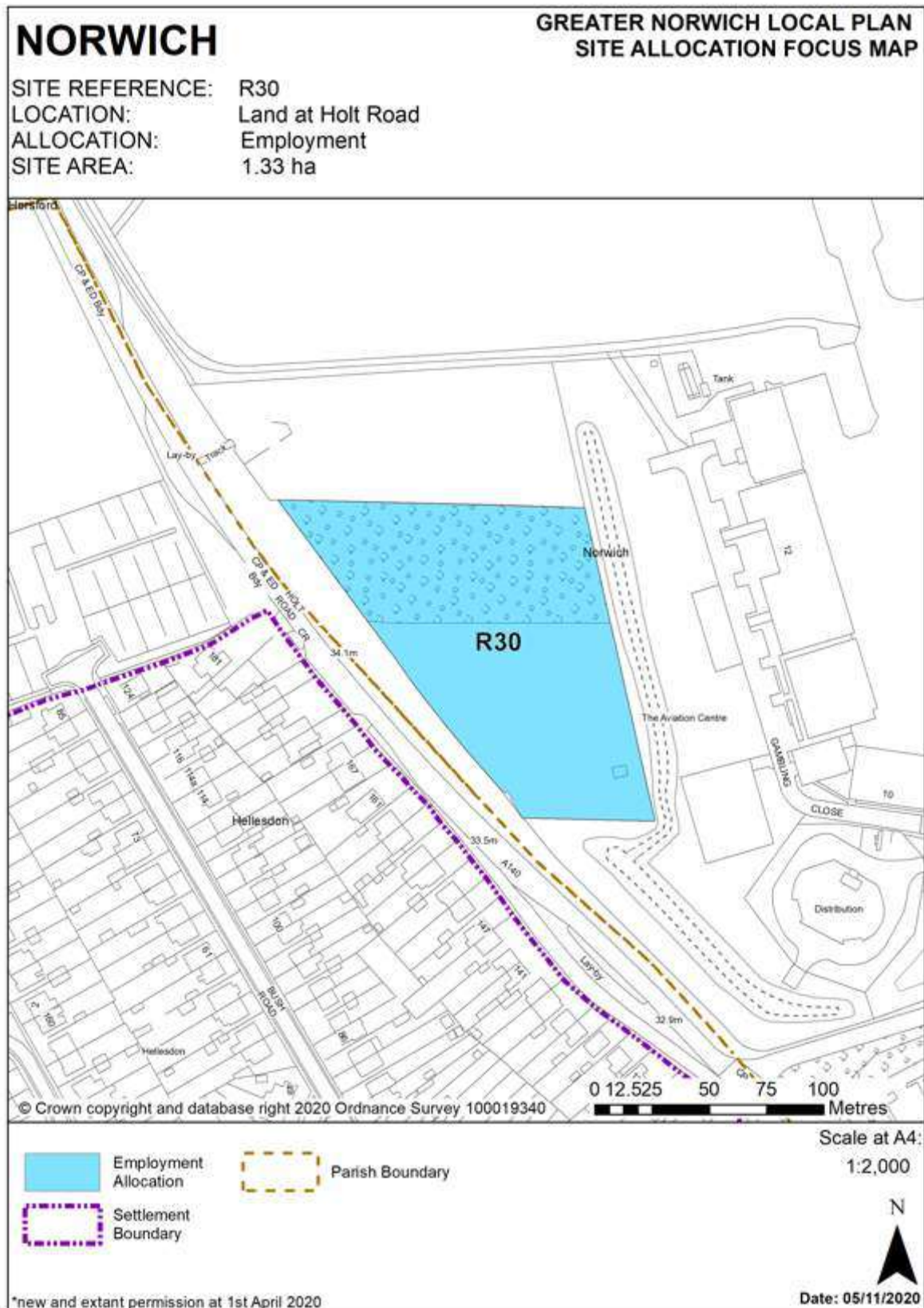
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.43.16 Site R29 primarily comprises previously undeveloped land. The site coincides with ‘non-agricultural’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

### **SA Objective 15 – Water**

- F.2.43.17 Site R29 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

### F.2.44 Policy R30 – Land at Holt Road



**Policy R30 – Land at Holt Road**

**Allocation** Employment

**Area** 1.33 ha

**Policy R30: Land at Holt Road, Norwich (approx. 1.33ha) is allocated for general employment purposes (use classes E(gii/iii), B2 and B8).**

The development will achieve the following site-specific requirements:

1. Provide vehicular access to the site from Gambling Close or from a single point of access onto Holt Road serving the entire site, providing this can be achieved without unacceptable impacts on highway safety or the free flow of traffic;
2. Promote sustainable transport to the site.
3. Provide appropriately for servicing, parking and other transportation requirements;
4. Demonstrate (through a noise impact assessment) that appropriate account has been taken of the potential impacts of noise from existing and proposed airport operations and noise generation from the development itself;
5. Incorporate suitable boundary treatment screening to the Holt Road frontage and mitigation measures to reduce the impact of the development on the outlook and living conditions of adjoining and nearby residents.
6. Ensure that any development is designed to comply with the requirements of Norwich Airport with regard to Airport safeguarding measures.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
R30	-	0	0	0	0	+	+	-	+	0	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.2.44.1 Site R30 comprises a small area of undeveloped land and is proposed for employment development. The site policy states that the development would “*promote sustainable transport to the site*”, alongside GNL and Local Plan policies. However, the site is located adjacent to the A140, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.44.2 Site R30 is located wholly within Flood Zone 1, however, a proportion of this site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNL and Local Plan policies. This would be expected to ensure surface water flooding is minimised, and therefore, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.44.3 Site R30 is located approximately 2.2km north east of the 'River Wensum' SAC and SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.44.4 Site R30 comprises a small area of undeveloped land, adjacent to the Norwich International Airport. The proposed employment development would be likely to be in keeping with the existing landscape character. The site policy states that development would "*incorporate suitable boundary treatment screening to the Holt Road frontage and mitigation measures to reduce the impact of the development on the outlook and living conditions of adjoining and nearby residents*". These measures, in addition to the GNLP and Local Plan policies, would be expected to result in a negligible impact on the landscape.

### **SA Objective 5 – Housing**

- F.2.44.5 Site R30 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.

### **SA Objective 6 – Populations and Community**

- F.2.44.6 Site R30 is located over 600m from local services. The site policy, as well as GNLP and Local Plan policies, would be expected to improve local accessibility and public transport, which would be likely to improve access to nearby services in the outskirts of Norwich. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.44.7 The proposed development at Site R30 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.44.8 Site R30 is located within 600m of public greenspaces, which would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.44.9 The site is located over 800m from a GP surgery, and the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 7km south west of the site. The site policy, alongside GNLP and Local Plan policies, would be expected to enhance public transport provision, which could potentially help to improve sustainable access to healthcare facilities.

- F.2.44.10 However, Site R30 is located adjacent to the A140, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.44.11 The proposed development at Site R30 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.44.12 Site R30 is proposed for employment development, and therefore, would be expected to have a negligible impact on education.



**SA Objective 11 – Economy**

- F.2.44.13 Site R30 is proposed for “*general employment purposes (use classes E(gii/iii), B2 and B8)*”. The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

- F.2.44.14 Site R30 is located within 400m of bus stops, and the site policy states that the development should “*promote sustainable transport to the site*”. The closest railway station to the site is Norwich Railway Station, located approximately 5.7km to the south east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

**SA Objective 13 – Historic Environment**

- F.2.44.15 Site R30 is not located in close proximity to any designated heritage assets. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

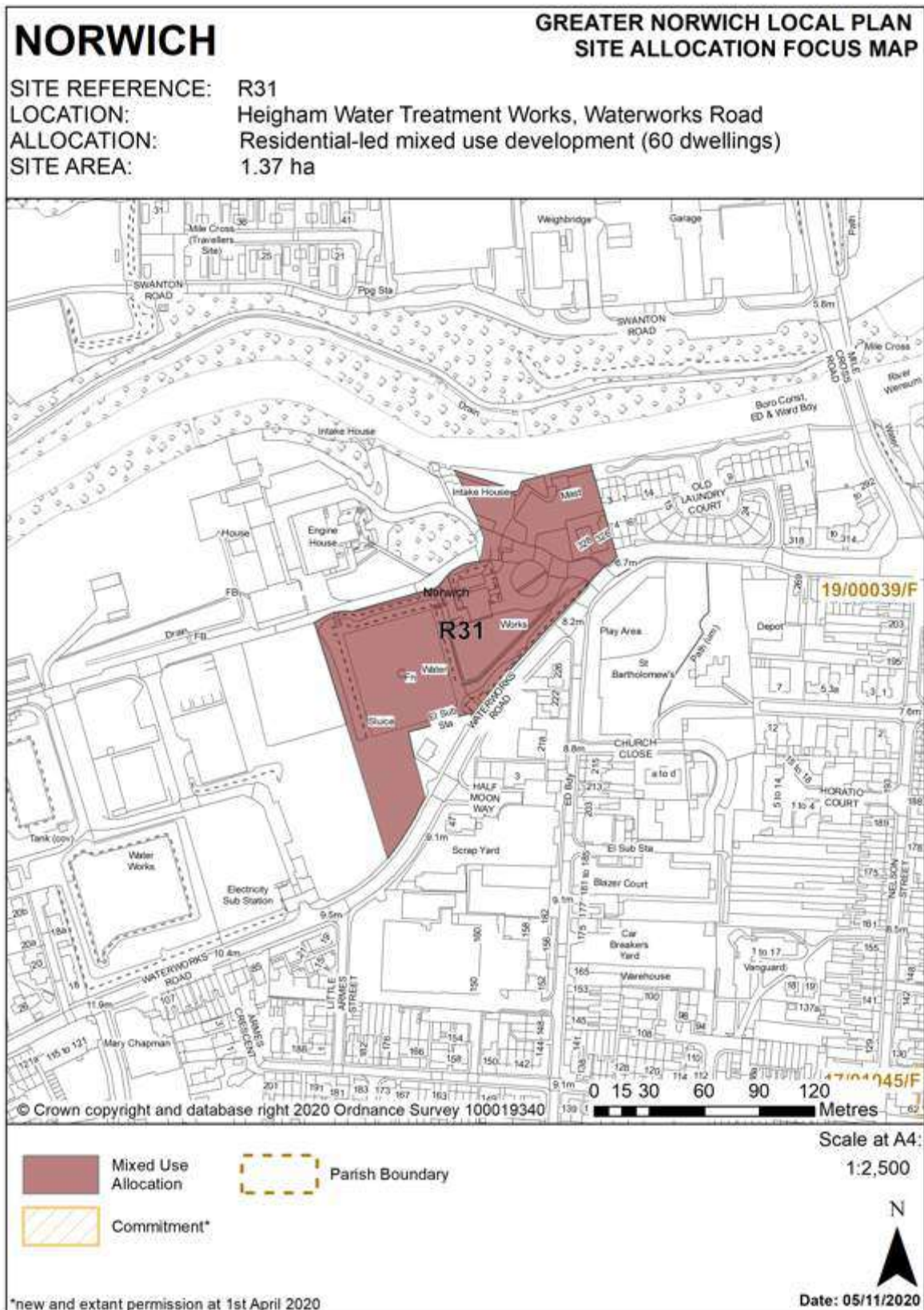
- F.2.44.16 Site R30 comprises previously undeveloped land. The site coincides with ‘non-agricultural’ and ‘urban’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

**SA Objective 15 – Water**

- F.2.44.17 Site R30 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



F.2.45 Policy R31 – Heigham Water Treatment Works, Waterworks Road



**Policy R31 – Heigham Water Treatment Works, Waterworks Road**

**Allocation** Residential-led mixed use development (60 dwellings)

**Area** 1.37 ha

**Policy R31 Heigham Water Treatment Works, Waterworks Road, Norwich (approx. 1.37ha) is allocated for housing led mixed use development and public open space. This will accommodate a minimum of 60 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive and flood-resilient design (including addressing identified risks from flooding from rivers and surface water flooding);
2. The design must reflect the prominent riverside location and provide for the retention and enhancement of heritage assets within the site including the historic boundary wall on Waterworks Road; the locally listed Pump House 1 and Eastgate Lodge; as well as heritage assets adjacent to the site including the locally listed Pump House 2 buildings and Grade II Listed / Scheduled Monument St. Bartholomew’s Church, Heigham;
3. A small element of business or commercial use is acceptable subject to uses being compatible with the continuation of water treatment operations on the adjoining site to the west and subject to any required variation or revocation of hazardous substance consents pertaining to those operations;
4. Approximately 60 homes will be provided, depending on the appropriate mitigation measures undertaken, including the provision of adequate and appropriate access to the site;
5. The land adjoining the River Wensum will provide a public open space with a publicly accessible riverside walk in accordance with policy 7.1 and the ‘River Wensum Strategy’ and subject to water security considerations;
6. A high-quality landscaping scheme is required which provides for the protection of trees on site and the provision and enhancement of green infrastructure and biodiversity links;
7. Contamination from existing uses on site should be assessed and mitigated;
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partially underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Parts of the site are within the consultation area for a safeguarded Waste management site and Norfolk Minerals and Waste Core Strategy policy CS16 applies, while the waste site is active.
9. An archaeological assessment will be required prior to development.

Policy Ref	SA Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
R31	-	0	0	0	+	+	+	-	+	++	+	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.45.1 The majority of Site R31 comprises previously developed land and is proposed for the development of 60 dwellings. GNLP and Local Plan policies would be expected to improve public transport access, and the site policy seeks to enhance pedestrian access. However, a proportion of the site is located within 200m of the A1024, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.2.45.2 A proportion of Site R31 is located within Flood Zone 2 and 3a, and a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that the development will achieve *“high quality, locally distinctive and flood-resilient design (including addressing identified risks from flooding from rivers and surface water flooding)”*. Therefore, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.45.3 Site R31 is located approximately 1.7km south east of the ‘River Wensum’ SAC and SSSI, approximately 380m east of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that *“residential development of 10 units or more”* should be consulted on with Natural England. A small proportion in the north of the site coincides with deciduous woodland priority habitat. The site policy states that *“a high-quality landscaping scheme is required which provides for the protection of trees on site and the provision and enhancement of green infrastructure and biodiversity links”* and GNLP Policy 3 requires development to *“conserve and enhance the natural environment ... including priority habitats”*. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.45.4 Site R31 primarily comprises previously developed land, and the site policy seeks to deliver *“a high quality, locally distinctive and flood-resilient design”* which *“must reflect the prominent riverside location and provide for the retention and enhancement of heritage assets”*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

### **SA Objective 5 – Housing**

- F.2.45.5 Site R31 is proposed for the development of 60 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.45.6 Site R31 is located within 600m of local services in Norwich, including Heigham News and Off License. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.45.7 The proposed development at Site R31 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.45.8 Site R31 is located within 600m of public greenspaces. The site policy states that the development should *“provide a public open space with a publicly accessible riverside walk in accordance with policy 7.1 and the ‘River Wensum Strategy’”*. These measures would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.45.9 The site is located within 800m of a GP surgery and within 5km of the Norfolk and Norwich University Hospital. The site’s location in the city centre would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital and leisure facilities.
- F.2.45.10 However, Site R31 is located partially within 200m of the A1024, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.45.11 The proposed development at Site R31 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.45.12 Site R31 is located within 800m of Nelson Infant School and Wensum Junior Academy. The site is located over 1.5km from secondary schools, although there are several just outside of this distance. The site is well served by public transport, and the requirements of the site policy, alongside GNLP and Local Plan policies, would be expected to improve pedestrian access to the site. Therefore, a major positive impact on access to education would be expected.

### **SA Objective 11 – Economy**

- F.2.45.13 Site R31 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.2.45.14 Site R31 is located within 400m of bus stops, and the site policy states that the development should “provide a public open space with a publicly accessible riverside walk in accordance with policy 7.1 and the ‘River Wensum Strategy’”. The closest railway station to the site is Norwich Railway Station, located approximately 2.7km to the south east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.45.15 Site R31 is located approximately 60m from the Grade II Listed Building ‘Remains of Church of St Bartholomew’ and ‘St Bartholomew’s Church, Heigham’ SM. The site policy states that the development “must reflect the prominent riverside location and provide for the retention and enhancement of heritage assets within the site including the historic boundary wall on Waterworks Road; the locally listed Pump House 1 and Eastgate Lodge; as well as heritage assets adjacent to the site including the locally listed Pump House 2 buildings and Grade II Listed / Scheduled Monument St. Bartholomew’s Church, Heigham”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

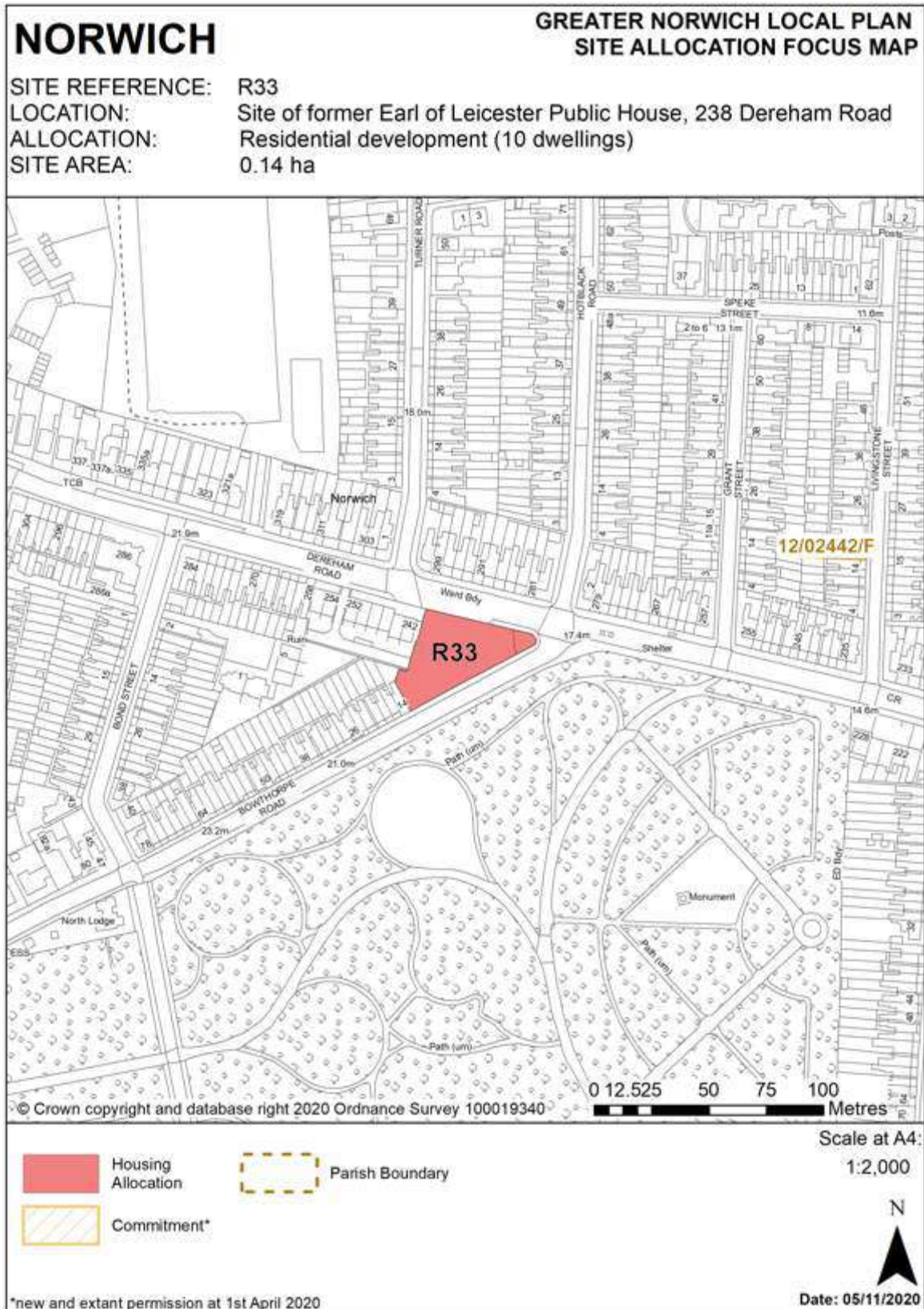
- F.2.45.16 The majority of Site R31 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

### **SA Objective 15 – Water**

- F.2.45.17 Site R31 coincides with a groundwater SPZ (Zone III) and is located adjacent to the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. GNLP Policy 7.1 requires development adjacent to the River Wensum to be in accordance with the River Wensum Strategy, which states that “a good quality of water will be maintained and where possible enhanced in the River Wensum”. Overall, a negligible impact on water quality would be expected.



### F.2.46 Policy R33 – Site of former Earl of Leicester Public House, 238 Dereham Road



**Policy R33 – Site of former Earl of Leicester Public House, 238 Dereham Road**

**Allocation** Residential development (10 dwellings)

**Area** 0.14 ha

**Policy R33 Site of former Earl of Leicester Public House, 238 Dereham Road, Norwich (approx. 0.14ha) is allocated for residential development. This will accommodate in the region of 10 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which reflects its prominent landmark location on a road junction and enhances the setting of the adjoining Earlham Cemetery;
2. Development should be designed and configured to protect the amenity and outlook of existing adjoining and future residents, including adequate amenity space and mitigation of the impact of road traffic noise.
3. Car free or low-car development in accordance with Policy 2 is acceptable in this location adjacent to the planning mobility hub at the junction of Dereham Road and Hotblack Road.
4. Vehicular access, if provided, should take account of the proximity of the traffic light-controlled junction.
5. Heritage interpretation will be required reflecting the previous use of the site.

Policy Ref	SA Objective														
	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
R33	-	0	0	0	+	+	+	-	+	++	+	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.2.46.1 Site R33 comprises a small area of undeveloped land and is proposed for the development of 10 dwellings. The site is located adjacent to the A1074. GNLP and Local Plan policies would be expected to improve public transport access, and the site policy states that “*car free or low-car development in accordance with Policy 2 is acceptable in this location*” and “*development should be designed and configured to protect the amenity and outlook of existing adjoining and future residents, including adequate amenity space and mitigation of the impact of road traffic noise*”. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.46.2 Site R33 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Therefore, a negligible impact would be expected.



### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.46.3 Site R33 is located approximately 1.9km south east of the 'River Wensum' SAC and SSSI, approximately 580m south east of 'Sweetbriar Road Meadows, Norwich' SSSI. The site is located within an IRZ which states that "*residential development of 10 units or more*" should be consulted on with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.46.4 Site R33 comprises a small area of previously undeveloped land. The site policy seeks to deliver "*a high quality, locally distinctive design which reflects its prominent landmark location on a road junction and enhances the setting of the adjoining Earlham Cemetery*", and states that "*development should be designed and configured to protect the amenity and outlook of existing adjoining and future residents*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

### **SA Objective 5 – Housing**

- F.2.46.5 Site R33 is proposed for the development of 10 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.46.6 Site R33 is located within 600m of local services in Norwich. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.46.7 The proposed development at Site R33 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.46.8 Site R33 is located within 600m of public greenspaces. The site policy states that "*development should be designed and configured to protect the amenity and outlook of existing adjoining and future residents, including adequate amenity space*". These measures would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.46.9 The site is located within 800m of a GP surgery and within 5km of the Norfolk and Norwich University Hospital. The site's location in the city centre would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital and leisure facilities.
- F.2.46.10 However, Site R33 is located adjacent to the A1074, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.2.46.11 The proposed development at Site R33 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.46.12 Site R33 is located within 800m of Nelson Infant School and Wensum Junior Academy. The site is located over 1.5km from secondary schools, although there are several just outside of this distance. The site is well served by public transport, and the requirements of the site policy, alongside GNLP and

Local Plan policies, would be expected to improve pedestrian access to the site. Therefore, a major positive impact on access to education would be expected.

#### **SA Objective 11 – Economy**

- F.2.46.13 Site R33 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.2.46.14 Site R33 is located within 400m of bus stops, providing regular services. The site policy states that “*car free or low-car development in accordance with Policy 2 is acceptable in this location*”. The closest railway station to the site is Norwich Railway Station, located approximately 2.7km to the south east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

- F.2.46.15 Site R33 is located approximately 20m from ‘Norwich City (Earlham Road) Cemetery’ RPG. The site policy states that the development should achieve “*a high quality, locally distinctive design which reflects its prominent landmark location on a road junction and enhances the setting of the adjoining Earlham Cemetery*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

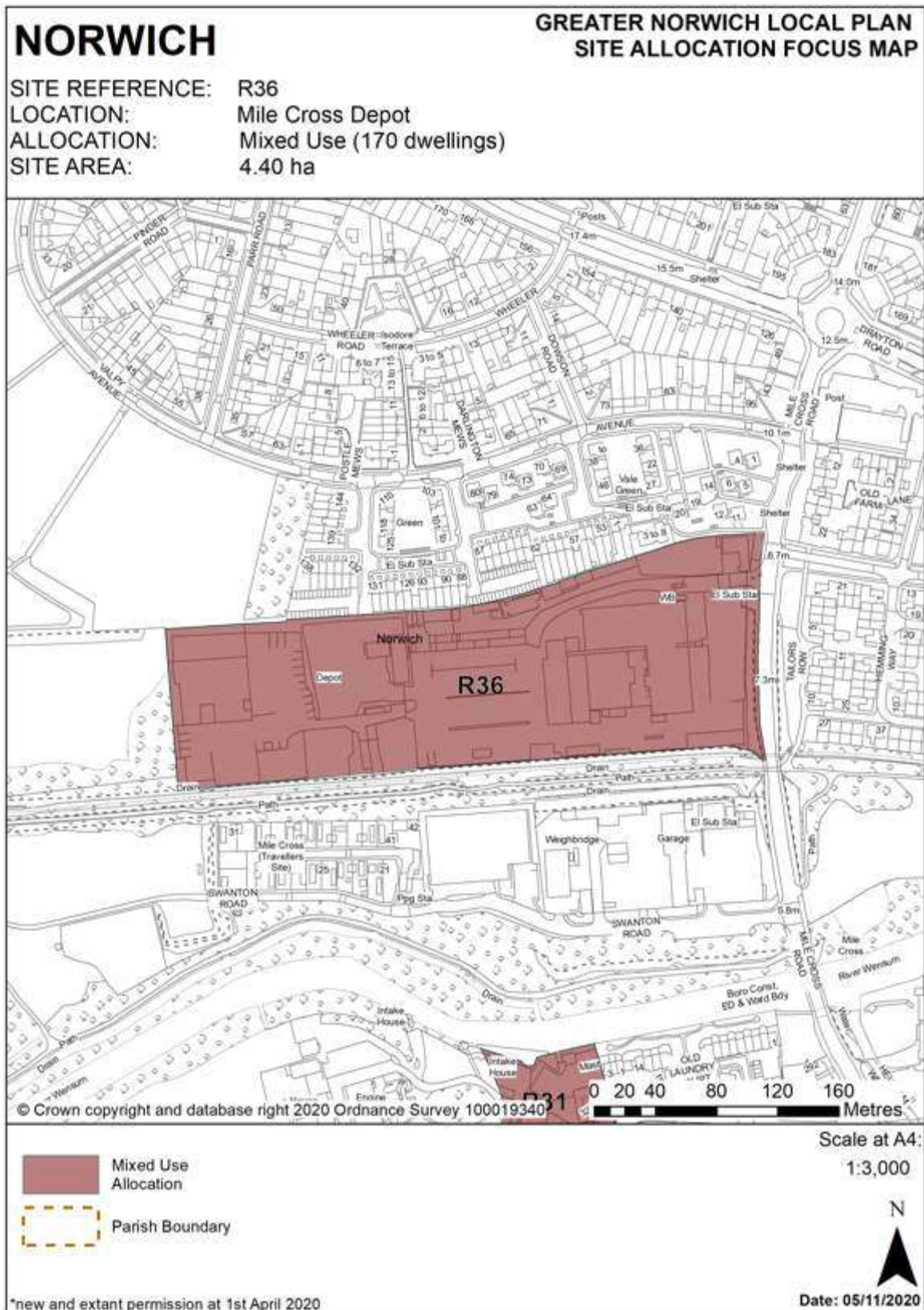
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.2.46.16 Site R33 comprises previously undeveloped land. The site coincides with ‘urban’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

#### **SA Objective 15 – Water**

- F.2.46.17 Site R33 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

### F.2.47 Policy R36 – Mile Cross Depot



**Policy R36 – Mile Cross Depot**

**Allocation** Mixed use (170 dwellings)

**Area** 4.40 ha

**Policy R36 Mile Cross Depot, Norwich (approx. 4.40ha) is allocated for mixed use development with residential and associated community uses. This will accommodate a minimum of 170 homes.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which reflects its prominent location on the edge of the river valley, the setting of the adjoining Mile Cross Conservation Area and the proximity of formal and informal recreational open space;
2. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including formal and informal public and private open spaces within the site.
3. The southern frontage of the site to Marriott’s Way should be enhanced and landscape and pedestrian and cycle links provided through the site to link with the existing recreational route;
4. Potential contamination from existing and previous uses on site, potential geological issues and potential impacts of noise and odour generation from the recycling centre on Swanton Road (so long as it is retained) should be assessed and mitigated.
5. Vehicular access should be taken from Mile Cross Road with emergency access and pedestrian/cycle links provided to Valpy Avenue
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Parts of the site are within the consultation area for a safeguarded Waste management site and Norfolk Minerals and Waste Core Strategy policy CS16 applies, while the waste site is active.

Policy Ref	SA Objective														
	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
R36	-	-	0	+	++	++	+	-	+	++	+	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.47.1 Site R36 comprises previously developed land and is proposed for the development of 170 dwellings. GNLP and Local Plan policies would be expected to improve public transport access, and the site policy seeks to enhance pedestrian and cycle access. However, the site is located adjacent to the A1024, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.47.2 A small proportion along the edge of Site R36 is located within Flood Zone 2, and a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that

the development would include enhanced green infrastructure and landscaping. These measures would be expected to reduce flood risk.

- F.2.47.3 However, the proposed development of 170 dwellings would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.47.4 Site R36 is located approximately 1.4km south east of the 'River Wensum' SAC and SSSI, approximately 320m north east of 'Sweetbriar Road Meadows, Norwich' SSSI. The site is located within an IRZ which states that "*residential development of 10 units or more*" should be consulted on with Natural England. A small proportion in the south west of the site coincides with coastal and floodplain grazing marsh priority habitat. The site policy states that the development should include "*high quality green infrastructure, landscaping, planting and biodiversity enhancements*" and GNLP Policy 3 requires development to "*conserve and enhance the natural environment ... including priority habitats*". Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.47.5 Site R36 comprises previously developed land, and the site policy seeks to deliver "*a high quality, locally distinctive design which reflects its prominent location on the edge of the river valley, the setting of the adjoining Mile Cross Conservation Area and the proximity of formal and informal recreational open space*". Furthermore, the policy states that "*the southern frontage of the site to Marriott's Way should be enhanced*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is well related to the surrounding character. The proposed development at this site could potentially help to enhance the surrounding townscape and would be expected to result in a minor positive impact overall.

### **SA Objective 5 – Housing**

- F.2.47.6 Site R36 is proposed for the development of 170 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.47.7 Site R36 is located within 600m of local services in Norwich, including Lidl and Aldi. The site policy, as well as GNLP and Local Plan policies, would also be expected to promote public transport improvements and enhance local accessibility. Furthermore, the site policy states that the development would include community uses. Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.47.8 The proposed development at Site R36 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.47.9 Site R36 is located within 600m of public greenspaces. The site policy states that the development should provide pedestrian and cycle links as well as "*including formal and informal public and private open spaces within the site*". These measures would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.2.47.10 The site is located within 5km of the Norfolk and Norwich University Hospital, and the majority of the site is located within 800m of a GP surgery. The site's location in the city centre would be likely to ensure that the site has good access to a range of healthcare facilities including emergency healthcare at the hospital and leisure facilities.



F.2.47.11 However, Site R36 is located adjacent to the A1024, and as such, the proposed development would locate site end users in areas of existing poor air quality. Therefore, a minor negative impact on health would be expected.

**SA Objective 9 – Crime**

F.2.47.12 The proposed development at Site R36 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

**SA Objective 10 – Education**

F.2.47.13 Site R36 is located within 800m of Nelson Infant School and Wensum Junior Academy. The site is located over 1.5km from secondary schools, although there are several just outside of this distance. The site is well served by public transport, and the requirements of the site policy, alongside GNLP and Local Plan policies, would be expected to improve pedestrian access to the site. Therefore, a major positive impact on access to education would be expected.

**SA Objective 11 – Economy**

F.2.47.14 Site R36 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

**SA Objective 12 – Transport and Access to Services**

F.2.47.15 Site R36 is located within 400m of bus stops, providing regular services. The site policy states that *“vehicular access should be taken from Mile Cross Road with emergency access and pedestrian/cycle links provided to Valpy Avenue”* as well as *“pedestrian and cycle links provided through the site to link with the existing recreational route”*. The closest railway station to the site is Norwich Railway Station, located approximately 2.9km to the south east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

**SA Objective 13 – Historic Environment**

F.2.47.16 Site R36 is located approximately 60m from Mile Cross Conservation Area, and approximately 200m from the Grade II Listed Building ‘Gibraltar Gardens Public House’. The site policy states that the development should achieve *“high quality, locally distinctive design which reflects its prominent location on the edge of the river valley, the setting of the adjoining Mile Cross Conservation Area and the proximity of formal and informal recreational open space”*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

F.2.47.17 Site R36 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.

**SA Objective 15 – Water**

F.2.47.18 Site R36 coincides with a groundwater SPZ (Zone III) and a proportion of the site is located within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site is previously developed and contains existing built form. It is not anticipated that the proposed redevelopment at this site would result in a significant increase in runoff of pollutants into the nearby watercourse. Furthermore, the site policy states that the development should ensure the provision of *“high quality green infrastructure, landscaping,*



*planting and biodiversity enhancements*". These measures would be expected to ensure that the proposed development at this site does not result in contamination of the river, and as such, a negligible impact would be expected.

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### F.2.48 Policy R37 – The Norwich Community Hospital site, Bowthorpe Road



**Policy R37 – The Norwich Community Hospital site, Bowthorpe Road**

**Allocation** Mixed use (80 dwellings)

**Area** 5.30 ha

**Policy R37 The Norwich Community Hospital site, Bowthorpe Road, Norwich (approx. 5.30 ha) is allocated for hospital development and ancillary activities, plus associated supported living, care and key worker accommodation, and residential development. This will accommodate a minimum of 80 homes.**

The development will achieve the following site-specific requirements:

1. Development should be approached in the context of a comprehensive masterplan for the Norwich Community Hospital site and should be consistent with and complementary to mixed use redevelopment proposals agreed in principle for the existing hospital;
2. Achievement of a high quality, locally distinctive design which reflects the prominent location of the site on the frontage to Bowthorpe Road and the proximity of formal open space and informal recreational open space including Earlham Cemetery and Woodlands Park;
3. Retention of the locally listed Woodlands House;
4. Conserve and enhance the setting of the adjacent Earlham Cemetery Grade II Registered Park and Garden and nearby Jewish Mortuary Chapel heritage assets.
5. Provide pedestrian and cycle links between Bowthorpe Road and Dereham Road via the Woodlands Park to the north of the site and to Godric Place
6. High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including formal and informal public and private open spaces within the site and the retention and enhancement of existing trees. Biodiversity links between the site and neighbouring green spaces will be protected and enhanced;
7. Site contamination and geotechnical constraints should be assessed and mitigated;
8. The design and configuration of development should have regard to the siting of existing telecommunications equipment on-site.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
R37	-	-	0	0	+	+	+	+	+	++	++	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.2.48.1 Site R37 comprises previously developed land and is proposed for mixed-use development including 80 dwellings and hospital-related development. GNLP and Local Plan policies would be expected to improve public transport access, and the site policy seeks to enhance pedestrian and cycle access. However, the site is located within 200m of the A140 and A1074, and although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic and expose site end users to poor air quality. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.48.2 Site R37 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that *“high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided”*. These measures would be expected to reduce flood risk.

F.2.48.3 However, the proposed development of 80 dwellings would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.2.48.4 Site R37 is located approximately 1.6km south east of the ‘River Wensum’ SAC and SSSI, approximately 400m south of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The site is located within an IRZ which states that *“residential development of 10 units or more”* should be consulted on with Natural England. The site policy states that the development should include *“high quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including ... the retention and enhancement of existing trees. Biodiversity links between the site and neighbouring green spaces will be protected and enhanced”*. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.2.48.5 Site R37 comprises previously developed land, and the site policy seeks to deliver *“high quality, locally distinctive design which reflects the prominent location of the site on the frontage to Bowthorpe Road and the proximity of formal open space and informal recreational open space including Earlham Cemetery and Woodlands Park”*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development results in a negligible impact on the landscape overall.

### **SA Objective 5 – Housing**

F.2.48.6 Site R37 is proposed for the development of 80 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

F.2.48.7 Site R37 is located over 600m from local services. The site policy, as well as GNLP and Local Plan policies, would be expected to improve local accessibility and public transport, which would be likely to improve access to nearby services in Norwich. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.2.48.8 The proposed development at Site R37 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.2.48.9 A proportion of Site R37 is located within 200m of the A1047 and 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 an adverse impact on the health of site end users.

F.2.48.10 Site R37 is located within 600m of public greenspaces. The site policy states that the development should provide pedestrian and cycle links as well as *“formal and informal public and private open spaces within the site”*. These measures would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.2.48.11 The site is located within 5km of the Norfolk and Norwich University Hospital, and the proposed development at this site would include “*hospital development and ancillary activities, plus associated supported living, care and key worker accommodation*”, which could potentially result in a benefit to health. Overall, a minor positive impact on health would be expected.

#### **SA Objective 9 – Crime**

F.2.48.12 The proposed development at Site R37 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.2.48.13 Site R37 is located within 800m of Henderson Green Primary Academy and Wensum Junior Academy and the majority of the site is located within 1.5km of City Academy Norwich. The site is well served by public transport, and the requirements of the site policy, alongside GNLP and Local Plan policies, would be expected to improve pedestrian access to the site. Therefore, a major positive impact on access to education would be expected.

#### **SA Objective 11 – Economy**

F.2.48.14 Site R37 is located in close proximity to Norwich city centre, which would be expected to provide a range of employment opportunities for site end users. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment.

F.2.48.15 Site R37 is proposed for mixed-use development including “*hospital development and ancillary activities, plus associated supported living, care and key worker accommodation*”. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

F.2.48.16 Site R37 is located within 400m of bus stops, providing regular services. The site policy states that development should “*provide pedestrian and cycle links between Bowthorpe Road and Dereham Road via the Woodlands Park to the north of the site and to Godric Place*”. The closest railway station to the site is Norwich Railway Station, located approximately 3.1km to the south east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

F.2.48.17 Site R37 is located approximately 20m from ‘Norwich City (Earlham Road) Cemetery’ RPG and approximately 40m from the Grade II Listed Building ‘Jewish Mortuary Chapel at Earlham Cemetery’. The site policy states that the development should “*conserve and enhance the setting of the adjacent Earlham Cemetery Grade II Registered Park and Garden and nearby Jewish Mortuary Chapel heritage assets*” and ensure the “*retention of the locally listed Woodlands House*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.2.48.18 Site R37 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.

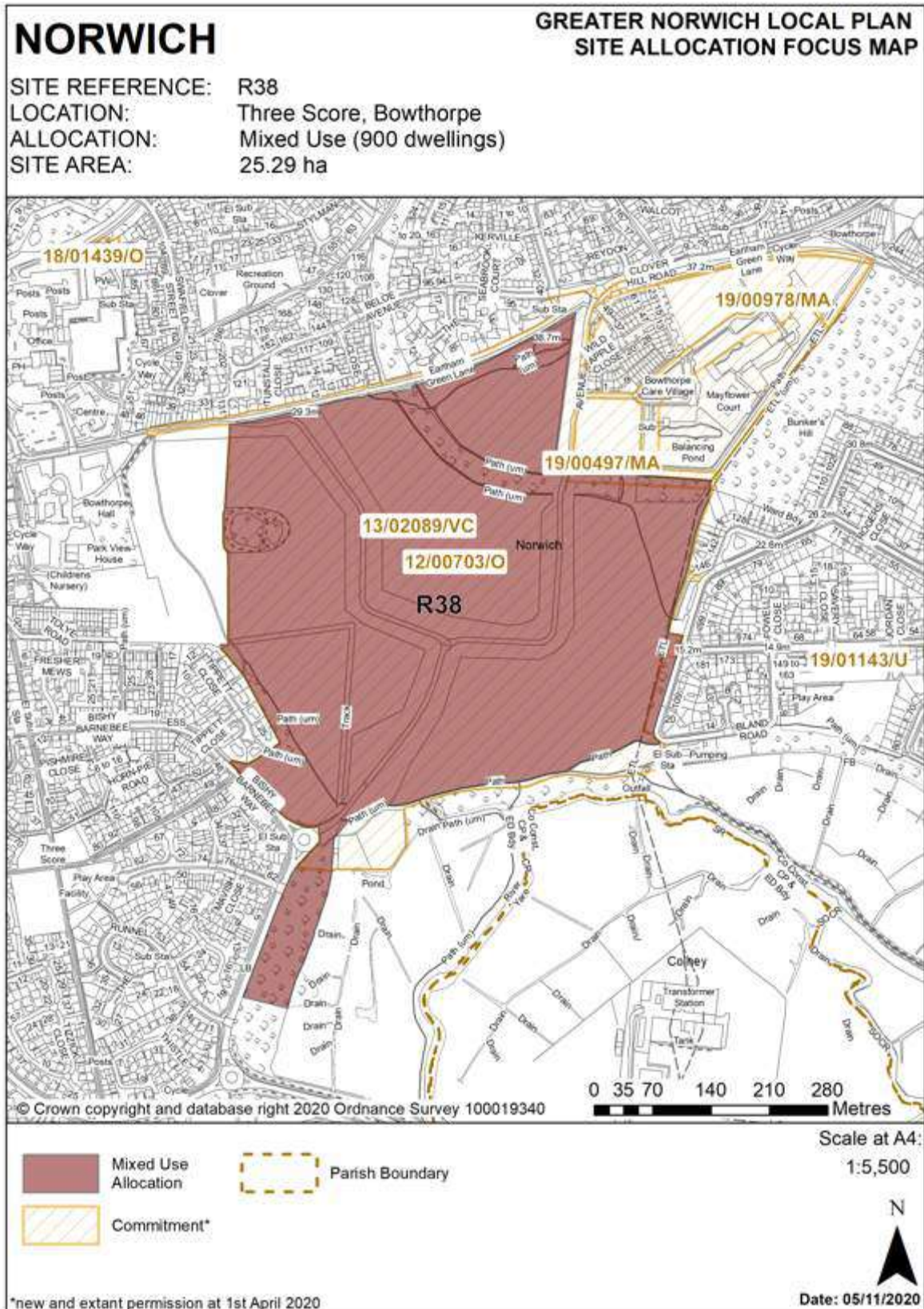
**SA Objective 15 – Water**

- F.2.48.19 Site R37 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

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F.2.49 Policy R38 – Three Score, Bowthorpe



**Policy R38 – Three Score, Bowthorpe**

<b>Allocation</b>	Mixed use (900 dwellings)
<b>Area</b>	25.29 ha

**Policy R38 Three Score, Bowthorpe, Norwich (approx. 25.29ha) is allocated for an urban extension including housing, open and play space and associated infrastructure. This will accommodate in the region of 900 homes.**

The development will achieve the following site-specific requirements:

1. Be planned as an exemplar development with a distinct character and identity, providing for exceptionally high standards of design, energy efficiency and flood resilience (including addressing identified risks from flooding from rivers and surface water flooding)
2. Provide permeability through the site including connections to the existing strategic cycle network, new bus routes and a network of attractive and walkable pedestrian routes providing for safe and convenient movement within and between existing and proposed housing areas, the Bowthorpe district centre, the new village centre and the Yare valley and open countryside beyond
3. Make provision for significant areas of recreational and informal open space, play space, green infrastructure (including retained woodland) and enhance ecological networks to support biodiversity and geodiversity
4. Respect the character and distinctiveness of the surrounding area, to improve the setting of Bowthorpe Hall and the surrounding conservation area, preserve the open character of the Yare valley and distinctive landscape of the valley edge, and maintain strategic long views through and beyond the development area

Policy Ref	SA Objective														
	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
R38	-	-	0	0	++	+	+	++	+	+	+	+	0	-	0

**SA Objective 1 – Air Quality and Noise**

F.2.49.1 Site R38 is located over 200m from major sources of air pollution including main roads and AQMAs. However, the proposed development of approximately 900 dwellings at this site would be likely to contribute towards a reduction in local air quality to some extent. The site policy states that the development should “provide permeability through the site including connections to the existing strategic cycle network, new bus routes and a network of attractive and walkable pedestrian routes”. These measures, alongside GNLP and Local Plan policies, would be expected to encourage site end users to access the site via sustainable means. However, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network and reduce local air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.49.2 A small proportion along the edge of Site R38 is located within Flood Zone 2, and a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that the development should “be planned as an exemplar development with a distinct character and identity, providing for exceptionally high standards of design, energy efficiency and flood resilience (including addressing identified risks from flooding from rivers and surface water

*flooding*)". It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that the development would include enhanced green infrastructure. These measures would be expected to reduce flood risk.

- F.2.49.3 However, although the site policy seeks to deliver high standards of energy efficiency, the proposed development of approximately 900 dwellings would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.49.4 Site R38 is located approximately 1.8km south west of the 'River Wensum' SAC and SSSI, and approximately 1.1km south west of 'Sweetbriar Road Meadows, Norwich' SSSI. The 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 with Natural England.

- F.2.49.5 The site is also located adjacent to 'Bowthorpe Marsh' LNR and CWS, and a small proportion in the south east corner of the site coincides with deciduous woodland priority habitat. The site policy states that the development should "*make provision for significant areas of recreational and informal open space, play space, green infrastructure (including retained woodland) and enhance ecological networks to support biodiversity and geodiversity*". GNLP Policy 3 seeks to ensure development proposals do not result in "*harm to designated and non-designated assets of the natural environment*" and requires development to "*conserve and enhance the natural environment ... including priority habitats*". Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.2.49.6 Site R38 comprises previously undeveloped land, surrounded by existing development in the outskirts of Norwich. The site policy states that development should "*respect the character and distinctiveness of the surrounding area, to improve the setting of Bowthorpe Hall and the surrounding conservation area, preserve the open character of the Yare valley and distinctive landscape of the valley edge, and maintain strategic long views through and beyond the development area*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is well related to the surrounding character, and results in a negligible impact on the landscape overall.

#### **SA Objective 5 – Housing**

- F.2.49.7 Site R38 is proposed for the development of 900 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.2.49.8 The majority of Site R38 is located within 600m of local services, including Roys of Bowthorpe and Bowthorpe News. The site policy, as well as GNLP and Local Plan policies, would be expected to improve local accessibility and public transport, which would be likely to improve access to nearby services. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.2.49.9 The proposed development at Site R38 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.2.49.10 Site R38 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental

to health. The site is located within 600m of public greenspaces, and the site policy seeks to enhance pedestrian/cycle access and provide “*a network of attractive and walkable pedestrian routes providing for safe and convenient movement within and between existing and proposed housing areas, the Bowthorpe district centre, the new village centre and the Yare valley and open countryside beyond*”. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.49.11 Site R38 is located within 800m from a GP surgery, and within 5km of Norfolk and Norwich University Hospital. The site policy, alongside GNLP and Local Plan policies, would be expected to enhance public transport provision, which could potentially help to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a major positive impact on health.

#### **SA Objective 9 – Crime**

- F.2.49.12 The proposed development at Site R38 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.2.49.13 The majority of Site R38 is located within 800m of Clover Hill VA Infant and Nursery School, however, the site is located over 800m from a junior school and over 1.5km from a secondary school. The site policy states that development should “*provide permeability through the site including connections to the existing strategic cycle network, new bus routes and a network of attractive and walkable pedestrian routes providing for safe and convenient movement*”. This would be likely to improve access to schools in Norwich city and result in a minor positive impact on education.

#### **SA Objective 11 – Economy**

- F.2.49.14 Site R38 is located within 5km of several primary employment locations including Longwater Retail Park, Bowthorpe Employment Area, and Norwich city centre. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to improve pedestrian and public transport access, which could potentially improve access to employment opportunities. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.2.49.15 The majority of Site R38 is located within 400m of bus stops, providing regular services. The site policy states that the development would provide “*permeability through the site including connections to the existing strategic cycle network, new bus routes and a network of attractive and walkable pedestrian routes*”. The closest railway station to the site is Norwich Railway Station, located approximately 5.6km to the east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

- F.2.49.16 Site R38 is located adjacent to Bowthorpe Conservation Area, and is located approximately 200m from the Grade II Listed Buildings ‘Bowthorpe Hall’ and ‘Ruins of Church of St Michael’, and the ‘Remains of Bowthorpe Church’ SM. The site policy states that development should “*respect the character and distinctiveness of the surrounding area, to improve the setting of Bowthorpe Hall and the surrounding conservation area, preserve the open character of the Yare valley and distinctive landscape of the valley edge, and maintain strategic long views through and beyond the development area*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.



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

- F.2.49.17 Site R38 comprises previously undeveloped land. The majority of the 25.29ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

**SA Objective 15 – Water**

- F.2.49.18 Site R38 coincides with a groundwater SPZ (Zone I and II) and is located adjacent to the River Yare. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that the development should “*make provision for significant areas of recreational and informal open space, play space, green infrastructure (including retained woodland)*” and “*preserve the open character of the Yare valley and distinctive landscape of the valley edge*”. These measures would be expected to ensure that the development does not result in a significant impact on water quality, and therefore, a negligible impact would be expected.

DRAFT





**Policy R42 – Land west of Bluebell Road**

**Allocation** Residential development (100 dwellings)

**Area** 3.40 ha

**Policy R42 Land west of Bluebell Road, and north of Daisy Hill Court/Coral Court, Westfield View, Norwich, (approx. 3.40ha) is allocated for residential development for older people (over 55s). This will accommodate approximately 100 homes and/or elderly care accommodation planned as an extension to the existing development.**

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design which reflects the sensitive and prominent location of the site in the Yare Valley and the adjoining Eaton Conservation Area;
2. Development should minimise impact on the landscape of the Yare Valley and important views from and into the site;
3. Development should deliver improvements to the strategic Yare Valley green infrastructure corridor, securing provision for 17.5 hectares of public open space on land adjoining the site and arrangements for its management and maintenance in perpetuity which will be provided for in the approved masterplan and planning obligations secured through legal agreement as part of the consented development. The public open space will provide improved pedestrian/cycle access to and within the valley, including improvements to the Yare Valley Walk;
4. Protect and enhance environmental assets within and adjacent to the site, including the retention of tree belts;
5. All dwellings should be built to the ‘M4(2) Accessible and Adaptable Standard Homes’ standard, of which a proportion should be built to M4(3) standard (fully wheelchair accessible).

Policy Ref	SA Objective														
	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
R42	-	-	0	0	++	+	+	++	+	0	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.2.50.1 Site R42 is located over 200m from major sources of air pollution including main roads and AQMAs. However, the proposed development of approximately 100 dwellings for older people at this site would be likely to contribute towards a reduction in local air quality to some extent. The site policy states that the development should provide improved pedestrian and cycle access. These measures, alongside GNLP and Local Plan policies, would be expected to encourage site end users to access the site via sustainable means. However, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network and reduce local air quality. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.2.50.2 Site R42 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the site policy states that “*development should deliver*

*improvements to the strategic Yare Valley green infrastructure corridor*". These measures would be expected to reduce flood risk.

- F.2.50.3 However, the proposed development of 100 dwellings would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.2.50.4 Site R42 is located approximately 4km south of the 'River Wensum' SAC and SSSI, approximately 3km south of 'Sweetbriar Road Meadows, Norwich' SSSI and approximately 800m west of 'Eaton Chalk Pit' SSSI. The site comprises partially developed land and is located within an IRZ which states that "*residential development of 10 units or more*" should be consulted on with Natural England. The site policy states that development should "*protect and enhance environmental assets within and adjacent to the site, including the retention of tree belts*". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.2.50.5 Site R42 comprises partially developed land, surrounded by existing development in the outskirts of Norwich. The site policy states that development should achieve "*a high quality, locally distinctive design which reflects the sensitive and prominent location of the site in the Yare Valley*" and "*should minimise impact on the landscape of the Yare Valley and important views from and into the site*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is well related to the surrounding character, and results in a negligible impact on the landscape overall.

### **SA Objective 5 – Housing**

- F.2.50.6 Site R42 is proposed for the development of 100 dwellings for older people; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.2.50.7 Site R42 is located within 600m of local services, including Waitrose. The site policy, as well as GNLP and Local Plan policies, would be expected to improve local accessibility and public transport, which would be likely to improve access to nearby services. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.2.50.8 The proposed development at Site R42 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.2.50.9 Site R42 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of public greenspaces, and the site policy seeks to enhance pedestrian/cycle access and "*deliver improvements to the strategic Yare Valley green infrastructure corridor, securing provision for 17.5 hectares of public open space on land adjoining the site and arrangements for its management and maintenance in perpetuity*". This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.2.50.10 Site R42 is located within 5km of Norfolk and Norwich University Hospital, however, the site is located over 800m from a GP surgery. The site policy, alongside GNLP and Local Plan policies, would be expected to enhance public transport provision, which could potentially help to improve sustainable access to healthcare facilities. Furthermore, the site could deliver elderly care accommodation. Overall, the proposed development at this site would be expected to have a major positive impact on health.

### **SA Objective 9 – Crime**

- F.2.50.11 The proposed development at Site R42 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.2.50.12 Site R42 is proposed for the development of 100 dwellings for older people. Therefore, a negligible impact on education would be expected.

### **SA Objective 11 – Economy**

- F.2.50.13 Site R42 is proposed for residential development including specialist housing for older people, and/or elderly care accommodation. The proposed development at this site could potentially result in the provision of employment opportunities in the local area, and therefore, a major positive impact on the local economy would be expected.

### **SA Objective 12 – Transport and Access to Services**

- F.2.50.14 Site R42 is located within 400m of bus stops, providing regular services. The site policy states that the development would “*provide improved pedestrian/cycle access to and within the valley, including improvements to the Yare Valley Walk*”. The closest railway station to the site is Norwich Railway Station, located approximately 4.3km to the north east. The measures outlined above, as well as GNLP and Local Plan policies, would be expected to ensure that good public transport connections to this station are available. Overall, a minor positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.2.50.15 Site R42 is located approximately 220m from Eaton Conservation Area and 300m from Unthank and Christchurch Conservation Area. The site is also located approximately 250m from several Listed Buildings including the Grade II\* Listed ‘Red Lion Public House’ and Grade II Listed ‘St Margarets’ and ‘15 and 17, Eaton Street’. The site policy states that the development should achieve “*a high quality, locally distinctive design which reflects the sensitive and prominent location of the site in the Yare Valley and the adjoining Eaton Conservation Area*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

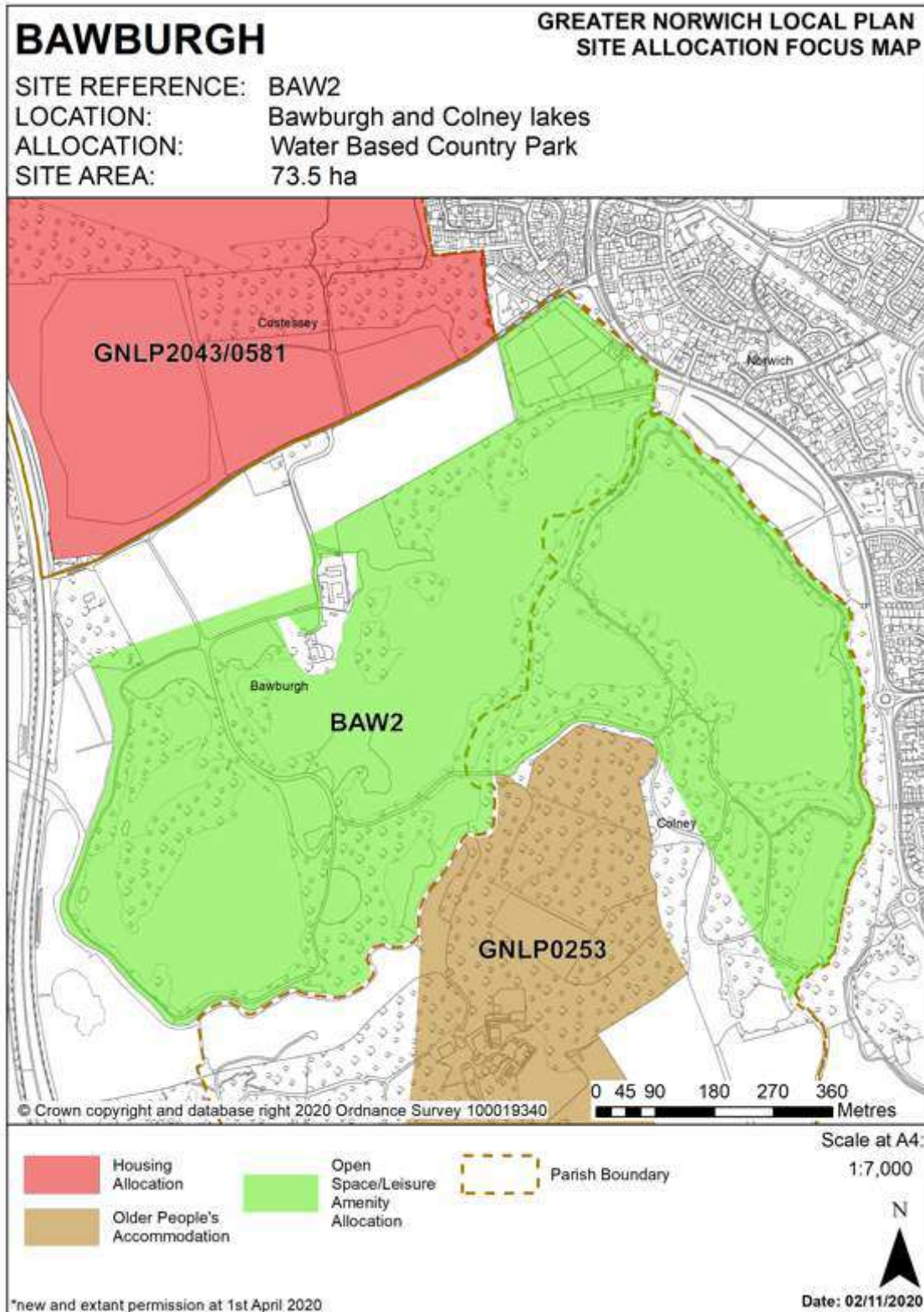
- F.2.50.16 Site R42 partially comprises previously undeveloped land. The site coincides with ‘non-agricultural’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

### **SA Objective 15 – Water**

- F.2.50.17 Site R42 coincides with a groundwater SPZ (Zone III) and a small proportion of the site is located within 200m of the River Yare. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that development will “*protect and enhance environmental assets within and adjacent to the site, including the retention of tree belts*” and “*should deliver improvements to the strategic Yare Valley green infrastructure corridor*”. These measures would be expected to ensure that the development does not result in a significant impact on water quality, and therefore, a negligible impact would be expected.

# F.3 Colney Strategic Employment Area

## F.3.1 Policy BAW2 – Bawburgh and Colney Lakes



### Policy BAW2 – Bawburgh and Colney Lakes

**Allocation** Water-based Country Park

**Area** 73.5 ha

**Policy BAW 2 Bawburgh and Colney Lakes (approx. 73.5ha) is allocated for a water-based country park.**

The development will be expected to address the following specific matters:

1. Public access to be provided;
2. Footpath and cycle link with access for major residential developments at various points of entry to be agreed with the local Highways Authority;
3. A conservation management plan should be delivered to protect species and agreed prior to the commencement of development with zoned access to protect some areas from damage and disturbance. Proposals will need to ensure that the ecological value of the County Wildlife site is retained and enhanced in areas to be opened up to the public.

Policy Ref	SA Objective														
	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	0	0	+	0	0	0	+	0	0	-

#### SA Objective 1 – Air Quality and Noise

F.3.1.1 The proposed development of a country park at Site BAW2 would be expected to have a negligible impact on local air pollution.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.3.1.2 A proportion of Site BAW2 coincides with areas determined to be at low, medium and high risk of surface water flooding. A large proportion of Site BAW2 is located within Flood Zones 2, 3a and 3b. The majority of the site comprises lakes, and the proposed development is for a water-based country park. Therefore, a negligible impact on surface water and fluvial flooding would be expected at this site.

#### SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

F.3.1.3 Site BAW2 is located approximately 3.3km from the ‘River Wensum’ SAC and 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. Site BAW2 comprises a large area of natural habitats including the River Yare, ‘Bawburgh/Colney Gravel Pits’ CWS and deciduous woodland priority habitat.

F.3.1.4 The site policy states that “*a conservation management plan should be delivered to protect species and agreed prior to the commencement of development with zoned access ... and proposals will need to ensure that the ecological value of the County Wildlife site is retained and enhanced*”. This would be expected to ensure that appropriate mitigation is agreed, to ensure there are no significant adverse impacts on biodiversity as a result of the recreation within this country park. A negligible impact would be expected.



#### **SA Objective 4 – Landscape**

- F.3.1.5 Site BAW2 is located within the LCA ‘Yare Valley Urban Fringe’. Site BAW2 contains a large area of water and green buffer associated with the River Yare and is proposed for a water-based country park which would be expected to be in keeping with the recreational landscape in this LCA. The GNLP and Local Plan policies would be expected to ensure that the distinctive qualities of the natural environment are conserved, and the proposed development of a country park would be expected to result in a minor positive impact on the landscape and site end users’ enjoyment of recreation in a countryside environment.

#### **SA Objective 5 – Housing**

- F.3.1.6 Site BAW2 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.

#### **SA Objective 6 – Populations and Community**

- F.3.1.7 Site BAW2 is proposed for a country park, and therefore, would be expected to have a negligible impact in relation to access to local services.

#### **SA Objective 7 – Deprivation**

- F.3.1.8 The proposed development of a country park at Site BAW2 would be expected to have a negligible impact on deprivation.

#### **SA Objective 8 – Health**

- F.3.1.9 The proposed development of a country park at Site BAW2 would be expected to contribute towards Greater Norwich’s network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and recreation. A minor positive impact on health would therefore be expected.

#### **SA Objective 9 – Crime**

- F.3.1.10 The proposed development of a country park at Site BAW2 would be expected to have a negligible impact on crime.

#### **SA Objective 10 – Education**

- F.3.1.11 Site BAW2 is proposed for non-residential use comprising a country park, and therefore, would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

- F.3.1.12 The proposed development at Site BAW2 for a water-based country park would be expected to have a negligible impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.3.1.13 Site BAW2 is proposed for a country park, and therefore, would be expected to have a negligible impact in terms of access to bus stops and railway stations. The site policy states that the development would provide “*footpath and cycle link[s] with access for major residential developments at various points of entry*”. Therefore, a minor positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

- F.3.1.14 Site BAW2 is located adjacent to the Grade II\* Listed Building ‘Lodge Farmhouse’. The site is proposed for a country park, and GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.



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

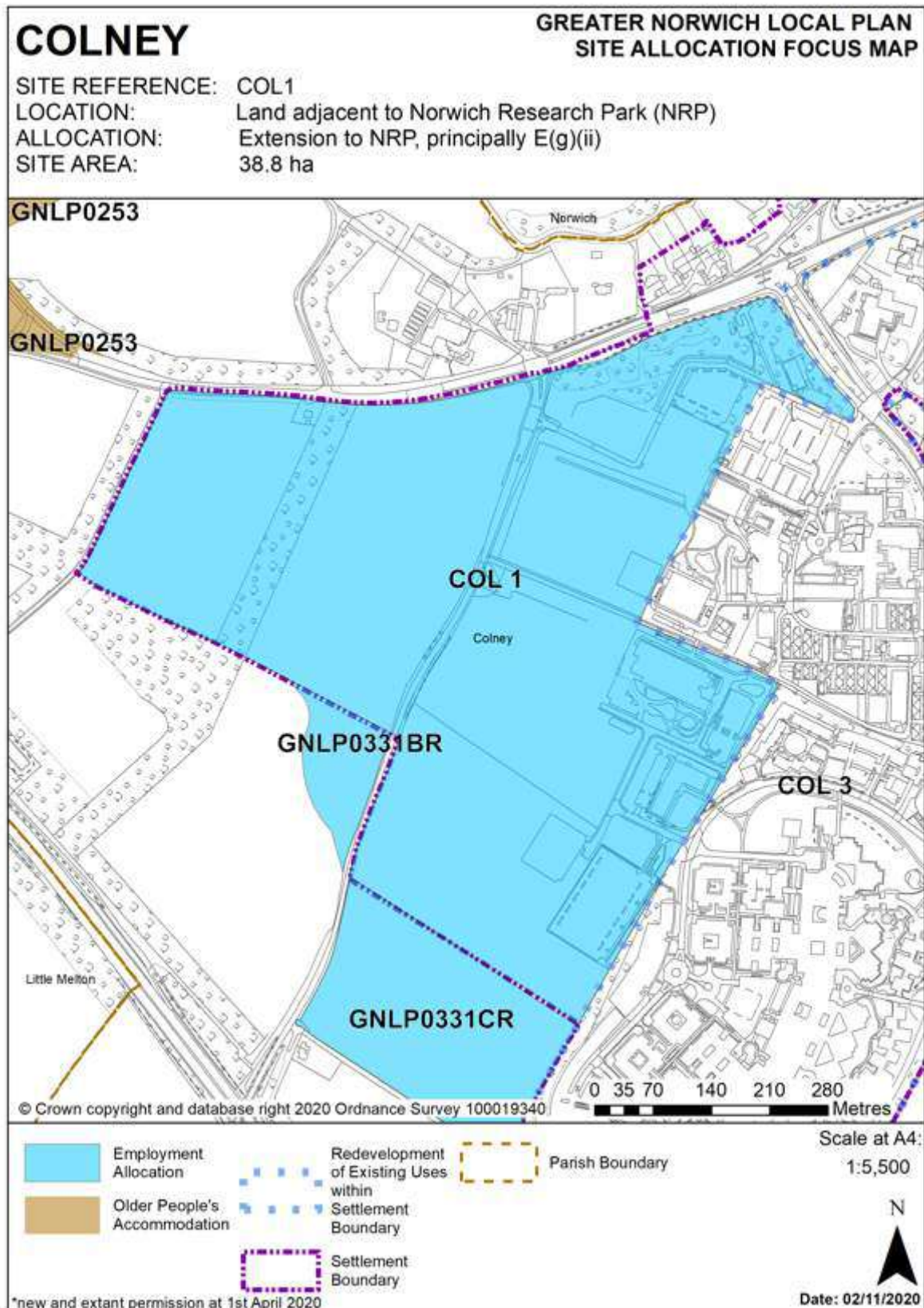
- F.3.1.15 Site BAW2 is proposed for a water-based country park, and therefore, a negligible impact on natural resources would be expected at this site.

**SA Objective 15 – Water**

- F.3.1.16 Site BAW2 coincides with a groundwater SPZ (Zone I and II) and coincides with the River Yare. GNL and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. However, the proposed development of a water-based country park and associated recreational activity at this site could potentially increase the risk of contamination of the River Yare, and as such, result in a minor negative impact on water quality.

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F.3.2 Policy COL1 – Land adjacent to Norwich Research Park (NRP)



## Policy COL1 – Land adjacent to Norwich Research Park (NRP)

**Allocation** Extension to NRP, principally E(gii)

**Area** 38.8 ha

**Policy COL 1 Land adjacent to Norwich Research Park (NRP), Colney (approx. 38.8 ha) is allocated principally for an E (gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.**

The development will be expected to address the following specific matters:

### Uses

1. Acceptable uses will be research and development use under Class E (gii) 'research and development' of the Town and Country Planning (Use Classes) Order 2020 (as amended) plus hospital and hospital related uses. Other uses clearly ancillary to the main functions of the Norwich Research Park (NRP) and/or complementary to the main anchor institutions will also be acceptable.

### Master plan/infrastructure plan

2. Provision of a masterplan (having regard to the masterplan associated with planning permission 2012/1880, as appropriate), that includes: phasing in relation to the delivery of infrastructure and integration with existing uses; provision of high-quality buildings and spaces; and a landscape strategy and green infrastructure plan.
3. The masterplan should be supported by a utilities/infrastructure plan which will include the necessary transport improvements detailed below.
4. Proposals for smaller sites within the overall allocation should accord with the principals of any agreed masterplan and infrastructure plan.

### Transport

Measures which address the impacts of the proposed development, including where appropriate:

5. Improvements to the B1108 Watton Road junctions which accesses the NRP.
6. Improvements to the capacity at the B1108/A47 junction, to ensure that it does not become a constraint to development.
7. Maintaining and enhancing safe and convenient access to the Norfolk and Norwich University Hospital.
8. Public transport access and provision, to encourage significant modal shift to/from and within the wider NRP, including measures identified through the Transport for Norwich programme.
9. Safe and convenient pedestrian and cycle links within the wider NRP and to/from significant areas of housing (specifically at Cringleford, Hethersett and Threescore/Bowthorpe), including completion of the Hethersett to NRP cycleway.
10. Parking ratios of approximately 1 space per 60m<sup>2</sup> of floor area (excluding plant).
11. The developer should ensure that sufficient land is made available to deliver the required infrastructure.

### Design and Landscape

12. Landmark design quality, including a safe and attractive public realm, creating an integrated approach to existing and new development at the NRP.
13. Exemplar sustainable development, achieving at least BREEAM 'very good' standard for new construction.
14. Development contributes positively to green infrastructure and the landscape setting including retention of the existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape.
15. Development density to reflect the transport constraints of the locality and the aspirations for design quality and landscaping.
16. Development must conserve and enhance the significance of the Old Hall and its wall and the Rectory, including any contribution made to that significance by setting. This includes but is not limited to landscaping to the northern edge of the site, density and design.

### Constraints

17. Site specific flood risk assessments.
18. Layout to take account of water main and sewers crossing the site;

19. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
20. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
COL1	-	+	0	-	0	+	+	++	+	0	++	+	0	-	0

**SA Objective 1 – Air Quality and Noise**

F.3.2.1 Site COL1 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy states that improvements would be made to the road network and junctions surrounding the site, which could potentially lead to improvements in air quality by reducing congestion. Furthermore, through the requirement to incorporate “*public transport access and provision ... [and] safe and convenient pedestrian and cycle links within the wider NRP*” this policy, alongside GNLP and Local Plan policies, would help to ensure that site end users have access to sustainable transport options to reach new and existing employment opportunities, as an alternative to personal car use. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.3.2.2 Site COL1 is located wholly within Flood Zone 1, however, a proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Furthermore, the policy requires site specific flood risk assessments where necessary and seeks to ensure that “*development contributes positively to green infrastructure*”, which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.3.2.3 Site COL1 is located approximately 3.3km south west of the ‘River Wensum’ SAC and SSSI, approximately 3.1km south west of ‘Sweetbriar Road Meadows, Norwich’ SSSI, and approximately 3km north west of ‘Eaton Chalk Pit’ SSSI. Site COL1 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 with Natural England.

F.3.2.4 A small proportion in the north of the site coincides with deciduous woodland priority habitat. The site policy seeks to ensure that the “*development contributes positively to green infrastructure and the landscape setting including retention of the existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape*”. Furthermore, GNLP Policy 3 requires development to

*“conserve and enhance the natural environment ... including priority habitats”*. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.3.2.5 Approximately half of Site COL1 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. Half of Site COL1 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.

F.3.2.6 The site policy states that *“a landscape strategy and green infrastructure plan”* would be provided. The site policy seeks to ensure development at this site provides an *“attractive public realm, creating an integrated approach to existing and new development at the NRP”* and ensures that development is of an appropriate density for the location. Furthermore, the development would be expected to retain *“existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape”*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character.

F.3.2.7 Nonetheless, Site COL1 comprises a large area of primarily undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.3.2.8 Site COL1 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.

#### **SA Objective 6 – Populations and Community**

F.3.2.9 Site COL1 is located over 600m from local services. The criteria set out in the site policy, alongside GNLP and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian and cycle links. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.3.2.10 The proposed development at Site COL1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.3.2.11 Site COL1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health.

F.3.2.12 The majority of the site is located within 600m of the PRow network and public greenspaces. The site policy would be expected to enhance pedestrian and cycle links between residential areas and the site, as well as improved links to healthcare including the Norfolk and Norwich University Hospital. This could also potentially help to improve access to leisure centres and green spaces for outdoor recreation. Furthermore, the policy states that the proposed development at this site would include expansion of the hospital and other ancillary uses (primarily for E(gii) research and development use), which could potentially result in a benefit to health. Overall, the proposed development at this site would be expected to have a major positive impact on health.



### **SA Objective 9 – Crime**

- F.3.2.13 The proposed development at Site COL1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.3.2.14 Site COL1 is proposed for employment use including a science park and hospital expansion, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.3.2.15 Site COL1 comprises primarily undeveloped land and is proposed for an extension to the Norwich Research Park. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.3.2.16 The majority of Site COL1 is located over 400m from bus stops, and the closest railway station to the site is Norwich Railway Station, approximately 6.2km to the east. The site policy states that the development would include “*public transport access and provision, to encourage significant modal shift to/from and within the wider NRP*”. Furthermore, by creating an attractive public realm and incorporating “*safe and convenient pedestrian and cycle links within the wider NRP and to/from significant areas of housing ... including completion of the Hethersett to NRP cycleway*” this policy could potentially encourage active travel and improve public transport connections, including to railway stations. Overall, a minor positive impact on transport and access to services would be expected.

### **SA Objective 13 – Historic Environment**

- F.3.2.17 Site COL1 is located approximately 70m from the Grade II\* Listed Building ‘Church of St Andrew’, and approximately 100m from several Grade II Listed Buildings including ‘The Old Hall’ and ‘The Old Rectory’. The site policy states that “*development must conserve and enhance the significance of the Old Hall and its wall and the Rectory, including any contribution made to that significance by setting. This includes but is not limited to landscaping to the northern edge of the site, density and design*”. Furthermore, the site policy outlines landscaping measures to ensure that development is of a high-quality design, well-related to the surrounding character and would require the “*Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment overall.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

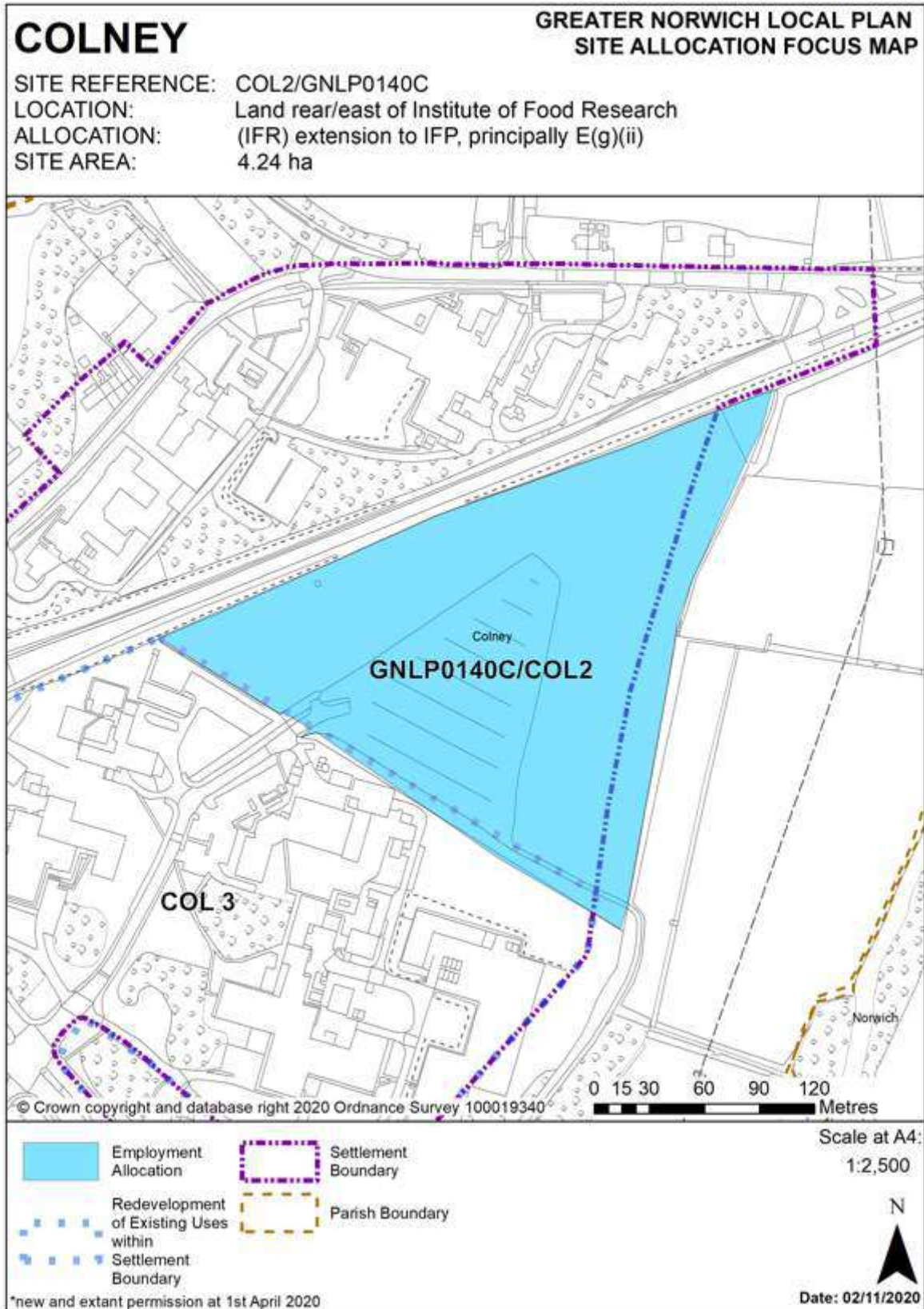
- F.3.2.18 The majority of Site COL1 comprises previously undeveloped land. The 38.8ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

### **SA Objective 15 – Water**

- F.3.2.19 Site COL1 coincides with a groundwater SPZ (Zone I, II and III), and a small proportion in the north of the site is located within 200m of the River Yare. The north of the site also coincides with deciduous woodland priority habitat, which in line with GNLP Policy 3, would be expected to be conserved and enhanced. The site policy also states that the development would incorporate “*landscaping to the northern edge of the site*”. Furthermore, GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Overall, these measures would be expected to ensure the proposed development results in a negligible impact on water quality.



### F.3.3 Policy GNLP0140C / COL2 - Land rear/east of Institute of Food Research (IFR)



**Policy GNLP0140C / COL2 – Land rear/east of Institute of Food Research (IFR)**

**Allocation** Extension to IFR, principally for E(gii)

**Area** 4.24 ha

**Policy GNLP0140C / COL 2 Land rear/east of Institute of Food Research (IFR), Colney (approx. 4.24 ha) is allocated principally for an E (gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.**

Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL1

The development will be expected to address the following specific matters:

1. Any development must conserve and enhance the significance of nearby heritage assets including Earlham Conservation Area and associated Listed Buildings to the west, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, density and design.
2. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

Policy Ref	SA Objective														
	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
GNLP0140C/ COL2	-	+	0	+	0	+	+	++	+	0	++	+	0	0	-

**SA Objective 1 – Air Quality and Noise**

F.3.3.1 Site GNLP0140C/COL2 is located over 200m from major sources of air pollution including main roads and AQMAs. The criteria set out in Policy COL1 would require improvements to be made to the road network and junctions surrounding the site, which could potentially lead to improvements in air quality by reducing congestion. Furthermore, through the requirement to incorporate “*public transport access and provision ... [and] safe and convenient pedestrian and cycle links within the wider NRP*” this policy, alongside GNLP and Local Plan policies, would help to ensure that site end users have access to sustainable transport options to reach new and existing employment opportunities, as an alternative to personal car use. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.3.3.2 Site GNLP0140C/COL2 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The site policy requires site specific flood risk assessments where necessary and seeks to ensure that “*development contributes positively to green infrastructure*”, which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.3.3.3 Site GNLP0140C/COL2 is located approximately 150m from ‘Earlham Park Woods’ LNR and is adjacent to ‘Watton Road’ Roadside Nature Reserve (RNR). The criteria set out in Policy COL1 states that *“development contributes positively to green infrastructure and the landscape setting including retention of the existing shelter belts, hedgerows and significant trees”*. Alongside the requirements of GNLP and Local Plan policies to conserve and enhance the natural environment and green infrastructure, this would be expected to ensure that the nearby LNR and RNR would not be significantly affected by the proposed development at this site.

F.3.3.4 Site GNLP0140C/COL2 is located approximately 2.8km south west of the ‘River Wensum’ SAC and SSSI, approximately 2.6km south west of ‘Sweetbriar Road Meadows, Norwich’ SSSI, and approximately 2.7km north west of ‘Eaton Chalk Pit’ SSSI. Site GNLP0140C/COL2 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 with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.3.3.5 The proposed development at Site GNLP0140C/COL2 would be unlikely to significantly impact the landscape, as the site is situated adjacent to the Norwich Research Park and contains some existing development in the form of a car park. The criteria for Policy COL1 states that *“a landscape strategy and green infrastructure plan”* would be provided. The site policy seeks to ensure development at this site provides an *“attractive public realm, creating an integrated approach to existing and new development at the NRP”* and ensures that development is of an appropriate density for the location. Furthermore, the development would be expected to retain *“existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape”*. Therefore, a minor positive impact on landscape character would be expected.

### **SA Objective 5 – Housing**

F.3.3.6 Site GNLP0140C/COL2 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.

### **SA Objective 6 – Populations and Community**

F.3.3.7 Site GNLP0140C/COL2 is located over 600m from local services. The criteria set out in the site policy, alongside GNLP and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian and cycle links. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.3.3.8 The proposed development at Site GNLP0140C/COL2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.3.3.9 Site GNLP0140C/COL2 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health.

F.3.3.10 Site GNLP0140C/COL2 is located within 600m of the PRow network and public greenspaces. The site policy would be expected to enhance pedestrian and cycle links between residential areas and the site, as well as improved links to healthcare including the Norfolk and Norwich University Hospital. This could also potentially help to improve access to leisure centres and green spaces for outdoor recreation. Furthermore, the policy states that the proposed development at this site would include

expansion of the hospital and other ancillary uses (primarily for E(gii) research and development use), which could potentially result in a benefit to health. Overall, the proposed development at this site would be expected to have a major positive impact on health.

#### **SA Objective 9 – Crime**

- F.3.3.11 The proposed development at Site GNLPO140C/COL2 would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Furthermore, the site policy seeks to ensure that safe and convenient pedestrian links are provided to the development, which could potentially help to reduce crime and the fear of crime. Overall, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.3.3.12 Site GNLPO140C/COL2 is proposed for employment use including a science park and hospital expansion, and therefore, would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

- F.3.3.13 Site GNLPO140C/COL2 currently comprises a car park and an area of undeveloped land and is proposed for a science park development and hospital expansion. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.3.3.14 Site GNLPO140C/COL2 is located within 400m of bus stops on Watton Road, providing regular services, and is well connected to the existing road and footpath networks. However, the closest railway station to the site is Norwich Railway Station, approximately 5.5km to the north east. The criteria set out in Policy COL1 states that the development would include *“public transport access and provision, to encourage significant modal shift to/from and within the wider NRP”*. Furthermore, by creating an attractive public realm and incorporating *“safe and convenient pedestrian and cycle links within the wider NRP and to/from significant areas of housing ... including completion of the Hethersett to NRP cycleway”* this policy could potentially encourage active travel and improve public transport connections, including to railway stations. Overall, a minor positive impact on transport and access to services would be expected.

#### **SA Objective 13 – Historic Environment**

- F.3.3.15 Site GNLPO140C/COL2 is located approximately 210m from the Grade II\* Listed Building ‘Church of St Andrew’ and approximately 120m from Earlham Conservation Area. The site policy states that *“development must conserve and enhance the significance of nearby heritage assets including Earlham Conservation Area and associated Listed Buildings”*. The criteria within Policy COL1 outlines landscaping measures to ensure that development is of a high-quality design, well-related to the surrounding character and would require the *“Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development”*. The criteria set out in the site policies, alongside the GNLPO and Local Plan policies, would be expected to result in a negligible impact on the historic environment overall.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.3.3.16 Site GNLPO140C/COL2 currently comprises a car park and an area of previously undeveloped land. The site coincides with ‘non-agricultural’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

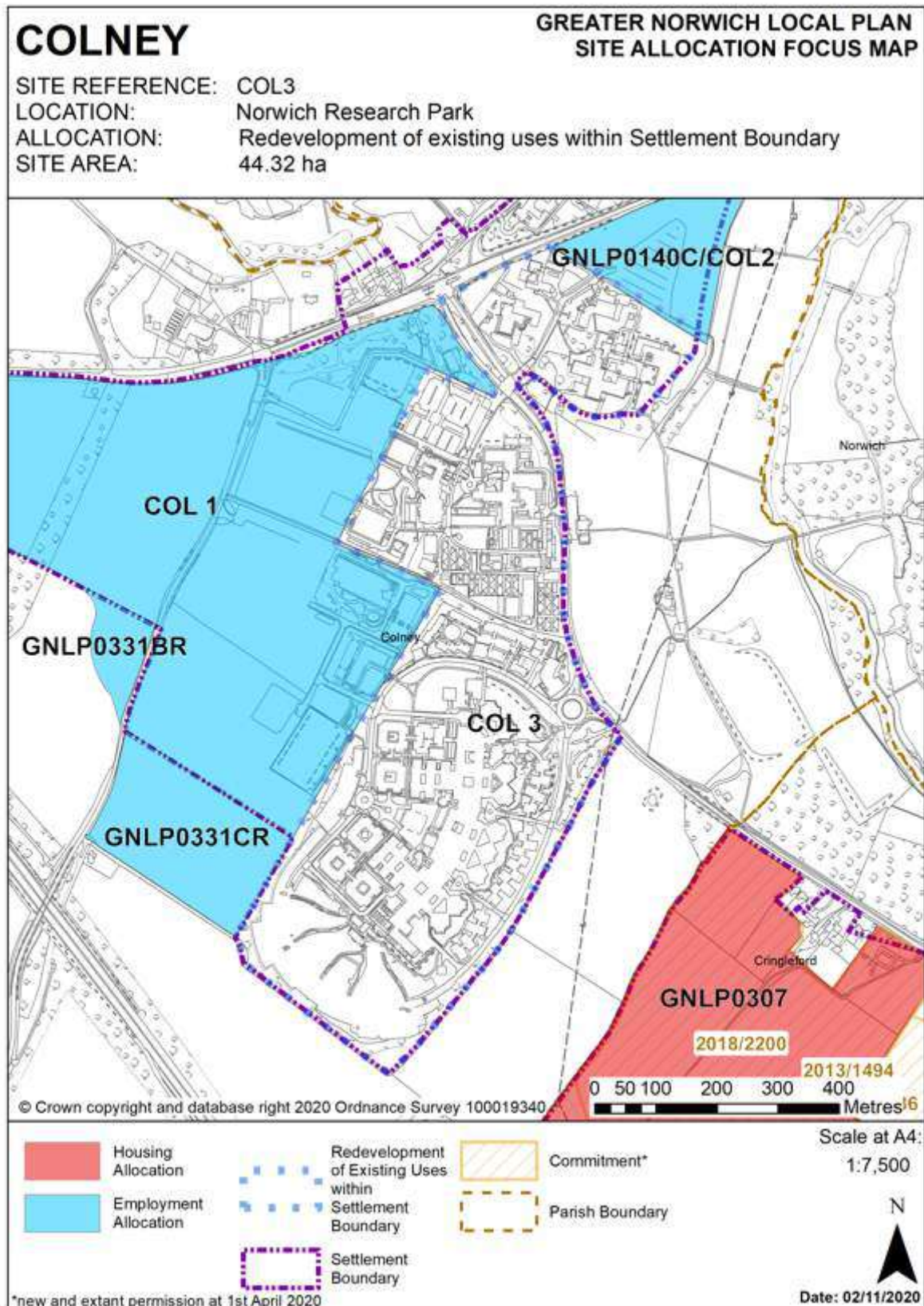
**SA Objective 15 – Water**

- F.3.3.17 Site GNLP0140C/COL2 coincides with a groundwater SPZ (Zone I and II), and a small proportion of the site is located within 200m of the River Yare. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. However, the proposed development at this site could potentially increase the risk of contamination of the River Yare, and as such, result in a minor negative impact on water.

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### F.3.4 Policy COL3 – Norwich Research Park





**Policy COL3 – Norwich Research Park**

**Allocation** Redevelopment of existing uses within the Settlement Boundary

**Area** 44.32 ha

**Policy COL 3 Redevelopment of existing hospital and science park uses within the Colney Development Boundary, Colney**

Any proposed redevelopment of sites currently in use for Hospital and Science Park development will be considered positively where it accords with the criteria set out in Policy COL 1, to the extent that is proportionate to the scale and nature of the proposal.

Policy Ref	SA Objective														
	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
COL3	0	0	0	0	0	+	0	+	0	0	+	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.3.4.1 Site COL3 is located over 200m from major sources of air pollution including main roads and AQMAs. The criteria set out in Policy COL1 would require improvements to be made to the surrounding road network and junctions, which could potentially lead to improvements in air quality by reducing congestion. Furthermore, through the requirement to incorporate “*public transport access and provision ... [and] safe and convenient pedestrian and cycle links within the wider NRP*”, alongside GNLP and Local Plan policies, this would help to ensure that site end users have access to sustainable transport options to reach new and existing employment opportunities, as an alternative to personal car use. The proposed redevelopment of existing uses within this site, which comprises the Norwich Research Park and Norfolk and Norwich University Hospital, would not be expected to significantly alter the amount of traffic on the local road network, or generation of air and noise pollution. Therefore, a negligible impact on air quality and noise would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.3.4.2 Site COL3 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The majority of the site comprises previously developed land. It is anticipated that appropriate sustainable drainage systems would be provided alongside any future development, in accordance with GNLP and Local Plan policies. Furthermore, in line with Policy COL1, site specific flood risk assessments would be required where necessary. Therefore, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.3.4.3 Site COL3 is located approximately 3km south west of the ‘River Wensum’ SAC and SSSI, approximately 3km south west of ‘Sweetbriar Road Meadows, Norwich’ SSSI, and approximately 2.6km north west of ‘Eaton Chalk Pit’ SSSI. The 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 with Natural England.

F.3.4.4 The site is located adjacent to 'Watton Road' RNR. The criteria set out in Policy COL1 states that *"development contributes positively to green infrastructure and the landscape setting including retention of the existing shelter belts, hedgerows and significant trees"*. Alongside the requirements of GNLP and Local Plan policies to conserve and enhance the natural environment and green infrastructure, this would be expected to ensure that the nearby RNR would not be significantly affected by any future development at this site. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.3.4.5 Site COL3 comprises previously developed land and is situated amongst the existing development in the Norwich Research Park. The requirements of Policy COL1, in addition to the GNLP and Local Plan policies, would be expected to ensure that any future development is in keeping with the surrounding landscape character. A negligible impact would be expected.

**SA Objective 5 – Housing**

F.3.4.6 The proposed redevelopment of existing hospital and science park uses at Site COL3 would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

F.3.4.7 Site COL3 is located over 600m from local services. The criteria set out in the site policy, alongside GNLP and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian and cycle links. Therefore, a minor positive impact on populations and communities would be expected.

**SA Objective 7 – Deprivation**

F.3.4.8 Any future development proposed at Site COL3 would be expected to result in a negligible impact on deprivation.

**SA Objective 8 – Health**

F.3.4.9 Site COL3 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health.

F.3.4.10 The majority of the site is located over 600m of the PRoW network and public greenspaces. In line with the requirements of Policy COL1, any further development at Site COL3 would be expected to enhance pedestrian and cycle links between residential areas and the site, as well as improved links to the Norfolk and Norwich University Hospital. This could also potentially help to improve access to leisure centres and green spaces for outdoor recreation. Any proposals for redevelopment of the site for hospital and science park development could potentially result in a minor positive impact on health.

**SA Objective 9 – Crime**

F.3.4.11 Any future development proposed at Site COL3 would be expected to result in a negligible impact on crime.

**SA Objective 10 – Education**

F.3.4.12 The proposed redevelopment of existing hospital and science park uses at Site COL3 would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

F.3.4.13 Site COL3 currently comprises Norwich Research Park and the Norfolk and Norwich University Hospital. Any proposed redevelopment of the site for hospital and science park development could potentially result in the provision of employment opportunities in the local area, and therefore, a minor positive impact on the local economy would be expected.

### **SA Objective 12 – Transport and Access to Services**

- F.3.4.14 The majority of Site COL3 is located within 400m of bus stops on Colney Lane, providing regular services. However, the closest railway station to the site is Norwich Railway Station, approximately 6km to the east. The requirements of Site COL1 would be expected to ensure that the development would include “*public transport access and provision, to encourage significant modal shift to/from and within the wider NRP*”. Furthermore, by creating an attractive public realm and incorporating “*safe and convenient pedestrian and cycle links within the wider NRP and to/from significant areas of housing ... including completion of the Hethersett to NRP cycleway*” this policy could potentially encourage active travel and improve public transport connections, including to railway stations. Overall, a minor positive impact on transport and access to services would be expected.

### **SA Objective 13 – Historic Environment**

- F.3.4.15 Any future development proposed at Site COL3 would be unlikely to impact surrounding designated heritage assets. The criteria set out in Policy COL1, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

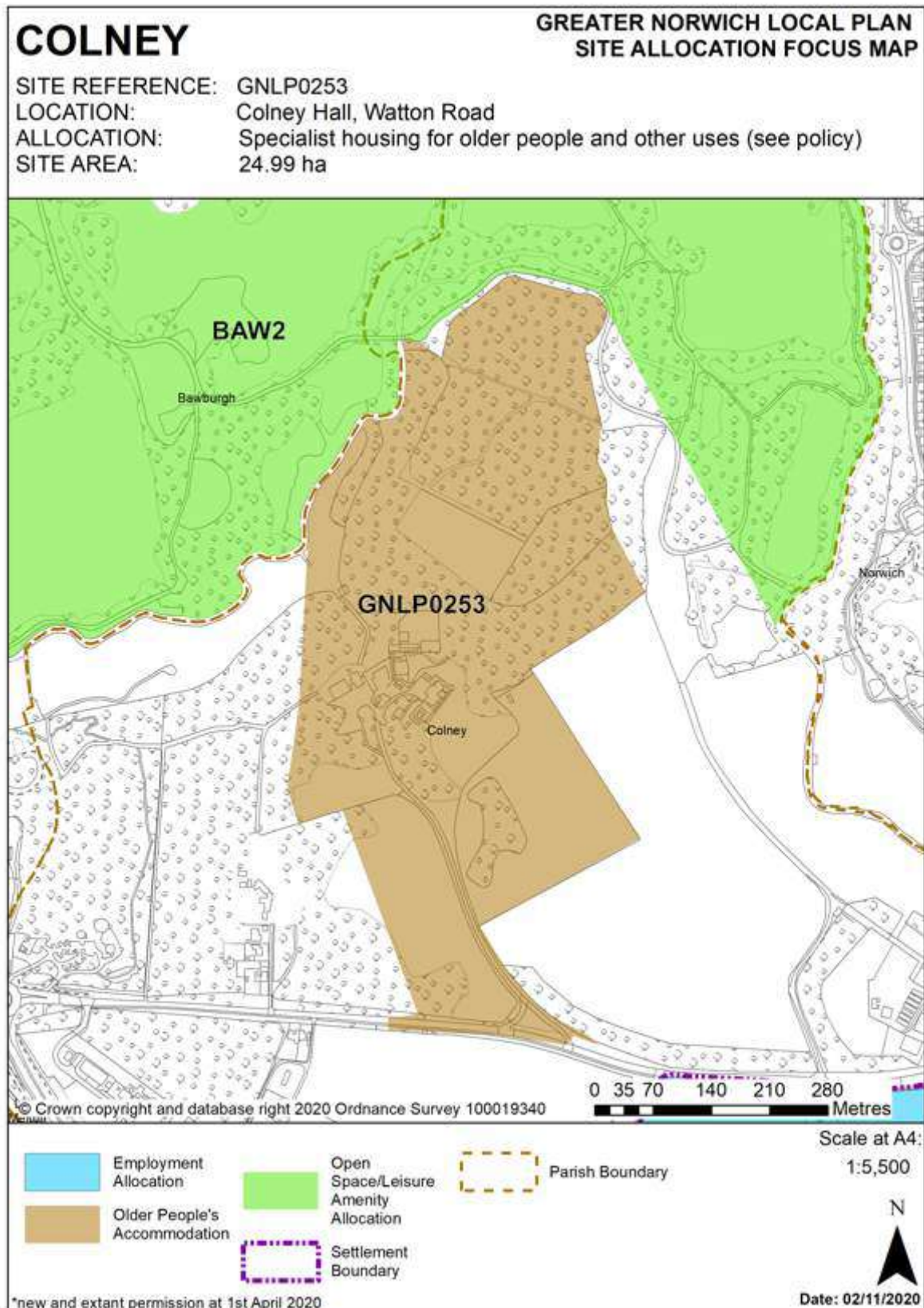
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.3.4.16 The majority of Site COL3 comprises previously developed land. Future redevelopment 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.

### **SA Objective 15 – Water**

- F.3.4.17 Site COL3 coincides with a groundwater SPZ (Zone III), and a small proportion of the site (comprising the hospital car park) is located within 200m of a minor watercourse. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts of any future redevelopment at this site on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

### F.3.5 Policy GNLP0253 – Colney Hall, Watton Road



**Policy GNLPO253 – Colney Hall, Watton Road**

<b>Allocation</b>	Specialist housing for older people and other uses
<b>Area</b>	24.99 ha

**Policy GNLPO253 Colney Hall, Watton Road, Colney (approx. 24.99 ha) is allocated for specialist housing for older people and for university research and healthcare uses to support wellbeing in later life. Uses will include dementia care, extra care housing, university research space E(gii), and healthcare facilities D1. The site is to accommodate a dementia care unit of approximately 80 beds, approximately 100 units of extra care housing, and the conversion of Colney Hall.**

The development will include the following specific matters:

1. A masterplan for the whole site. Comprising a mix of uses that is majority C2 but includes research E(gii) and healthcare D1 facilities to make the development exceptional for wellbeing in later life. The layout of the development will need to retain the significant trees across the site, incorporate high quality landscaping to enhance the woodland setting and provide informal recreational green space.
2. A transport assessment with the implementation of any agreed highway mitigation measures.
3. Site access from the B1108 with a new traffic signal junction, as well as shared use cycleway/footway from access extending eastwards to connect to existing cycle facility.
4. Sensitive conversion of the Grade II Listed Colney Hall and its gardens.
5. Consideration to protecting the distinctive characteristics of the River Yare valley.
6. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.
7. A site-specific flood risk assessment is required.
8. A site-specific ecological survey is required.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Remediation maybe required due to former landfill site.

Policy Ref	SA Objective														
	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	++	+	0	0	-

**SA Objective 1 – Air Quality and Noise**

F.3.5.1 Site GNLPO253 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy states that a “*transport assessment with implementation of any agreed highway mitigation measures*” would be required, in addition to a “*new traffic signal junction, as well as shared use cycleway/footway from access extending eastwards to connect to existing cycle facility*”. These measures, alongside GNLPO and Local Plan policies, could potentially help to improve air quality by reducing congestion and providing options for transport other than personal cars. However, the proposed development of approximately 100 units of extra care housing, and an 80-bed care home would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.



### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.3.5.2 A small proportion of Site GNLPO253 coincides with areas determined to be at low and medium risk of surface water flooding, and a small proportion of the site is located within Flood Zones 2, 3a and 3b. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNL and Local Plan policies. The site policy states that “*a site-specific flood risk assessment is required*”, which would be expected to ensure that fluvial flood risk is addressed.

F.3.5.3 However, the proposed development of approximately 100 care units and a care home at Site GNLPO253 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.3.5.4 Site GNLPO253 is located approximately 3km south west of the ‘River Wensum’ SAC and SSSI. The site is also located approximately 3.4km south west of ‘Sweetbriar Road Meadows, Norwich’ SSSI. Site GNLPO253 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 with Natural England.

F.3.5.5 Furthermore, an area in the north west of Site GNLPO253 coincides with ‘Bawburgh/Colney Gravel Pits’ CWS, and the site also coincides with several stands of deciduous woodland priority habitat, as well as coastal and floodplain grazing marsh priority habitat. The site policy requires a site-specific ecological survey to be carried out, and GNL Policy 3 seeks to ensure development proposals do not result in “*harm to designated and non-designated assets of the natural environment*” and requires development to “*conserve and enhance the natural environment ... including priority habitats*”. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.3.5.6 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. The site policy states that “*consideration [will be given] to protecting the distinctive characteristics of the River Yare valley*”, including a requirement to retain significant trees, provide recreational green space and ensure “*high quality landscaping to enhance the woodland setting*”. These measures, in addition to the GNL and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character.

F.3.5.7 Nonetheless, Site GNLPO253 primarily comprises previously undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

F.3.5.8 Site GNLPO253 is proposed for the development of approximately 100 units of extra care housing, and an 80-bed care home. Therefore, the proposed development at this site would be expected to result in a major positive impact on housing provision.

### **SA Objective 6 – Populations and Community**

F.3.5.9 Site GNLPO253 is located over 600m from local services. The criteria set out in the site policy, alongside the GNL and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian and cycle links. Therefore, a minor positive impact on populations and communities would be expected.



### **SA Objective 7 – Deprivation**

- F.3.5.10 The proposed development at Site GNLPO253 would not be expected to have a significant impact on deprivation. The GNLPO and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.3.5.11 Site GNLPO253 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health.

- F.3.5.12 Site GNLPO253 is located within 600m of existing public greenspaces. The site policy states that the significant trees will be retained, and the development would provide *“high quality landscaping to enhance the woodland setting and provision of informal recreational green space”*. Furthermore, new cycle and pedestrian links would be provided alongside the proposed development. This site would be expected to provide site end users with good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits. These measures could potentially help to encourage site end users to commute to the workplace via active travel.

- F.3.5.13 The site is proposed for specialist housing for older people and healthcare uses to support wellbeing in later life, and as such, would be expected to benefit human health and wellbeing. Overall, the proposed development at this site would be expected to have a major positive impact on health.

### **SA Objective 9 – Crime**

- F.3.5.14 The proposed development at Site GNLPO253 would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.3.5.15 Site GNLPO253 is proposed for the development of approximately 100 units of extra care housing, an 80-bed care home and university research space. Therefore, a negligible impact on education would be expected.

### **SA Objective 11 – Economy**

- F.3.5.16 Site GNLPO253 is proposed for mixed use development including specialist housing for older people, university research space and healthcare facilities. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.3.5.17 Site GNLPO253 is well connected to the existing road network, however, the site currently has poor access to the surrounding footpath network and is located over 400m from a bus stop providing regular services. The closest railway station to Site GNLPO253 is Norwich Railway Station, located approximately 6.5km to the east. The site policy states that a *“transport assessment with implementation of any agreed highway mitigation measures”* would be required, in addition to a *“new traffic signal junction, as well as shared use cycleway/footway from access extending eastwards to connect to existing cycle facility”*. Furthermore, GNLPO and Local Plan policies would be expected to improve access via public transport. Overall, a minor positive impact on transport and access to services would be expected.

### **SA Objective 13 – Historic Environment**

- F.3.5.18 Site GNLPO253 coincides with the Grade II Listed Building ‘Colney Hall’ and approximately 340m from the Grade II\* Listed Building ‘Lodge Farmhouse’. The site policy states that the proposed development will ensure *“sensitive conversion of the Grade II Listed Colney Hall and its gardens”* and *“the layout of the development will need to retain the significant trees across the site [and] high quality landscaping”*.

*to enhance the woodland setting*". In addition to the GNLP and Local Plan policies, this would be expected to ensure that the character and setting of the Listed Building is conserved. Furthermore, the policy states the "*Historic Environment Service [will] be consulted to determine any need for archaeological surveys prior to development*". Overall, a negligible impact on the historic environment would be expected.

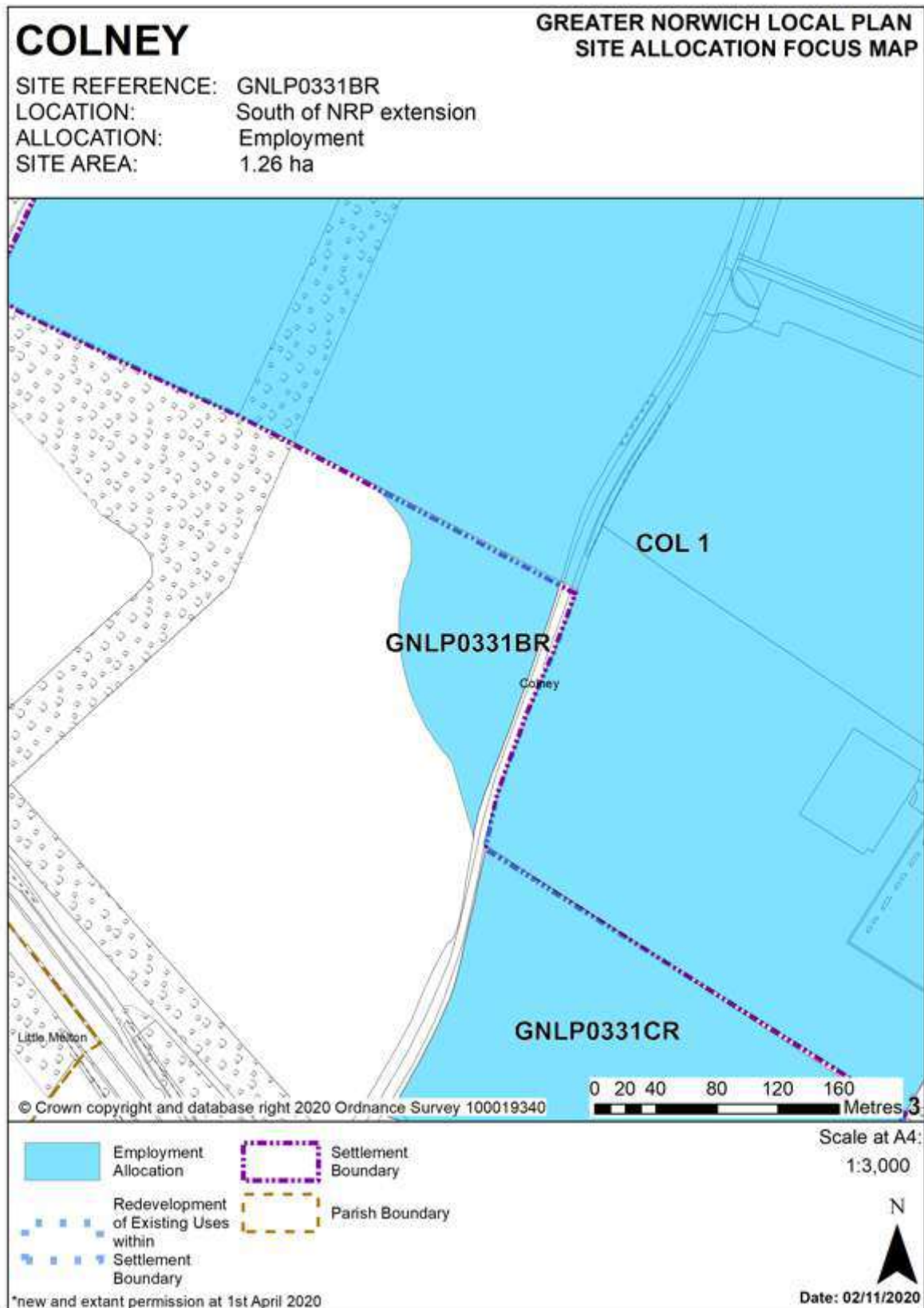
**SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.3.5.19 The majority of Site GNLP0253 comprises previously undeveloped land. Approximately 16ha of Site GNLP0253 is situated on ALC Grade 3 land, and approximately 8ha on ALC Grade 4 land. ALC Grade 4 land is considered to be poor quality agricultural land, however, ALC Grade 3 could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

F.3.5.20 Site GNLP0253 coincides with a groundwater SPZ (Zone II) and is located adjacent to the River Yare. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. However, the proposed development at this site could potentially increase the risk of contamination of the River Yare, and as such, result in a minor negative impact on water.

### F.3.6 Policy GNLP0331BR – South of NRP extension



**Policy GNLPO331BR – South of NRP extension**

**Allocation** Employment

**Area** 1.26 ha

**South of Norwich Research Park extension, (1.26 ha), for a Class E (gii) Science Park development, of the Town and Country Planning (Use Classes) Order 2020 (as amended) hospital expansion and other proposals ancillary and complementary to these main uses.**

Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL1.

The development will include the following specific matters:

1. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

Policy Ref	SA Objective														
	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
GNLPO331BR	-	+	0	-	0	+	+	++	+	0	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.3.6.1 Site GNLPO331BR is located over 200m from major sources of air pollution including main roads and AQMAs. The criteria set out in Policy COL1 would require improvements to be made to the road network and junctions surrounding Site GNLPO331BR, which could potentially lead to improvements in air quality by reducing congestion. Furthermore, through the requirement to incorporate “*public transport access and provision ... [and] safe and convenient pedestrian and cycle links within the wider NRP*” this policy, alongside GNL and Local Plan policies, would help to ensure that surrounding residential areas have access to sustainable transport options to reach new and existing employment opportunities within and surrounding this site, as an alternative to personal car use. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.3.6.2 Site GNLPO331BR is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The site policy requires site specific flood risk assessments where necessary and seeks to ensure that “*development contributes positively to green infrastructure*”, which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.3.6.3 Site GNLPO331BR is located approximately 3.8km south west of the ‘River Wensum’ SAC, ‘River Wensum’ SSSI and ‘Sweetbriar Road Meadows, Norwich’ SSSI, and approximately 3.3km north west of ‘Eaton Chalk Pit’ SSSI. Site GNLPO331BR 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 with Natural England.

- F.3.6.4 The criteria set out in Policy COL1 states that “*development contributes positively to green infrastructure and the landscape setting including retention of the existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.3.6.5 Site GNLP0331BR is located within the LCA ‘Yare Tributary Farmland with Parkland’. Site GNLP0331BR currently comprises open arable land, which is a key characteristic of this LCA. The site policy seeks to ensure development at this site provides an “*attractive public realm, creating an integrated approach to existing and new development at the NRP*” and ensures that development is of an appropriate density for the location. Furthermore, the development would be expected to retain “*existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character.

- F.3.6.6 Nonetheless, Site GNLP0331BR comprises previously undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.3.6.7 Site GNLP0331BR 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.

#### **SA Objective 6 – Populations and Community**

- F.3.6.8 Site GNLP0331BR is located over 600m from local services. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian and cycle links. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.3.6.9 The proposed development at Site GNLP0331BR would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.3.6.10 Site GNLP0331BR is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health.

- F.3.6.11 Site GNLP0331BR is located within 600m of the PRow network. The site policy would be expected to enhance pedestrian and cycle connectivity through providing new safe and convenient links between residential areas and the site, as well as improved links to healthcare including the Norfolk and Norwich University Hospital. This could also potentially help to improve access to leisure centres and green spaces for outdoor recreation.

- F.3.6.12 Furthermore, the policy states that the proposed development at this site would include expansion of the hospital and other ancillary uses (primarily for E(gii) research and development use), which could potentially result in a benefit to health. Overall, the proposed development at this site would be expected to have a major positive impact on health.

### **SA Objective 9 – Crime**

- F.3.6.13 The proposed development at Site GNLPO331BR would not be expected to have a significant impact on crime. The GNL P and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Furthermore, the site policy seeks to ensure that safe and convenient pedestrian links are provided, which could potentially help to reduce crime and the fear of crime. Overall, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.3.6.14 Site GNLPO331BR is proposed for employment use including a science park and hospital expansion, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.3.6.15 Site GNLPO331BR comprises previously undeveloped land and is proposed for a science park development and hospital expansion. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.3.6.16 Site GNLPO331BR is located over 400m from a bus stop providing regular services and has poor access to the surrounding footpath network. The closest station is Norwich Railway Station, located approximately 6.4km to the east. The criteria set out in Policy COL1 states that the development would include “*public transport access and provision, to encourage significant modal shift to/from and within the wider NRP, including measures identified through the Transport for Norwich programme*”. Furthermore, by creating an attractive public realm and incorporating “*safe and convenient pedestrian and cycle links within the wider NRP and to/from significant areas of housing ... including completion of the Hethersett to NRP cycleway*” this policy could potentially encourage site end users to commute to the workplace via active travel and help to improve public transport connections to train stations. Overall, a minor positive impact on transport and access to services would be expected.

### **SA Objective 13 – Historic Environment**

- F.3.6.17 The proposed development at Site GNLPO331BR is not anticipated to significantly impact nearby heritage assets. The site policy outlines landscaping measures to ensure that development is of a high-quality design, well-related to the surrounding character and would require the “*Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development*”. The criteria set out in the site policy, alongside the GNL P and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

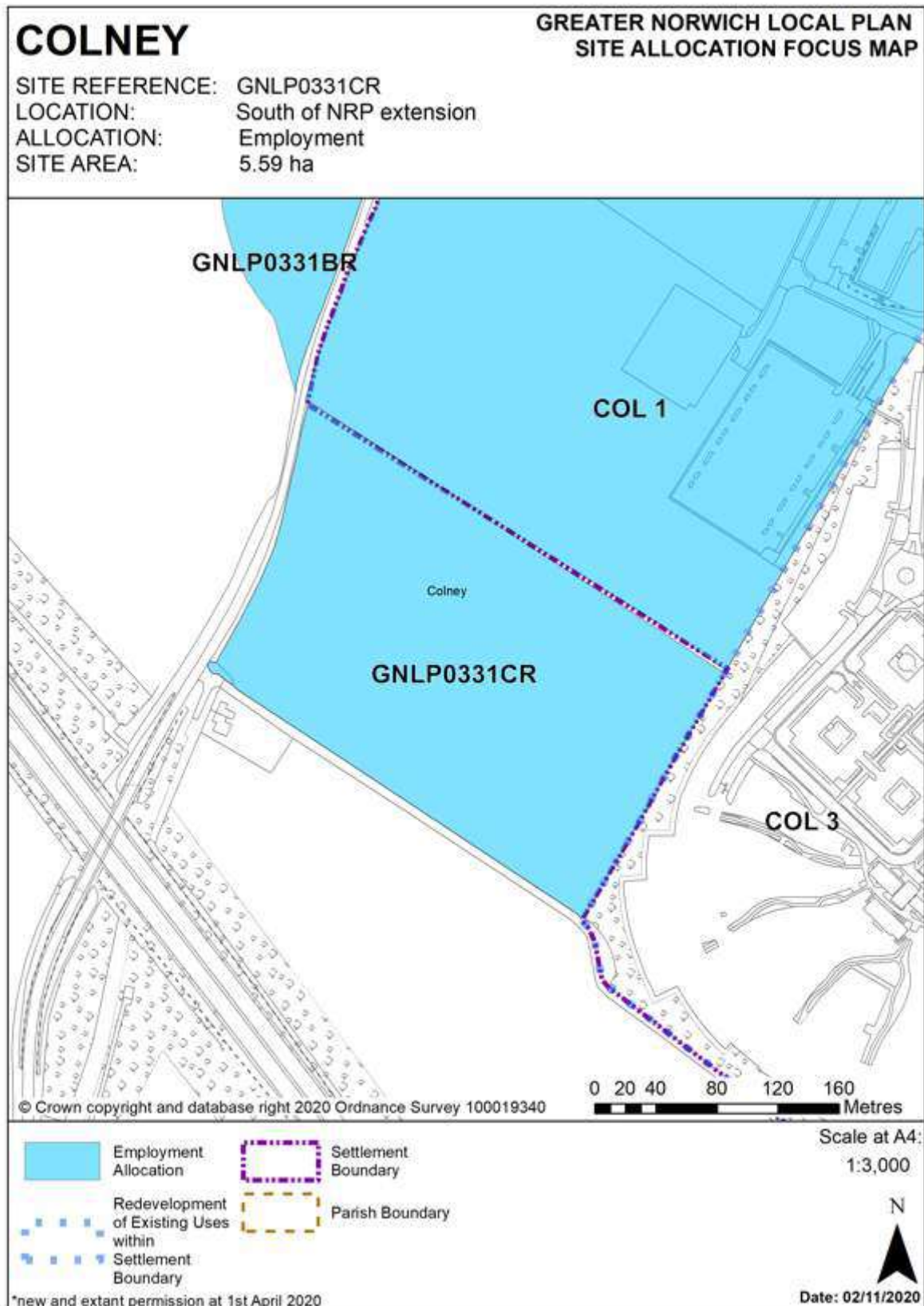
- F.3.6.18 Site GNLPO331BR comprises previously undeveloped land. The 1.26ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV agricultural land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.3.6.19 Site GNLPO331BR coincides with a groundwater SPZ (Zone II and III). GNL P and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



### F.3.7 Policy GNLP0331CR – South of NRP extension



**Policy GNLPO331CR – South of NRP extension**

**Allocation** Employment

**Area** 5.59 ha

**South of Norwich Research Park extension, (5.59 ha), for E(gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.**

Planning applications will be considered positively for the above uses subject to meeting the criteria set out in Policy COL1.

The development will include the following specific matters:

Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

Policy Ref	SA Objective														
	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
GNLPO331CR	-	+	0	-	0	+	+	+	+	0	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.3.7.1 A proportion of Site GNLPO331CR is located within 200m of the A47. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Furthermore, the proposed development at this site for employment uses, comprising 5.59ha, would be likely to contribute towards a reduction in local air quality to some extent.

F.3.7.2 The criteria set out in Policy COL1 would require improvements to be made to the road network and junctions surrounding Site GNLPO331CR, which could potentially lead to improvements in air quality by reducing congestion. Furthermore, through the requirement to incorporate “*public transport access and provision ... [and] safe and convenient pedestrian and cycle links within the wider NRP*” this policy would help to ensure that surrounding residential areas have access to sustainable transport options to reach new and existing employment opportunities within and surrounding this site, as an alternative to personal car use. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.3.7.3 Site GNLPO331CR is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLPO and Local Plan policies. Furthermore, the policy requires site specific flood risk assessments where necessary and seeks to ensure that “*development contributes positively to green infrastructure*”, which would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.3.7.4 Site GNLP0331CR is located approximately 4km south west of the 'River Wensum' SAC and 'River Wensum' SSSI, approximately 3.8km south west of 'Sweetbriar Road Meadows, Norwich' SSSI, and approximately 3km north west of 'Eaton Chalk Pit' SSSI. Site GNLP0331CR 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 with Natural England.

F.3.7.5 The criteria set out in Policy COL1 states that *“development contributes positively to green infrastructure and the landscape setting including retention of the existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape”*. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.3.7.6 Site GNLP0331CR is located within the LCA 'Yare Tributary Farmland with Parkland'. Site GNLP0331CR currently comprises open arable land, which is a key characteristic of this LCA. The site policy seeks to ensure development at this site provides an *“attractive public realm, creating an integrated approach to existing and new development at the NRP”* and ensures that development is of an appropriate density for the location. Furthermore, the development would be expected to retain *“existing shelter belts, hedgerows and significant trees and linking of features to the wider landscape”*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character.

F.3.7.7 Nonetheless, Site GNLP0331CR comprises previously undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

F.3.7.8 Site GNLP0331CR 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.

### **SA Objective 6 – Populations and Community**

F.3.7.9 Site GNLP0331CR is located over 600m from local services. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian and cycle links. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.3.7.10 The proposed development at Site GNLP0331CR would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.3.7.11 A proportion of Site GNLP0331CR is located within 200m of the A47. 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 an adverse impact on the health of site end users.

F.3.7.12 Site GNLP0331CR is located over 600m from the PRow network and public greenspaces. The site policy would be expected to enhance pedestrian and cycle connectivity through providing new safe and convenient links between residential areas and the site. This could also potentially help to improve access to healthcare facilities, and green spaces for outdoor recreation. Furthermore, the policy states that the proposed development at this site would include expansion of the hospital and other ancillary

uses (primarily for E(gii) research and development use), which could potentially result in a benefit to health. Overall, a minor positive impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.3.7.13 The proposed development at Site GNLP0331CR would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. The site policy seeks to ensure safe and convenient pedestrian links are provided to the development, which could potentially help to reduce crime and the fear of crime. Overall, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.3.7.14 Site GNLP0331CR is proposed for employment use including a science park and hospital expansion, and therefore, would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

- F.3.7.15 Site GNLP0331CR comprises previously undeveloped land and is proposed for a science park development and hospital expansion. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.3.7.16 Site GNLP0331CR is located over 400m from a bus stop providing regular services and has poor access to the surrounding footpath network. The closest railway station is Norwich Railway Station, located approximately 6.4km to the east. The criteria set out in Policy COL1 states that the development would include “*public transport access and provision, to encourage significant modal shift to/from and within the wider NRP, including measures identified through the Transport for Norwich programme*”. Furthermore, by creating an attractive public realm and incorporating “*safe and convenient pedestrian and cycle links within the wider NRP and to/from significant areas of housing ... including completion of the Hethersett to NRP cycleway*” this policy could potentially encourage site end users to commute to the workplace via active travel and improve connections to train stations. Overall, a minor positive impact on transport and access to services would be expected.

#### **SA Objective 13 – Historic Environment**

- F.3.7.17 The proposed development at Site GNLP0331CR is not anticipated to significantly impact nearby heritage assets. The site policy outlines landscaping measures to ensure that development is of a high-quality design, well-related to the surrounding character and would require the “*Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.3.7.18 Site GNLP0331CR comprises previously undeveloped land. The 5.59ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV agricultural land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

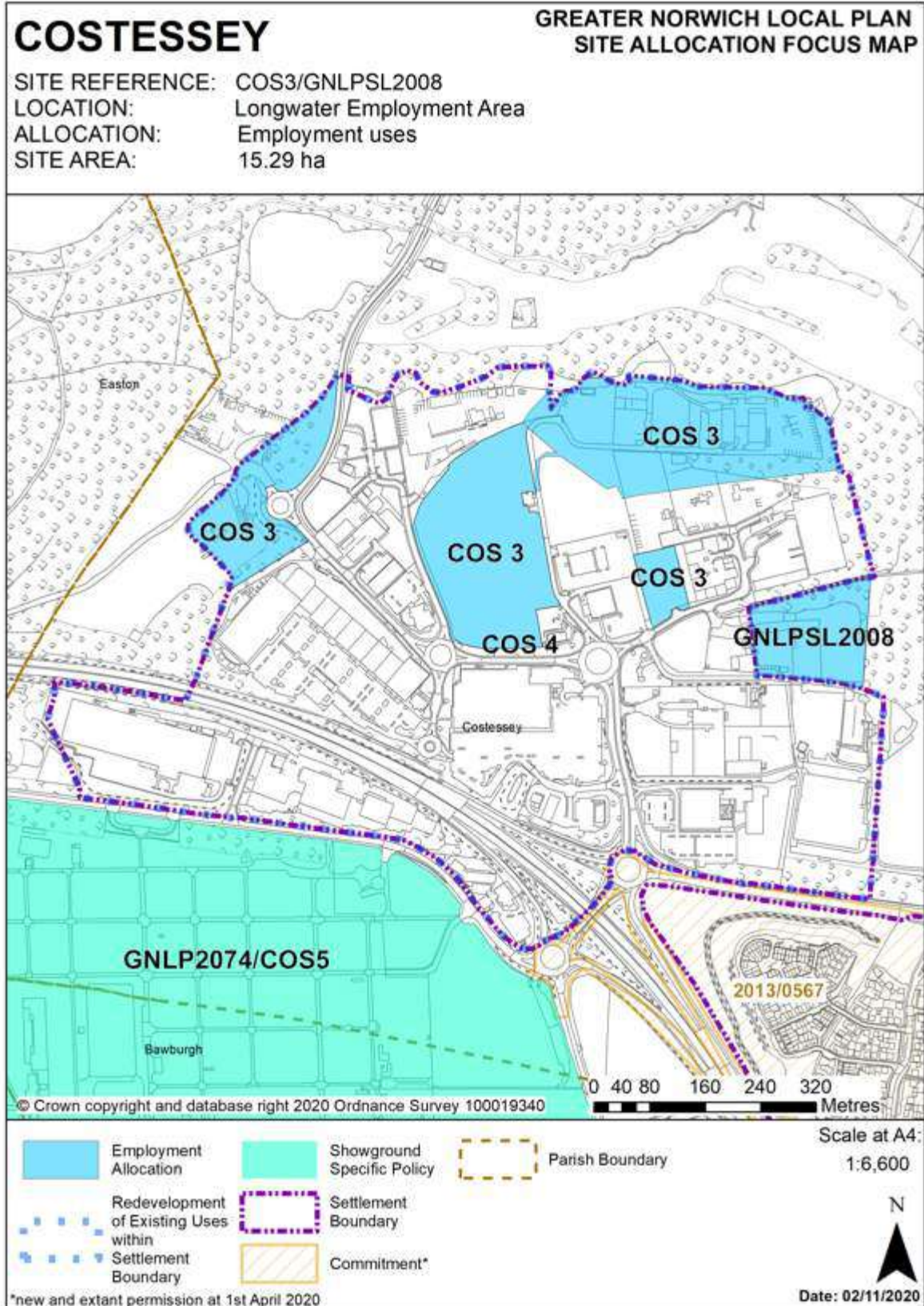
#### **SA Objective 15 – Water**

- F.3.7.19 Site GNLP0331CR coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



# F.4 Costessey

## F.4.1 Policy COS3 / GNLPSL2008 – Longwater Employment Area



**Policy COS3 / GNLPSL2008 – Longwater Employment Area**

**Allocation** Employment uses

**Area** 15.29 ha

**Policy COS 3/ GNLPSL2008 Longwater Employment Area, Costessey (approx. 15.29 ha) is allocated for Employment uses.**

The development will be expected to address the following specific matters:

**Uses**

1. Principally for E (g) Use Class (2020) employment uses.
2. Other employment uses that are not identified as main town centre uses in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.

**Transport**

3. Appropriate and proportionate contributions to short, medium and long-term improvements to the A47 Longwater Junction to ensure that capacity does not become a constraint on development.
4. Proportionate contributions to public transport improvements on the Dereham Road corridor and other public transport enhancements in accordance with the latest version of the Transport for Norwich implementation plan.
5. Safe and convenient pedestrian and cycle links to key locations including access to Longwater retail and nearby residential locations at Queens Hill, New Costessey and Easton.

**Constraints**

6. Wastewater infrastructure capacity must be confirmed prior to development taking place.
7. Protection of Long Dale County Wildlife Site to the north of Employment Area.
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources and is within a minerals and waste consultation area. The benefits of extracting the minerals, if feasible, will be taken into consideration and developers will need to consult Norfolk County Council (Minerals and Waste) as part of any future applications on the site.

Policy Ref	SA Objective														
	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
COS3 / GNLPSL2008	-	0	0	0	0	+	+	+	+	0	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.4.1.1 Site COS3/GNLPSL2008 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy would require improvements to be made to the road network and junctions surrounding the site, which could potentially lead to improvements in air quality by reducing congestion. Furthermore, development should make “contributions to public transport improvements on the Dereham Road corridor and other public transport enhancements” and provide “safe and convenient pedestrian and cycle links”. Alongside GNLPSL and Local Plan policies, these measures would help to ensure that site end users have access to sustainable transport options to reach new and existing employment opportunities, as an alternative to personal car use. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.



### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.4.1.2 Site COS3/GNLPSL2008 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Therefore, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.4.1.3 Site COS3/GNLPSL2008 is located approximately 900m south west of the 'River Wensum' SAC and SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. The site is located adjacent to 'Long Dale' CWS, which would be protected in accordance with the site policy. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.4.1.4 Site COS3/GNLPSL2008 is located within the existing Longwater Retail Park, and therefore, the proposed development of employment land at this site would not be expected to significantly alter the landscape. The requirements of GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character. Therefore, a negligible impact would be expected.

### **SA Objective 5 – Housing**

- F.4.1.5 Site COS3/GNLPSL2008 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.

### **SA Objective 6 – Populations and Community**

- F.4.1.6 Site COS3/GNLPSL2008 is located within the Longwater Retail Park which provides a range of retail stores including supermarkets. A minor positive impact on access to local services would be expected at this site.

### **SA Objective 7 – Deprivation**

- F.4.1.7 The proposed development at Site COS3/GNLPSL2008 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.4.1.8 Site COS3/GNLPSL2008 is located in close proximity to public greenspaces, and the site policy seeks to enhance accessibility for pedestrians and cyclists. This would be expected to provide site end users with good access to outdoor space for recreation and access via active travel, with likely physical and mental health benefits. The majority of Site COS3/GNLPSL2008 is located within 5km of Norfolk and Norwich University Hospital, providing sustainable access to emergency healthcare. Furthermore, the public transport enhancements outlined in the policy, in accordance with GNLP and Local Plan policies, would be expected to improve access to healthcare and reduce reliance on personal car use. Overall, a minor positive impact on health would be expected.

### **SA Objective 9 – Crime**

- F.4.1.9 The proposed development at Site COS3/GNLPSL2008 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.4.1.10 Site COS3/GNLPSL2008 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.4.1.11 Site COS3/GNLPSL2008 partially comprises undeveloped land and is proposed for employment uses. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.4.1.12 The majority of Site COS3/GNLPSL2008 is located within 400m of bus stops in Longwater Retail Park. However, the closest station is Norwich Railway Station, located approximately 9km to the south east. The site policy states that development should make contributions towards public transport improvements, in accordance with the latest Transport for Norwich implementation plan and provide “*safe and convenient pedestrian and cycle links to key locations including access to Longwater retail and nearby residential locations at Queens Hill, New Costessey and Easton*”. These measures, alongside GNLPSL and Local Plan policies, would be expected to improve access to the site via a range of modes including public transport and active travel and could potentially improve access into Norwich, including the train station. Overall, a minor positive impact on transport and access to services would be expected.

### **SA Objective 13 – Historic Environment**

- F.4.1.13 The proposed development at Site COS3/GNLPSL2008 would be unlikely to impact any surrounding heritage assets. The Grade II Listed Buildings ‘Remains of Costessey Hall’ and ‘Costessey Lodge’ are located approximately 400m to the north east and south west of the site, respectively. However, these buildings are likely to be screened from view by trees. Therefore, the proposed development at this site would be expected to have a negligible impact on the local historic environment.

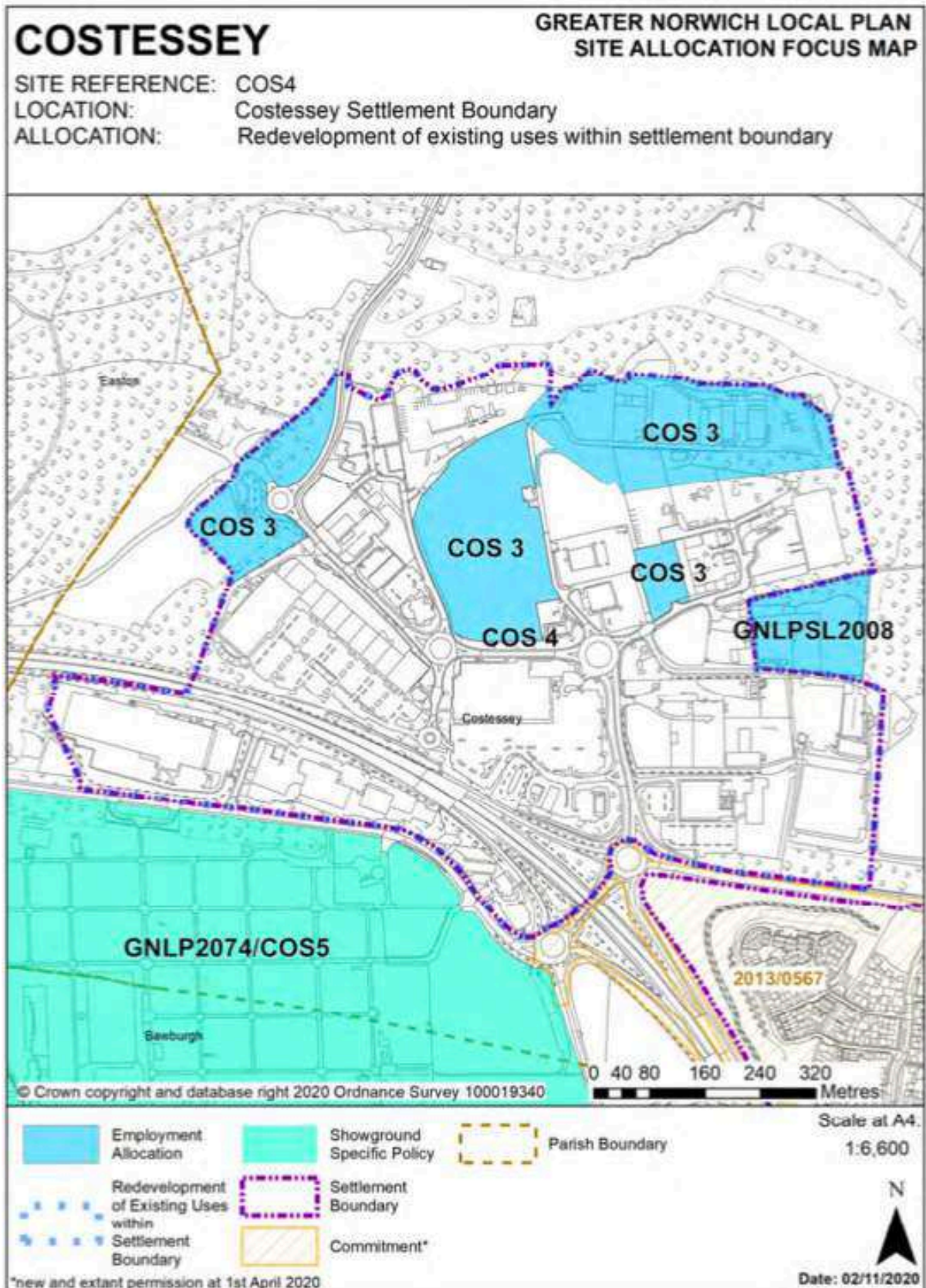
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.4.1.14 The majority of Site COS3/GNLPSL2008 comprises previously developed land. The undeveloped areas of the site coincide with ‘non-agricultural’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

### **SA Objective 15 – Water**

- F.4.1.15 A small proportion of Site COS3/GNLPSL2008 coincides with a groundwater SPZ (Zone III). GNLPSL and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

F.4.2 Policy COS4 – Costessey Settlement Boundary



**Policy COS4 – Costessey Settlement Boundary**

**Allocation** Redevelopment of existing uses within the Costessey Longwater Settlement Boundary

**Area** 66.18 ha

**Policy COS 4 Redevelopment of existing uses within the Costessey Longwater Development Boundary, Costessey.**

Within the Costessey Longwater Development Boundary proposals for the redevelopment or change of use of existing employment, retail, commercial and leisure uses will demonstrate that retention of the site for the same or similar uses has been fully explored without success. This would involve:

1. Six months marketing for the permitted and similar uses, using an appropriate agent; and
2. Confirmation that the site has been offered on a range of terms agreed in advance to be reasonable on the advice of an independent assessor; or
3. It can be demonstrated that the area is already adequately served for the type of use to be lost.

Where this has been demonstrated, sites within Costessey, Longwater Development Boundary, will be considered positively for E(g) employment uses or other employment uses ancillary and complementary to the strategic employment function of the area where they are not defined as a Main Town Centre use in the National Planning Policy Framework, specifically further car showrooms and petrol filling stations.

Policy Ref	SA Objective														
	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
COS4	0	0	0	0	0	+	0	+	0	0	+	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.4.2.1 The A47 passes through Site COS4, and the site is located adjacent to the A1074. However, the site comprises the existing Longwater Retail Park and the majority of the site within 200m of these roads comprises car parking. The site is buffered from the main road by trees. GNLP and Local Plan policies would be expected to ensure that the site is accessible via a range of sustainable transport options. The proposed redevelopment of existing employment, retail and commercial uses within this site would not be expected to significantly alter the amount of traffic on the local road network, or generation of air and noise pollution. Therefore, a negligible impact on air quality and noise would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.4.2.2 Site COS4 is located wholly within Flood Zone 1, however, a proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. Therefore, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.4.2.3 Site COS4 is located approximately 900m south west of the ‘River Wensum’ SAC and SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. The site is



located adjacent to 'Long Dale' CWS, and a small proportion of the site coincides with deciduous woodland priority habitat.

- F.4.2.4 GNL Policy 3 seeks to ensure development proposals do not result in *“harm to designated and non-designated assets of the natural environment”* and requires development to *“conserve and enhance the natural environment ... including priority habitats”*. Therefore, any future development at Site COS4 would be expected to conserve and enhance these biodiversity assets. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.4.2.5 Site COS4 comprises the existing Longwater Retail Park, and therefore, the proposed redevelopment of employment land at this site would not be expected to significantly alter the landscape. The requirements of GNL and Local Plan policies would be expected to ensure that any future development is in keeping with the surrounding landscape character. Therefore, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

- F.4.2.6 Site COS4 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.

#### **SA Objective 6 – Populations and Community**

- F.4.2.7 Site COS4 comprises the Longwater Retail Park which provides a range of retail stores including supermarkets. The site policy states that any proposals for *“change of use of existing employment, retail, commercial and leisure uses will demonstrate that retention of the site for the same or similar uses has been fully explored without success”*. A minor positive impact on access to local services would be expected at this site.

#### **SA Objective 7 – Deprivation**

- F.4.2.8 The proposed redevelopment of existing uses at Site COS4 would be expected to have a negligible impact on deprivation.

#### **SA Objective 8 – Health**

- F.4.2.9 Site COS4 is located in close proximity to public greenspaces, which would be expected to provide site end users with good access to outdoor space for recreation. The majority of Site COS4 is located within 5km of Norfolk and Norwich University Hospital, providing sustainable access to emergency healthcare. GNL and Local Plan policies would be expected to enhance public transport, pedestrian and cycle access, which could potentially improve access to healthcare as well as help to encourage active travel and reduce reliance on personal car use, with likely physical and mental health benefits. Overall, a minor positive impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.4.2.10 The proposed redevelopment of existing uses at Site COS4 would be expected to have a negligible impact on crime.

#### **SA Objective 10 – Education**

- F.4.2.11 The proposed redevelopment of existing uses within the Costessey Longwater development at Site COS4 would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

- F.4.2.12 Site COS4 currently comprises the Longwater Retail Park. The site policy supports the redevelopment of employment, retail, commercial and leisure uses within the development boundary. Any future development could potentially result in the provision of employment opportunities in the local area, and therefore, a minor positive impact on the local economy would be expected.

**SA Objective 12 – Transport and Access to Services**

- F.4.2.13 The majority of Site COS4 is located within 400m of bus stops in Longwater Retail Park. However, the closest station is Norwich Railway Station, located approximately 9km to the south east. GNLP and Local Plan policies would be expected to improve access to the site via a range of modes including public transport and active travel and could potentially improve access into Norwich, including the train station. Overall, a minor positive impact on transport and access to services would be expected.

**SA Objective 13 – Historic Environment**

- F.4.2.14 Site COS4 is located approximately 80m from the Grade II Listed Building ‘Costessey Lodge’, and approximately 400m from ‘Remains of Costessey Hall’. However, the site primarily comprises previously developed land, and is separated from these Listed Buildings by trees. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings is conserved. Therefore, a negligible impact on the historic environment would be expected.

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

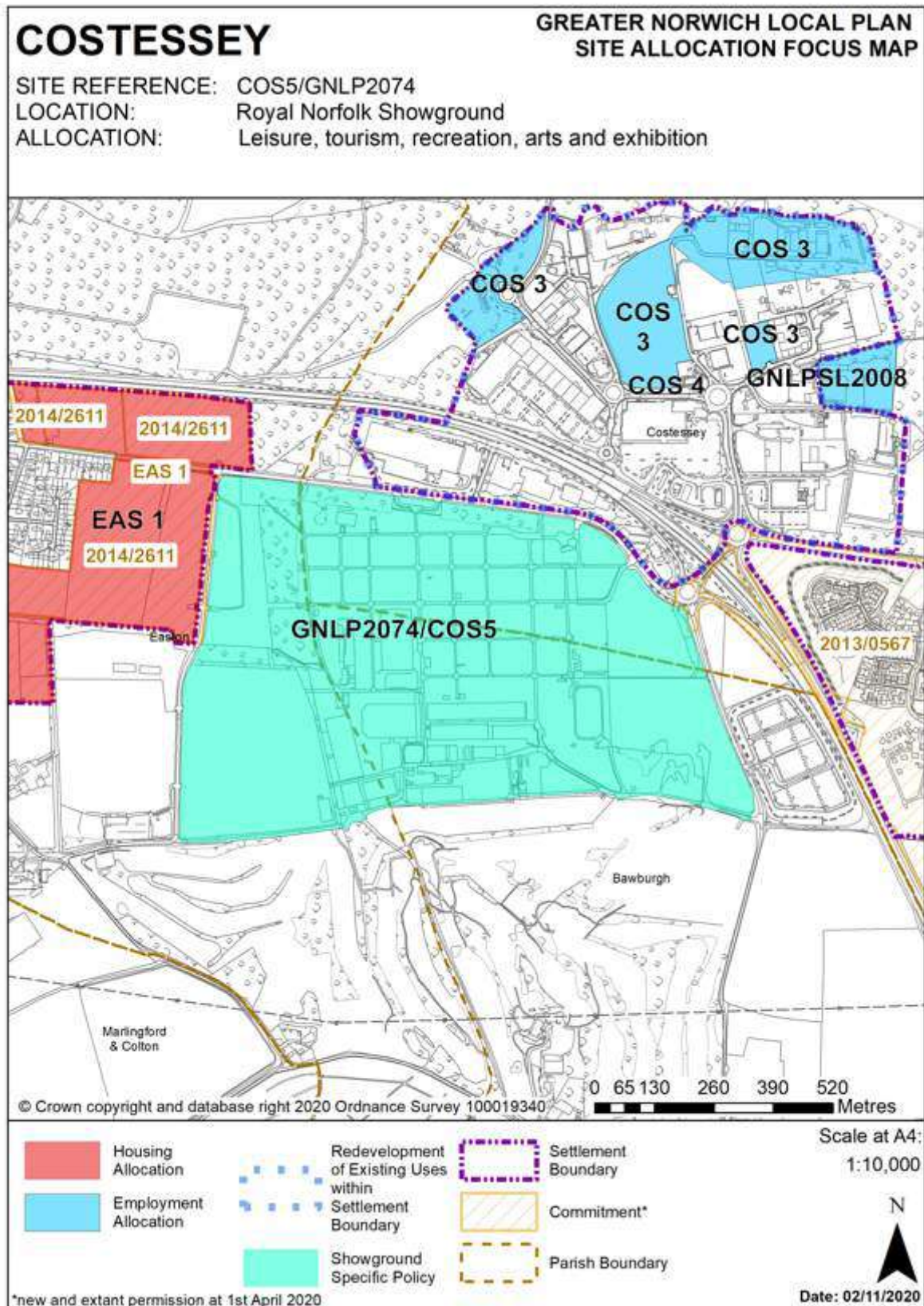
- F.4.2.15 The majority of Site COS4 comprises previously developed land. The undeveloped areas of the site coincide with ‘non-agricultural’ ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

**SA Objective 15 – Water**

- F.4.2.16 A small proportion of Site COS4 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies, would be expected to mitigate the potential adverse impacts of any redevelopment at Site COS4 on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



F.4.3 Policy COS5 / GNLP2074 – Royal Norfolk Showground



**Policy COS5 / GNLP2074 – Royal Norfolk Showground**

**Allocation** Applications for leisure, tourism, recreation arts and exhibitions will be considered positively

**Area** 76.96 ha

**Policy COS 5 / GNLP2074 Royal Norfolk Showground, Costessey**

Planning applications for the use of the identified area for leisure, tourism, recreation, arts and exhibition uses will be considered positively provided that:

1. The open character of the site is retained, including the impact of ancillary uses such as car parking.
2. Any new buildings and extensions are required to support the main functions of the Showground.
3. Harm would not be caused by the nature, scale, extent, frequency or timing of proposed activities, including:
  - a) any noise or vibration likely to be generated, including from motorised sports or flying; and,
  - b) any light which could have an impact beyond the site itself.
4. Highways and transport improvements are agreed with Norfolk County Council and, where appropriate, the Highways Agency, to be proportionate to the form and scale of development and includes pedestrian and cycle access across the A47.
5. Wastewater infrastructure capacity must be confirmed prior to development taking place.

Small scale Food retail, including an anchor unit selling a significant proportion of locally produced goods; café/restaurant/public house uses; and other leisure and service uses, to serve the wider function of the showground will also be considered.

Policy Ref	SA Objective														
	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
COS5 / GNLP2074	0	0	0	0	0	++	0	+	0	0	++	+	0	-	0

**SA Objective 1 – Air Quality and Noise**

F.4.3.1 Site COS5/GNLP2074 currently comprises the Royal Norfolk Showground and is proposed for leisure, tourism and recreation uses, in line with the current use. The site policy would require improvements to be made to the road network surrounding Site COS5/GNLP2074, which could potentially lead to improvements in air quality by reducing congestion. Furthermore, through the requirement to incorporate “pedestrian and cycle access across the A47” this policy would help to ensure that site is accessible via sustainable transport options. The site policy also seeks to ensure that “harm would not be caused by the nature, scale, extent, frequency or timing of proposed activities, including ... noise or vibration”. Therefore, any future development within the Norfolk Showground would not be expected to significantly alter the amount of traffic on the local road network, or generation of air and noise pollution. Therefore, a negligible impact on air quality and noise would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.4.3.2 Site COS5/GNLP2074 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low and medium risk of surface water flooding. It is

anticipated that appropriate sustainable drainage systems would be provided alongside any future development, in accordance with GNLP and Local Plan policies. A negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.4.3.3 Site COS5/GNLP2074 is located approximately 1.7km south west of the 'River Wensum' SAC and SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Site GNLP2074 coincides with several stands of deciduous woodland priority habitat. GNLP Policy 3 requires development to *"conserve and enhance the natural environment ... including priority habitats"*. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.4.3.4 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 COS5/GNLP2074 currently comprises the Royal Norfolk Showground and is proposed for tourism and recreation end uses, and therefore, would be unlikely to significantly alter the landscape character.
- F.4.3.5 The site policy states that development will be permitted where *"the open character of the site is retained, including the impact of ancillary uses such as car parking"*. GNLP and Local Plan policies would seek to ensure that development does not result in a significant impact on the landscape character. Therefore, any future development at this site would be expected to result in a negligible impact on the landscape.

### **SA Objective 5 – Housing**

- F.4.3.6 Site COS5/GNLP2074 is proposed for leisure, tourism, recreation, arts and exhibition 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 this site.

### **SA Objective 6 – Populations and Community**

- F.4.3.7 Site COS5/GNLP2074 is located over 600m from local services. The site policy states that pedestrian and cycling improvements would be provided. Alongside the GNLP and Local Plan policies, this would be expected to improve access to local services. Furthermore, the site policy supports the development of small-scale retail selling locally produced goods, such as *"café/restaurant/public house uses; and other leisure and service uses, to serve the wider function of the showground"* and the proposed use of the site for leisure, tourism, recreation, arts and exhibition uses would be likely to provide space for local events and promote community cohesion. Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.4.3.8 The proposed leisure, tourism, recreation, arts and exhibition uses at the existing Norfolk Showground would be expected to have a negligible impact on deprivation.

### **SA Objective 8 – Health**

- F.4.3.9 Site COS5/GNLP2074 is located within 5km of Norfolk and Norwich University Hospital, providing sustainable access to emergency healthcare. The outdoor setting of the site would be expected to ensure there is good access to green spaces for recreation and reflection. Furthermore, the proposed improvements to pedestrian and cycling access within the policy would be expected to enhance connectivity and encourage active travel for visitors to events at the site as well as employees, with benefits to mental and physical health. Overall, a minor positive impact on health would be expected.

### **SA Objective 9 – Crime**

- F.4.3.10 The proposed leisure, tourism, recreation, arts and exhibition uses at the existing Norfolk Showground would be expected to have a negligible impact on crime.

**SA Objective 10 – Education**

- F.4.3.11 Site COS5/GNLP2074 is proposed for leisure, tourism, recreation, arts and exhibition uses, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

- F.4.3.12 Site COS5/GNLP2074 is proposed for leisure, tourism, recreation, arts and exhibition uses. The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

- F.4.3.13 Site COS5/GNLP2074 is served by bus stops on Dereham Road and is well connected to road and footpath networks, however, the closest railway station is Norwich Station, located approximately 9km to the south east. The site policy states that development should ensure “*highways and transport improvements are agreed with Norfolk County Council and, where appropriate, the Highways Agency*” including improvements to pedestrian and cycle access. These measures, alongside GNLP and Local Plan policies, would be expected to improve access to the site via a range of modes including public transport and active travel and could potentially improve access into Norwich, including the train station. Overall, a minor positive impact on transport and access to services would be expected.

**SA Objective 13 – Historic Environment**

- F.4.3.14 Site COS5/GNLP2074 is located approximately 60m from the Grade II Listed Building ‘Costessey Lodge’. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings is conserved. Therefore, a negligible impact on the historic environment would be expected.

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

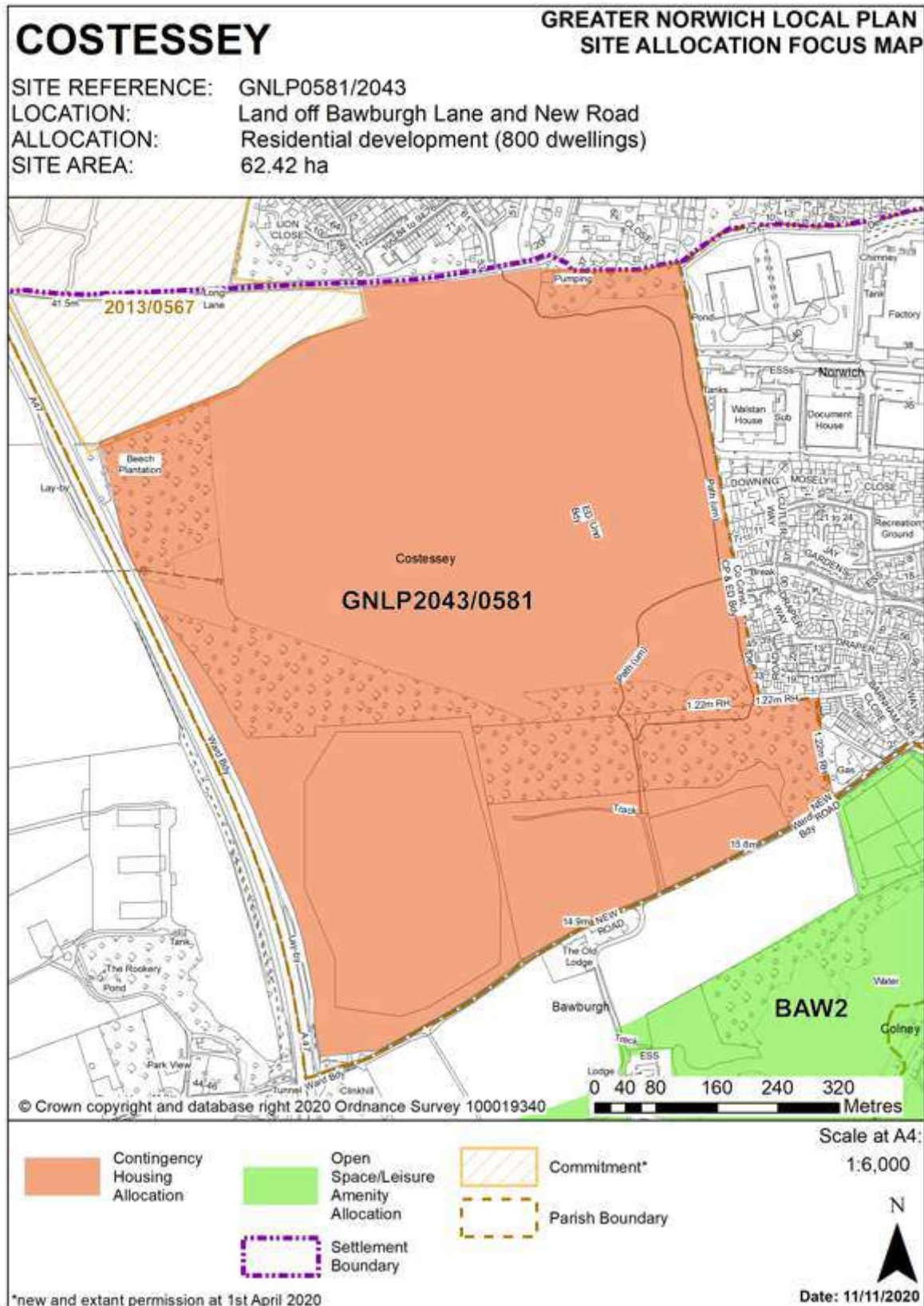
- F.4.3.15 Site COS5/GNLP2074 primarily comprises previously undeveloped land. Approximately 73ha of the site coincides with ALC Grade 3 land, and approximately 3ha coincides with land classed as ‘non-agricultural’. ALC Grade 3 land could potentially represent some of Greater Norwich’s BMV agricultural land. The location of any “*new buildings and extensions*” at Site COS5/GNLP2074 is unknown. Any future development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

**SA Objective 15 – Water**

- F.4.3.16 Site COS5/GNLP2074 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



**F.4.4 Policy GNLP0581/GNLP2043 – Land off Bawburgh Lane and New Road (Contingency Site)**



### Policy GNLPO581/GNLP2043 – Land off Bawburgh Lane and New Road (Contingency Site)

**Allocation** Residential development (800 dwellings)

**Area** 62.42 ha

#### CONTINGENCY SITE

**Policy GNLPO581/2043 Land off Bawburgh Lane, north of New Road, east of the A47 (approx. 62.42ha) is identified as a contingency site for an urban extension including housing, open and play space, a local centre and education facilities. This could accommodate in the region of 800 homes.**

The site will become an allocation if there are three consecutive years in which Annual Monitoring Reports show that housing completions in Greater Norwich are more than 15% below annual targets in each year and where under-delivery is the result of site specific constraints (for example there are infrastructure or ownership constraints or significant abnormal costs have been identified) preventing the delivery of committed and allocated housing sites.

More homes may be accommodated on the site, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will address the following specific matters:

1. Approximately 4 hectares of the site should be safeguarded for education to provide a new primary school and a sixth form college in agreement with the education authority;
2. Provision of a new local centre on site (approx. 0.3ha) to include a convenience foodstore and three smaller units with parking provision.
3. Provision of adequate landscaping and green infrastructure.
4. Provision of a sustainable drainage system (SUDs);
5. Mitigation to address utilities infrastructure crossing the site;
6. Provision for off-site improvements to the highway network to address the impact of the development on the Longwater Junction and on New Road to ensure that the site can be adequately accessed from the A47 and A1074 and the A47 and B1108;
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources;
8. Preparation of a masterplan to guide the development, submitted as part of the application for planning permission.

The masterplan and other documentation required through this plan should:

9. Provide for vehicular access from Barnard Road and New Road and public transport to and through the site;
10. Include pedestrian and cycle access across the site and to neighbouring residential and retail areas and other services and facilities in Bowthorpe and Costessey (Longwater) and to the open countryside to promote active travel. This should include safeguarding of land for a pedestrian footbridge over the A47;
11. Provide a significant landscape buffer adjacent to the A47 and adequate noise mitigation measures to protect amenity and detail the location of other green infrastructure to provide links across the site and to the wider green infrastructure network;
12. Set out the distribution of land-uses across the site. The education facilities and local centre should be centrally located on the site;
13. Detail the phasing of development of the site;
14. Include pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
15. Include an Arboricultural Impact Assessment (AIA) to protect or to mitigate any harm to trees on site;
16. Include an ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development.
17. Mitigate surface water flooding, particularly in the east of the site;
18. Comply with the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the mineral planning authority as the site is partially underlain by a defined mineral safeguarding area for sand and gravel.
19. Clarify the approach to infrastructure delivery on and off site.



Policy Ref	SA Objective														
	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
GNLPO581/ GNLPO2043	-	-	0	-	++	++	+	+	+	++	++	+	0	-	0

**SA Objective 1 – Air Quality and Noise**

F.4.4.1 Site GNLPO581/GNLPO2043 is located adjacent to the A47, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution. The site policy states that the site masterplan should include “a significant landscape buffer adjacent to the A47 and adequate noise mitigation measures to protect amenity”, which could potentially help to protect residents from adverse impacts on health arising from air pollution as well as noise pollution.

F.4.4.2 The site policy requires “off-site improvements to the highway network”, public transport access, as well as “pedestrian and cycle access across the site and to neighbouring residential and retail areas and other services and facilities”. These measures could potentially help to improve air quality by reducing congestion and providing options for transport other than personal cars. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the proposed development of an urban extension including approximately 800 dwellings at this site would nonetheless be expected to result in an increase in traffic on the local road network and air pollution, to some extent. A minor negative impact on air quality and noise would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.4.4.3 Site GNLPO581/GNLPO2043 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that the masterplan for this site should “mitigate surface water flooding, particularly in the east of the site” and include the “provision of a sustainable drainage systems”. Furthermore, the policy states that on-site landscaping, open space and green infrastructure would be provided. These measures would be expected to reduce flood risk on site and in surrounding locations.

F.4.4.4 However, the proposed development of approximately 800 dwellings at Site GNLPO581/GNLPO2043 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.4.4.5 Site GNLPO581/GNLPO2043 is located approximately 1.7km south of the ‘River Wensum’ SAC and SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI.

F.4.4.6 Site GNLPO581/GNLPO2043 coincides with a large area of deciduous woodland priority habitat. The site policy states that development should include an Arboricultural Impact Assessment to “protect or to mitigate any harm to trees on site” and an “ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development”. It is assumed that these measures would ensure there is no loss of priority habitat, and the connectivity of habitats is preserved and enhanced, in line with the requirement of GNLPO Policy 3 to “conserve and enhance the natural environment ... including priority habitats”. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.4.4.7 Site GNLP0581/GNLP2043 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. The site policy seeks to *"provide a significant landscape buffer adjacent to the A47 and ... links across the site and to the wider green infrastructure network"*. These measures, in addition to the GNLP and Local Plan policies, would be expected to reduce the impacts of development on the surrounding landscape character.

F.4.4.8 Nonetheless, Site GNLP0581/GNLP2043 comprises a large area of previously undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site would be likely to contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.4.4.9 Site GNLP0581/GNLP2043 is proposed for the development of approximately 800 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.4.4.10 Site GNLP0581/GNLP2043 is located over 600m from existing local services, however, the site policy states that development would incorporate a *"new local centre on site (approx. 0.3ha) to include a convenience foodstore and three smaller units with parking provision"*. Alongside the GNLP and Local Plan policies, this would be expected to provide access to local services and have a major positive impact on populations and communities.

#### **SA Objective 7 – Deprivation**

F.4.4.11 The proposed development at Site GNLP0581/GNLP2043 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.4.4.12 A proportion of Site GNLP0581/GNLP2043 is located adjacent to the A47. 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 an adverse impact on the health of site end users. The site policy states that the site masterplan should include *"a significant landscape buffer adjacent to the A47 and adequate noise mitigation measures to protect amenity"*. This could potentially help to protect residents from adverse impacts on health arising from air pollution as well as noise pollution.

F.4.4.13 Site GNLP0581/GNLP2043 is located within 5km of Norfolk and Norwich University Hospital, providing sustainable access to emergency healthcare, however, the majority of the site is located over 800m from Roundwell Medical Centre and over 600m from public greenspaces. The site policy would be expected to provide open space for recreation, as well as enhancements to pedestrian and cycle networks. These measures would be expected to ensure that site end users have good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits. Alongside the requirements of GNLP and Local Plan policies to enhance public transport access, these measures could potentially help to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

#### **SA Objective 9 – Crime**

F.4.4.14 The proposed development at Site GNLP0581/GNLP2043 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.4.4.15 The majority of Site GNLPO581/GNLP2043 is located within 1.5km of Ormiston Victory Academy, however, the majority of the site is located over 800m from primary schools including Chapel Break Infant School and St Michael's CE VA Junior School. The site policy states that *"approximately 4 hectares of the site should be safeguarded for education to provide a new primary school and a sixth form college in agreement with the education authority"* which *"should be centrally located on the site"*. Overall, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.4.4.16 Site GNLPO581/GNLP2043 is located within 5km of several primary employment locations including the Longwater Retail Park, Bowthorpe employment area and the Norfolk and Norwich University Hospital. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide enhanced pedestrian and public transport connections, which could potentially improve access to local employment opportunities.
- F.4.4.17 Site GNLPO581/GNLP2043 is proposed for the development of an urban extension including a new local centre and schools. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.4.4.18 Site GNLPO581/GNLP2043 is located over 400m from a bus stop providing regular services, and the closest station is Norwich Railway Station, located approximately 7.3km to the south east of the site. The site policy states that development should *"provide for vehicular access from Barnard Road and New Road and public transport to and through the site"* as well as *"pedestrian and cycle access across the site and to neighbouring residential and retail areas and other services and facilities"* as well as the open countryside. The new local centre would be expected to encourage local shopping and reduce the need to travel via car to access services and facilities. Furthermore, GNLP and Local Plan policies would be expected to improve access to the site via a range of modes including public transport and active travel. This could potentially improve access to train stations. Overall, a minor positive impact on transport and access to services would be expected.

#### **SA Objective 13 – Historic Environment**

- F.4.4.19 Site GNLPO581/GNLP2043 is located approximately 300m from the Grade II\* Listed Building 'Lodge Farmhouse'. The proposed *"significant landscape buffer adjacent to the A47"* and site masterplan, in accordance with GNLP and Local Plan policies, would be expected ensure that the character and setting of nearby heritage assets is conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

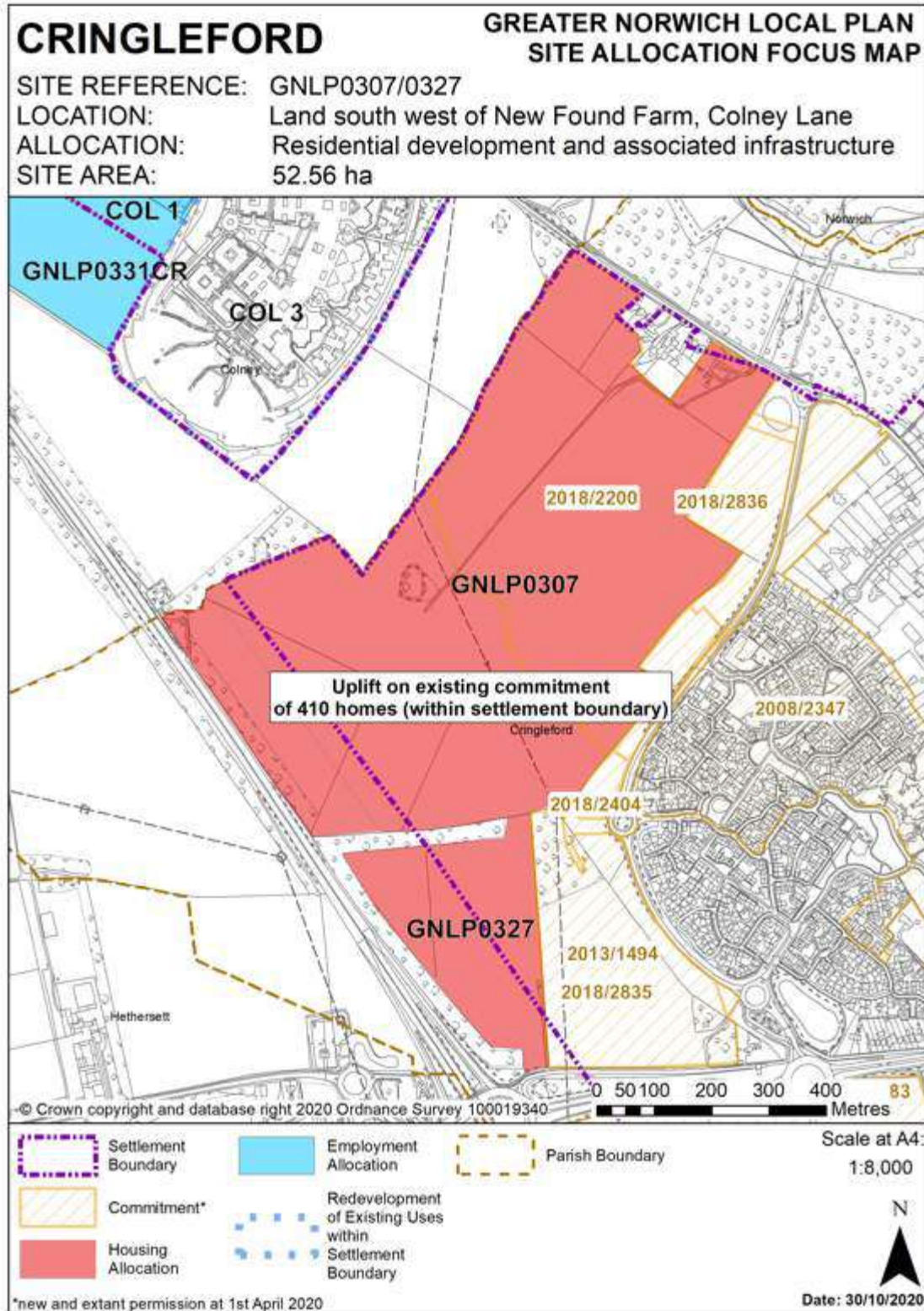
- F.4.4.20 Site GNLPO581/GNLP2043 comprises previously undeveloped land. The 61.35ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. The proposed development at this site could potentially result in a minor negative impact due to the loss of more than 20ha of BMV land.

#### **SA Objective 15 – Water**

- F.4.4.21 Site GNLPO581/GNLP2043 coincides with a groundwater SPZ (Zone II and III). The site policy states that development should *"include pollution control techniques to ensure that development does not lead to pollution of the water environment"*. In addition to the requirements of GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ and result in a negligible impact on water.

# F.5 Cringleford

## F.5.1 Policy Cringleford Neighbourhood Plan HOU1 (GNLP0307 / GNLP0327) – Land south west of New Found Farm, Colney Lane





**Policy HOU1 / GNLPO307 / GNLPO327 – Land south west of New Found Farm, Colney Lane**

**Allocation** Uplift in numbers on existing allocation (residential)

**Area** 52.56 ha

**Policy Cringleford Neighbourhood Plan HOU1 (GNLPO307/GNLPO327) Land north and south of the A11 (approx. 52.56 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately 1,710 homes.**

The development will be expected to address the following specific matters:

1. Development to comply with the policies of the Cringleford Neighbourhood Plan 2013-2026, including that no more than approximately 1,300 homes are built prior to 2026.
2. Transport Assessment will be required, to include:
  - confirmation that the proposed improvements to the A47 Thickthorn Interchange can accommodate the uplift in dwelling numbers;
  - a vehicular route through the adjacent development site (reference: 2013/1494), capable of serving as a bus route;
  - footpath and cycleway connections to the Roundhouse Way bus interchange;
  - improvements to Colney Lane;
  - enhanced pedestrian, cycle and public transport access to the wider Norwich Research Park (including the UEA);
  - enhanced walking routes to nearby schools; and
  - safeguarding of land for a pedestrian footbridge over the A47.
3. Approximately 3 hectares of the site should be safeguarded for a new school, or equivalent alternative provision in agreement with the education authority.
4. Adequate landscaping and green infrastructure to be provided including landscape buffer in accordance with Bypass protection zone adjacent of A47 and adequate noise mitigation measures to protect residential amenity.
5. Inclusion of pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
6. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
7. Provision of a drainage system (SUDs).
8. Mitigations to address utilities infrastructure crossing the site.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & Gl	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
HOU1/ GNLPO307/ GNLPO327	-	-	0	-	++	+	+	+	+	++	+	+	0	-	-

**SA Objective 1 – Air Quality and Noise**

F.5.11 Site GNLPO307/GNLPO327 is located adjacent to the A47 and A11, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution. The site policy states that the site masterplan should include “adequate landscaping and green infrastructure to be provided including landscape buffer in accordance with Bypass protection zone adjacent of A47 and

*adequate noise mitigation measures to protect residential amenity*". This could potentially help to protect residents from adverse impacts on health arising from air pollution as well as noise pollution.

- F.5.1.2 The site policy also seeks to improve the local highways network and provide "*enhanced pedestrian, cycle and public transport access*", which could potentially help to improve air quality by reducing congestion and provide options for transport other than personal cars. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the proposed development of approximately 1,710 dwellings at this site would nonetheless be expected to result in an increase in traffic on the local road network and air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.5.1.3 Site GNLPO307/GNLPO327 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that the development should include "*provision of a drainage system (SUDs)*" and green infrastructure. These measures, in accordance with GNLPO and Local Plan policies, would be expected to ensure surface water flooding is minimised.

- F.5.1.4 However, the proposed development of approximately 1,710 dwellings at Site GNLPO307/GNLPO327 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.5.1.5 Site GNLPO307/GNLPO327 is located approximately 3.8km south of the 'River Wensum' SAC and SSSI. This site is also located approximately 2km west of 'Eaton Chalk Pit' SSSI and approximately 3.3km south west of 'Sweetbriar Road Meadows, Norwich' SSSI. Site GNLPO307/GNLPO327 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 with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.5.1.6 Site GNLPO307/GNLPO327 is located within the LCA 'Yare Tributary Farmland with Parkland'. Site GNLPO307/GNLPO327 currently comprises a large area of arable farmland, which is a key characteristic of this LCA. The site policy states that "*adequate landscaping and green infrastructure [will] be provided including landscape buffer*". These measures, in addition to the GNLPO and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character.

- F.5.1.7 Nonetheless, Site GNLPO307/GNLPO327 comprises previously undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside, as well as coalescence between the settlements of Cringleford and Colney. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.5.1.8 Site GNLPO307/GNLPO327 is proposed for the development of approximately 1,710 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.5.1.9 Site GNLPO307/GNLPO327 is located over 600m from local services. The site policy states that "*enhanced pedestrian, cycle and public transport access*" would be provided. This could potentially help to improve access to nearby services in Cringleford. Alongside the GNLPO and Local Plan policies, this would be expected to improve access to local services and have a minor positive impact on populations and communities.



### **SA Objective 7 – Deprivation**

- F.5.110 The proposed development at Site GNLPO307/GNLPO327 would not be expected to have a significant impact on deprivation. The GNLPO and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.5.111 A proportion of Site GNLPO307/GNLPO327 is located within 200m of the A47 and A11. The site policy states that the site masterplan should include *“adequate landscaping and green infrastructure to be provided including landscape buffer in accordance with Bypass protection zone adjacent of A47 and adequate noise mitigation measures to protect residential amenity”*. This could potentially help to protect residents from adverse impacts on health arising from air pollution as well as noise pollution.

- F.5.112 Site GNLPO307/GNLPO327 is located in close proximity to Norfolk and Norwich University Hospital, which is situated approximately 1.5km to the north west of the site. However, the majority of the site is located over 800m from Cringleford Doctor’s Surgery. The majority of the site is also located over 600m from the PRoW network and public greenspaces. The site policy would be expected to enhance pedestrian and cycle connectivity through providing new safe and convenient links between residential areas and the site, which could potentially improve access to healthcare including the nearby GP surgery, as well as leisure centres and green spaces for outdoor recreation. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

### **SA Objective 9 – Crime**

- F.5.113 The proposed development at Site GNLPO307/GNLPO327 would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.5.114 Site GNLPO307/GNLPO327 is located over 1.5km from the nearest secondary school and partially over 800m from Cringleford C of E Voluntary Aided Primary School. The site policy states that *“approximately 3 hectares of the site should be safeguarded for a new school, or equivalent alternative provision in agreement with the education authority”* and *“enhanced walking routes to nearby schools”*. Furthermore, the proposed *“enhanced pedestrian, cycle and public transport access”* would also be likely to improve access to schools in the wider area such as Norwich. Overall, a major positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.5.115 Site GNLPO307/GNLPO327 is located within 5km of several primary employment locations including Norfolk and Norwich University Hospital, the University of East Anglia, and Norwich city centre. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy states that the proposed development would include *“enhanced pedestrian, cycle and public transport access to the wider Norwich Research Park (including the UEA)”*. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.5.116 The majority of Site GNLPO307/GNLPO327 is located over 400m from bus stops. The closest railway station is Norwich Railway Station, located approximately 6.3km to the north east. The site is well connected to the surrounding road network; however, it has limited access to the existing footpath network. The site policy states that the proposed development would include *“a vehicular route through the adjacent development site ... capable of serving as a bus route”* as well as improvements to the pedestrian, cycle and public transport access including *“footpath and cycleway connections to the Roundhouse Way bus interchange”* and *“safeguarding of land for a pedestrian footbridge over the A47”*. These measures would be likely to encourage active travel in the local area and could potentially help

to improve public transport connections to the surrounding area including train stations. Overall, a minor positive impact on transport and access to services would be expected.

#### **SA Objective 13 – Historic Environment**

F.5.117 Site GNLPO307/GNLPO327 is located approximately 360m from the Grade II Listed Building ‘The Round House at TG 188 056’ and ‘Milestone No 4 at TG 1800 0556’, and approximately 500m from Earlham Conservation Area. The site policy states that “*adequate landscaping and green infrastructure [will] be provided including landscape buffer*” and the “*Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development*”. These measures, alongside GNLPO and Local Plan policies, would be expected to ensure that the character and setting of nearby Listed Buildings and Conservation Areas is conserved. Therefore, a negligible impact on the historic environment would be expected.

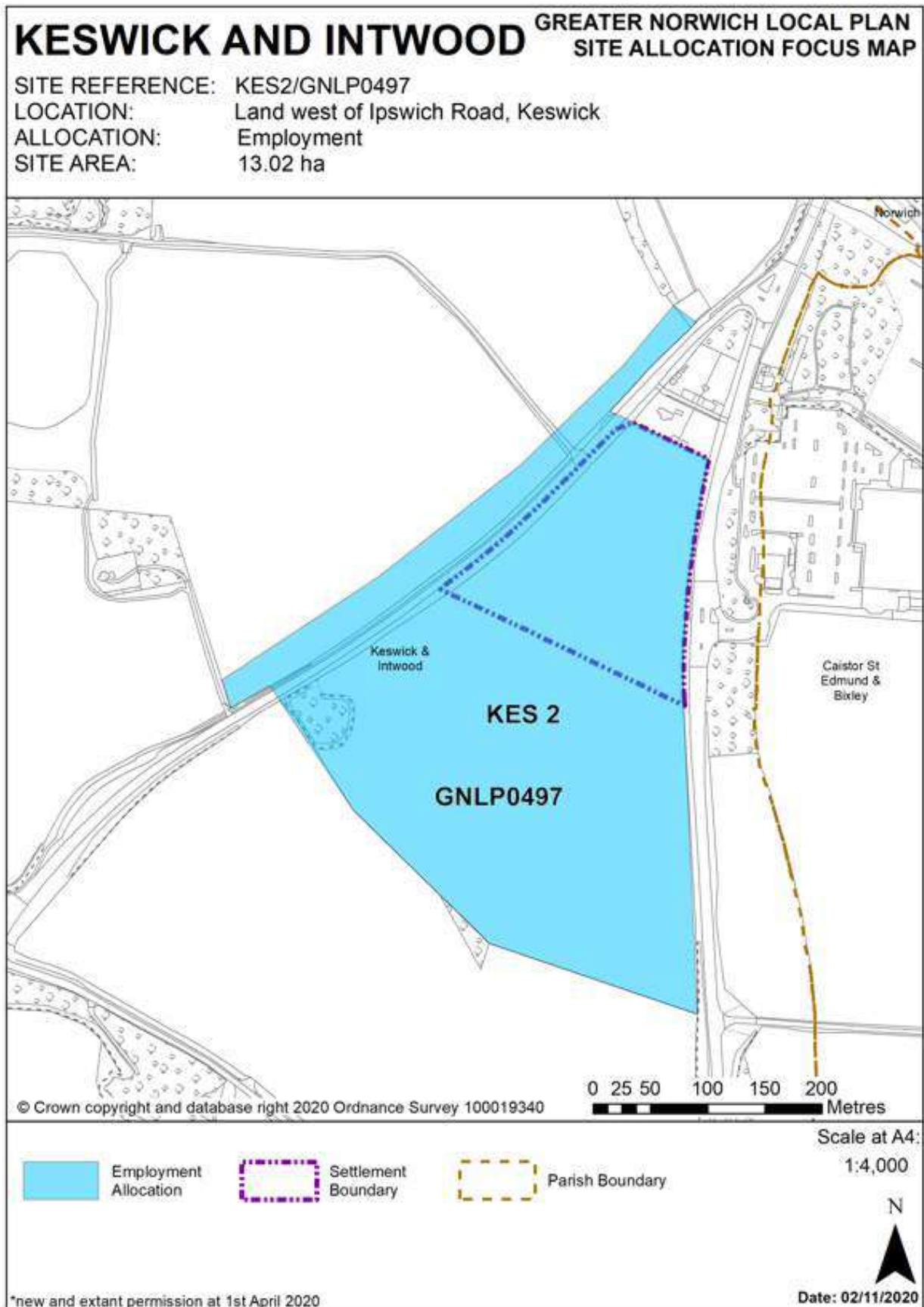
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.5.118 Site GNLPO307/GNLPO327 comprises previously undeveloped land. The 52.56ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV agricultural land. The proposed development at this site could potentially result in a minor negative impact due to the loss of more than 20ha of BMV land.

#### **SA Objective 15 – Water**

F.5.119 Site GNLPO307/GNLPO327 coincides with a groundwater SPZ (Zone III) and a small proportion of the site is located within 200m of a minor watercourse. The site policy states that the proposed development should include “*pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3*”. In addition to the requirements of GNLPO and Local Plan policies this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. However, the proposed development at this site could potentially increase the risk of contamination of the watercourse, and as such, result in a minor negative impact on water.

### F.5.2 Policy KES2 / GNL0497 – Land west of Ipswich Road, Keswick



**Policy KES2 / GNLPO497 – Land west of Ipswich Road, Keswick**

<b>Allocation</b>	Employment
<b>Area</b>	13.02 ha

**Policy KES 2 (including GNLPO497) Land west of Ipswich Road, Keswick (approx. 13.02 ha) is allocated for employment uses.**

The development will be expected to address the following specific matters:

1. Mixed use development within Use Class E(g), the ratio of uses being subject to acceptable highways impacts;
2. An access road across the site from B1113 to A140 at Tesco Harford, with roundabout access from the B1113 and revised traffic light junction on the A140, to be agreed with Highways Authority.
3. Restriction of a right turn movements at the existing B1113/A140 junction.
4. Off-site cycle and footway links connecting to Low Road, Keswick and the Yellow Pedalway on the A140.
5. Appropriate layout, scale and landscaping to protect properties to the north and to reflect the setting of the site within the Southern Bypass Landscape Protection Zone and its location on a gateway into Norwich.
6. Inclusion of ecological appraisal with off-site strategic landscaping north-west of the B1113 as buffering to Harford Bridge Marshes CWS and NWT Nature reserve
7. Any development must conserve and enhance the significance of nearby heritage assets including the Grade II Listed church of All Saints and remains of the Church of All Saints to the west of the site, including any contribution made to that significance by setting.
8. Sustainable drainage, reflecting the implications of the river valley location. Run off from the development onto the Harford Bridge Marshes County Wildlife Site and Nature Reserve may be an issue that will need to be mitigated for.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
KES2 / GNLPO497	-	0	0	-	0	+	+	-	+	0	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.5.2.1 Site KES2/GNLPO497 is proposed for employment development comprising 13.02ha, and therefore, would be expected to result in an increase in local air pollution, to some extent. Furthermore, Site KES2/GNLPO497 is located adjacent to the A140, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution.

F.5.2.2 The site policy also seeks to improve the local highways network and including access roads and junctions, and provide new cycle and footway links, which could potentially help to improve air quality by reducing congestion and provide options for transport other than personal cars. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.5.2.3 Site KES2/GNLP0497 is located wholly within Flood Zone 1, and although a small proportion of the site coincides with areas of surface water flood risk it is anticipated that this would be addressed through the site policy requirement to incorporate sustainable drainage, in line with GNLP and Local Plan policies. Therefore, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.5.2.4 Site KES2/GNLP0497 is located approximately 6.2km south east of 'River Wensum' SAC and 8.7km south west of 'The Broads' SAC and 'Broadland' SPA and Ramsar. The site is also located approximately 1.9km west of 'Caistor St Edmund Chalk Pit' SSSI and 1.8km south east of 'Eaton Chalk Pit' SSSI, 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 with Natural England.
- F.5.2.5 The site policy states that the proposed development will include "*an ecological appraisal with off-site strategic landscaping north-west of the B1113 as buffering to Harford Bridge Marshes CWS and NWT Nature reserve*". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.5.2.6 Site KES2/GNLP0497 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.
- F.5.2.7 The site policy states that the development will be of "*appropriate layout, scale and landscaping to protect properties to the north and to reflect the setting of the site within the Southern Bypass Landscape Protection Zone and its location on a gateway into Norwich*". These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character.
- F.5.2.8 Nonetheless, Site KES2/GNLP0497 comprises previously undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.5.2.9 Site KES2/GNLP0497 is proposed for employment end use, and therefore, would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.5.2.10 Site KES2/GNLP0497 is located in close proximity to local services, with Tesco Superstore approximately 300m to the north east of the site. The site policy states that development would require "*an access road across the site from B1113 to A140 at Tesco Harford*" and cycle/pedestrian links. Alongside the GNLP and Local Plan policies, this would be expected to improve access to local services and have a minor positive impact on populations and communities.

### **SA Objective 7 – Deprivation**

- F.5.2.11 The proposed development at Site KES2/GNLP0497 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.



### **SA Objective 8 – Health**

F.5.2.12 Site KES2/GNLP0497 is located within 600m of the PRoW network and public greenspaces. The site policy would be expected to enhance pedestrian and cycle connectivity. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.5.2.13 The site is located within 5km of Norfolk and Norwich University Hospital, providing sustainable access to emergency healthcare, however, the closest GP surgery is Tuckswood Surgery, situated approximately 2km to the north east. The criteria within the site policy, as well as GNLP and Local Plan policies, would be expected to improve access via public transport to healthcare facilities including GP surgeries and leisure centres in Norwich city.

F.5.2.14 However, a proportion of the site is located within 200m of 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 an adverse impact on the health of site end users. Therefore overall, the proposed development at this site would be expected to have a minor negative impact on health.

### **SA Objective 9 – Crime**

F.5.2.15 The proposed development at Site KES2/GNLP0497 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

F.5.2.16 Site KES2/GNLP0497 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

F.5.2.17 Site KES2/GNLP0497 comprises undeveloped land and is proposed for employment development. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

F.5.2.18 Site KES2/GNLP0497 is well connected to the existing road and footpath networks and is located within 400m of bus stops on Ipswich Road, providing regular services. However, the closest station is Norwich Railway Station, located approximately 4.5km to the north east. The site policy states that improvements to the surrounding roads and junctions, and “*off-site cycle and footway links connecting to Low Road, Keswick and the Yellow Pedalway on the A140*” will be provided. This could potentially encourage site end users to commute to the workplace via active travel. Furthermore, GNLP and Local Plan policies would be expected to improve access via public transport, including to train stations. Overall, a minor positive impact on transport and access to services would be expected.

### **SA Objective 13 – Historic Environment**

F.5.2.19 Site KES2/GNLP0497 is located approximately 170m from the Grade II Listed Buildings ‘Church of All Saints’ and ‘Remains of Church of All Saints immediately east of Church of All Saints’. The site policy states that “*development must conserve and enhance the significance of nearby heritage assets including the Grade II Listed church of All Saints and remains of the Church of All Saints to the west of the site, including any contribution made to that significance by setting*”. Therefore, due to these requirements, alongside GNLP and Local Plan policies, a negligible impact on the historic environment would be expected.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.5.2.20 Site KES2/GNLP0497 comprises previously undeveloped land. The 13.02ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV agricultural land. As



the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

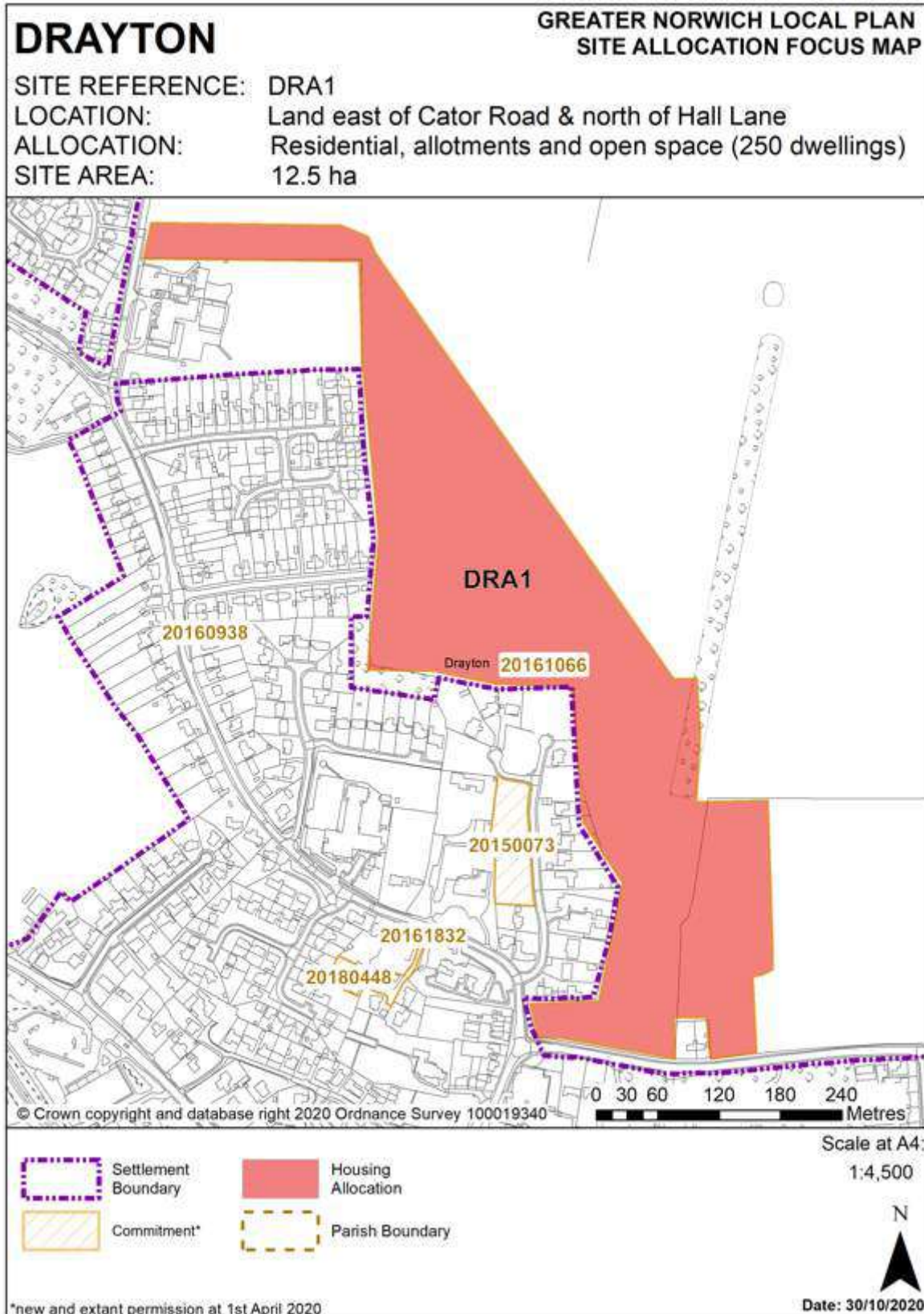
**SA Objective 15 – Water**

- F.5.2.21 Site KES2/GNLPO497 coincides with a groundwater SPZ (Zone II). The site policy states that the development should include “*sustainable drainage, reflecting the implications of the river valley location*”. In addition to the requirements of GNLP and Local Plan policies this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

DRAFT

# F.6 Drayton

## F.6.1 Policy DRA1 – Land east of Cator Road and north of Hall Lane



**Policy DRA1 – Land east of Cator Road and north of Hall Lane**

**Allocation** Residential development, allotments and open space (approx. 250 homes)  
**Area** 12.5 ha

**Policy DRA1 Land east of Cator Road and north of Hall Lane, Drayton (Approx. 12.5 ha) is allocated for residential development, allotments and open space. This will accommodate approximately 250 homes.**

The development will be expected to address the following specific matters:

1. Vehicular access to be achieved from Hall Lane and School Road.
2. Appropriate surface water drainage proposal to mitigate risk of surface water flooding issues associated with this site.
3. Green infrastructure linkages provided from the site to Hall Lane and Reepham Road via a network of footpaths to the side of School Road and also across the adjoining agricultural field to the north east of the site. A footpath/cycleway should also be included to the south side of Reepham Road from the junction with School Road to the roundabout at Drayton Lane.
4. Provision of on site public open space in accordance with relevant policy.
5. Provision of allotments.
6. Any development must conserve and enhance the significance of the Grade II Listed 4 Manor Farm Close including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, setback and design.

Policy Ref	SA Objective														
	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
DRA1	-	-	0	-	++	++	+	+	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.6.1.1 Site DRA1 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy states that the development should include improved vehicular access, and “green infrastructure linkages provided from the site to Hall Lane and Reepham Road via a network of footpaths ... [and] footpath/cycleway should also be included to the south side of Reepham Road”. GNLP and Local Plan policies would also be expected to improve public transport and encourage sustainable travel, which could potentially help to improve air quality. However, the proposed development of 250 dwellings at this site would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.6.1.2 Site DRA1 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. The site policy states that the development should ensure “appropriate surface water drainage proposal to mitigate risk of surface water flooding issues associated with this site”, in line with GNLP and Local Plan policies. Furthermore, the policy states that on-site open space and enhanced green infrastructure would be provided. These measures would be expected to reduce flood risk on site and in surrounding locations.

F.6.1.3 However, the proposed development of approximately 250 dwellings at Site DRA1 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.6.1.4 Site DRA1 is located approximately 580m north of the ‘River Wensum’ SAC and SSSI. The site 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 with Natural England. The site policy states that green infrastructure linkages and open space would be incorporated within the development, which could potentially help to ensure habitat connectivity is maintained. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.6.1.5 Site DRA1 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. The site policy states that the development should include “*green infrastructure linkages provided from the site to Hall Lane and Reepham Road via a network of footpaths to the side of School Road and also across the adjoining agricultural field to the north east of the site*”, which would help to reduce the impacts of development on the landscape. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character.

F.6.1.6 Nonetheless, Site DRA1 comprises a large area of previously undeveloped land and is located outside of existing settlement of Drayton. Therefore, the proposed development at this site would be likely to contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

**SA Objective 5 – Housing**

F.6.1.7 Site DRA1 is proposed for the development of 250 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

F.6.1.8 The majority of Site DRA1 is located within 600m of local services, including Tesco Superstore in Drayton. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. The policy also states that public open space and allotments would be provided alongside development, with opportunities for community cohesion. Therefore, a major positive impact on populations and communities would be expected.

**SA Objective 7 – Deprivation**

F.6.1.9 The proposed development at Site DRA1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

F.6.1.10 Site DRA1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of public greenspaces and the PRoW network, and the site policy states that the development should provide on-site public open space, as well as enhanced footpaths and cycleways. These measures would be expected to ensure that site end users have good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.

F.6.1.11 The site is located adjacent to Drayton Medical Practice, providing good access to healthcare. The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 7km south of the site. GNLP and Local Plan policies would be expected to improve

access to the site via public transport, which could potentially help to improve sustainable access to healthcare facilities including the hospital. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

#### **SA Objective 9 – Crime**

- F.6.1.12 The proposed development at Site DRA1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.6.1.13 Site DRA1 is located within 800m of Drayton Community Infant School and Drayton CE VC Junior School, however, the site is located over 1.5km from Taverham High School. The site policy states that enhanced cycleway/footway would be provided, which would be expected to improve access into Drayton and nearby Taverham. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.6.1.14 Site DRA1 is located within 5km of several primary employment locations including the Longwater Retail Park, Norwich International Airport, as well as likely employment opportunities in Taverham and Drayton. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide enhanced pedestrian and cycle connections, which could potentially improve access to local employment opportunities. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.6.1.15 The majority of Site DRA1 is located within 400m of bus stops along School Road, providing regular services. The closest railway station to the site is Norwich Railway Station, located approximately 8km to the south east of the site. The site policy states that the development should include enhanced cycle and pedestrian access. GNLP and Local Plan policies could potentially improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.6.1.16 Site DRA1 is located adjacent to the Grade II Listed Building '4 Manor Farm Close' and in close proximity to several other Grade II Listed Buildings including 'Manor Farm House' and 'The Stower Grange'. The site policy states that "*development must conserve and enhance the significance of the Grade II Listed 4 Manor Farm Close including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, setback and design*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.6.1.17 Site DRA1 comprises previously undeveloped land. The majority of the site is situated on land classed as 'urban', with approximately 1ha of the site on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

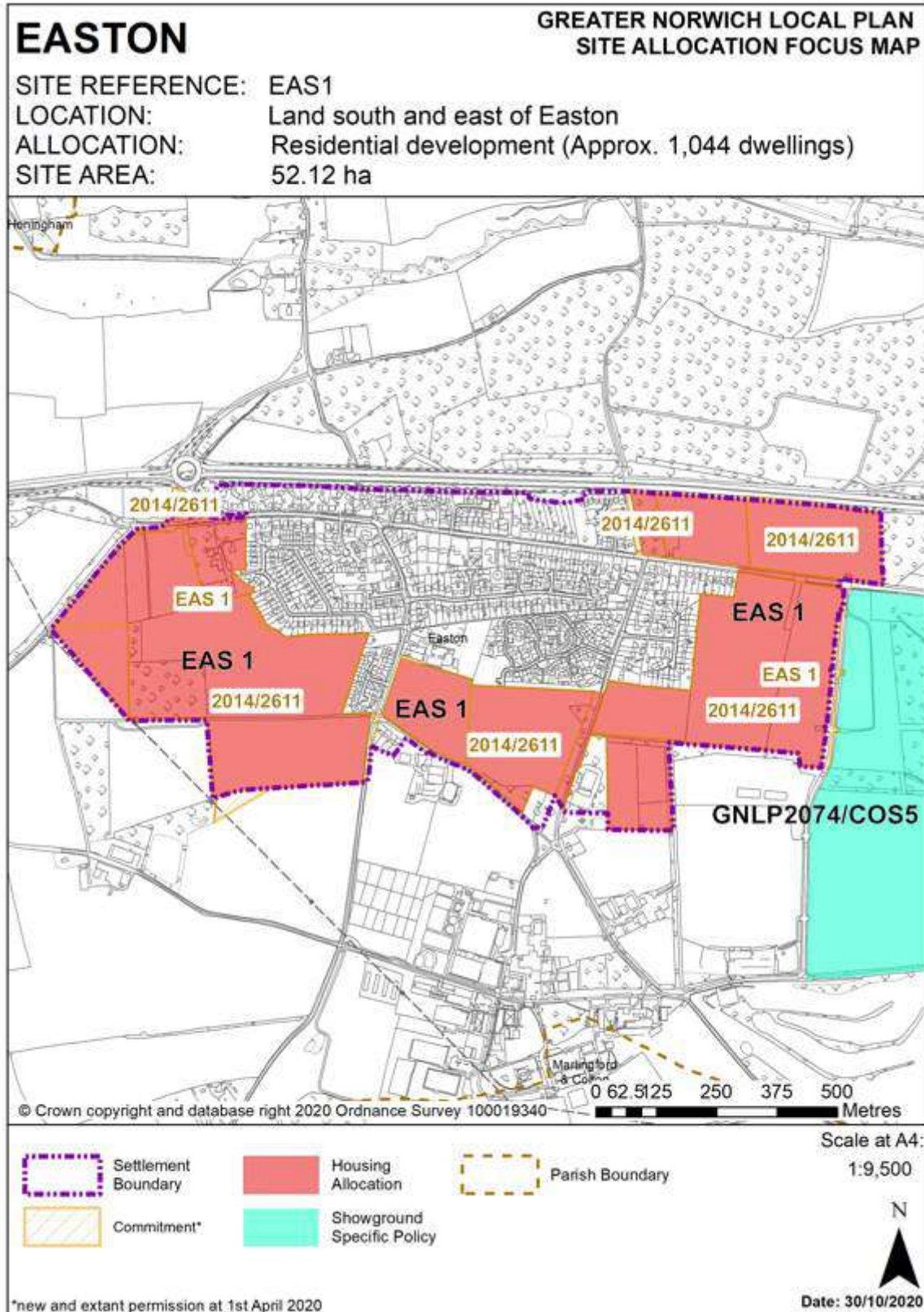
- F.6.1.18 Site DRA1 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

DRAFT



# F.7 Easton and Honingham

## F.7.1 Policy EAS1 – Land south and east of Easton



## Policy EAS1 – Land south and east of Easton

**Allocation** Residential development (approx. 1,044 homes)

**Area** 52.12 ha

**Policy EAS 1 Land south and east of Easton (approx. 52.12 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately 1,044 homes.**

The development will be expected to address the following specific matters:

### Master Plan

A comprehensive masterplan which will need to cover the provision of social and green infrastructure and highways improvements, taking into account the other requirements of this policy, and address:

1. Phasing which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents.
2. The relationship to any continued expansion of Easton College and the Royal Norfolk Showground (including the loss of any land currently used for Showground parking).
3. The approach to densities across the allocation, including higher densities close to the proposed village centre.
4. Careful consideration of development west of the allotments, including the possible retention of this area as open space.
5. A local centre at the heart of the development, easily accessible to surrounding residential areas.

### Enhanced Facilities

6. Provision of a new village centre in the vicinity of the indicative site shown on the Easton Inset Map, to include a new village hall, village green/focal recreation space, shared parking provision with primary school.
7. Expanded primary school provision in agreement with the Education Authority.

### Heritage Assets

8. Application to be accompanied by an assessment of the significance of St Peter's Church as a heritage asset, the extent of its setting and the contribution that its setting makes to its significance.
9. Any development must conserve and enhance the significance of the Grade I Listed Church of St Peter including any contribution made to that significance by setting. This includes but is not limited to ensuring that sufficient open space and landscaping is retained to the south, south east and south west of St Peter's Church and that sufficient planting is provided, such that its setting, and the wooded setting of Diocesan House and the Vicarage, are protected

### Landscaping and Green Infrastructure

10. Protection of the existing allotments and any other sites in community use, or relocation to an equivalent or better site.
11. Provision of a landscape buffer and enhancements to the A47 corridor – layout and landscaping should take into account both visual enhancement and the noise implications of the neighbouring A47 and Showground and include any proposals for acoustic barriers.
12. Identification and protection of significant biodiversity features including trees and hedgerows, incorporated within open space and with off-site mitigation where on-site protection cannot be achieved.
13. Green infrastructure enhancements, including the approach to the area between the village and Easton College.
14. Proportionate contributions to the access improvements to the Yare Valley and Bawburgh/Colney Lakes.

### Transport

Highways and transport improvements agreed with Norfolk County Council and, where appropriate, the Highways Agency, to include;

15. Proportionate contributions to short, medium and long-term improvements to the A47 Easton and Longwater junctions to ensure that junction capacity does not become a constraint on development.
16. Provision of new vehicular accesses for development to the south of the village, to supplement Marlingford Road and Bawburgh Road.

17. Provision for, and proportionate contributions to, Dereham Road Bus Rapid Transit (BRT), including improved access to facilities in Costessey, and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan.
18. Safe and convenient pedestrian and cycle links to key locations, including Longwater employment and retail, Costessey Medical Centre, Ormiston Victory Academy, Costessey Park and Ride site and Easton College.

Site conditions and constraints

19. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.
20. Investigation of ground conditions at the former gravel pit north of Dereham Road.
21. Wastewater infrastructure capacity must be confirmed prior to development taking place.
22. Site layout to take account of water mains and sewers crossing site.

Policy Ref	SA Objective														
	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
EAS1	-	-	0	-	++	++	+	+	+	+	+	+	0	-	0

**SA Objective 1 – Air Quality and Noise**

F.7.1.1 Site EAS1 is located adjacent to the A47, and therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. The site policy states that the site masterplan should include “provision of a landscape buffer and enhancements to the A47 corridor”, which could potentially help to protect residents from adverse impacts on health arising from air pollution as well as noise pollution.

F.7.1.2 The site policy requires contributions towards highways improvements, “safe and convenient pedestrian and cycle links to key locations” and “provision for, and proportionate contributions to, Dereham Road Bus Rapid Transit (BRT), including improved access to facilities in Costessey, and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan”. These measures could potentially help to improve air quality by reducing congestion and providing options for transport other than personal cars.

F.7.1.3 Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the proposed development of approximately 1,044 dwellings and associated infrastructure at this site would nonetheless be expected to result in an increase in traffic on the local road network and air pollution, to some extent. A minor negative impact on air quality and noise would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.7.1.4 Site EAS1 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. The site policy states that the development would include green infrastructure enhancements, and a proportion of the site will be open space. It is anticipated that appropriate sustainable drainage systems would be provided

alongside development, in accordance with GNLP and Local Plan policies. These measures would be expected to ensure surface water flooding is minimised.

- F.7.1.5 However, the proposed development of approximately 1,044 dwellings at Site EAS1 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.7.1.6 Site EAS1 is located approximately 1.4km south of the 'River Wensum' SAC and SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. The site policy states that the masterplan should ensure the "*identification and protection of significant biodiversity features including trees and hedgerows, incorporated within open space and with off-site mitigation where on-site protection cannot be achieved*", as well as green infrastructure enhancements. Therefore, the proposed development at this site would be expected to ensure that development retains and enhances habitat connectivity. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.7.1.7 Site EAS1 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. The site policy states that the development at the site would incorporate "*a landscape buffer and enhancements to the A47 corridor*", protection of trees and hedgerow on site and "*green infrastructure enhancements, including the approach to the area between the village and Easton College*". The site would also provide open space. These measures would be likely to reduce the impacts of development on the landscape. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character.

- F.7.1.8 Nonetheless, Site EAS1 comprises a large area of previously undeveloped land and is located outside of existing settlement of Easton. Therefore, the proposed development at this site would be likely to contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.7.1.9 Site EAS1 is proposed for the development of 1,044 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.7.1.10 The majority of Site EAS1 is located over 600m from existing local services. The site policy states that "*safe and convenient pedestrian and cycle links to key locations*" would be provided, as well as a new "*local centre at the heart of the development, easily accessible to surrounding residential areas*". The policy also seeks to ensure the "*protection of the existing allotments and any other sites in community use, or relocation to an equivalent or better site*". Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.7.1.11 The proposed development at Site EAS1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.7.1.12 Site EAS1 is located adjacent to the A47, and therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. The site policy states that the site masterplan should include "*provision of a landscape buffer and enhancements to the A47 corridor*", which could potentially help to protect residents from adverse impacts on health arising from air pollution as well as noise pollution.



F.7.1.13 The site is located within 600m of public greenspaces, and the site policy seeks to deliver safe pedestrian/cycle routes and open space as well as protecting the existing allotments on site. These measures would be expected to ensure that site end users have good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.

F.7.1.14 The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located just over 5km to the south east of the site. The closest GP surgery is Costessey (Roundwell) Medical Centre, situated approximately 3km to the east. The site policy states that “*safe and convenient pedestrian and cycle links to key locations, including Costessey Medical Centre*” would be provided. The requirements of the site policy, as well as GNLP and Local Plan policies, would be expected to improve access to the site via public transport, which would be likely to improve sustainable access to healthcare facilities including the hospital. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

#### **SA Objective 9 – Crime**

F.7.1.15 The proposed development at Site EAS1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.7.1.16 Site EAS1 is located within 800m of St Peter’s C of E Primary Academy, however, the site is located over 1.5km from a secondary school. The closest secondary school is Ormiston Victory Academy, situated approximately 3km to the east. The site policy states that the development should provide “*expanded primary school provision in agreement with the Education Authority*”. The criteria within the site policy, as well as GNLP and Local Plan policies, would be expected to ensure the site is well connected to public transport, which would improve access to secondary schools. Therefore, a minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

F.7.1.17 Site EAS1 is located within 5km of several primary employment locations including Longwater Retail Park, Bowthorpe Employment Area, and other employment areas in the outskirts of Norwich city. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide “*safe and convenient pedestrian and cycle links to key locations*”, and make improvements to the local road network, which could potentially improve access to employment opportunities. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

F.7.1.18 The majority of Site EAS1 is located over 400m from existing bus stops. The closest station is Norwich Railway Station, located approximately 10km to the east. The site policy states that the development should include “*provision for, and proportionate contributions to, Dereham Road Bus Rapid Transit (BRT), including improved access to facilities in Costessey, and other public transport enhancements in accordance with the latest version of the Norwich Area Transportation Strategy (NATS) implementation plan*”. Furthermore, the development would be expected to include improved vehicular access and “*safe and convenient pedestrian and cycle links to key locations*”. These measures, alongside GNLP and Local Plan policies, would be expected to improve access to the site via a range of modes including public transport and active travel and could potentially improve access into Norwich, including the train station. Overall, a minor positive impact on transport and access to services would be expected.

#### **SA Objective 13 – Historic Environment**

F.7.1.19 Site EAS1 is located approximately 50m from the Grade I Listed Building ‘Church of St Peter’, approximately 160m from the Grade II Listed Building ‘Costessey Lodge’. The Grade II Listed ‘Easton Hall (Norfolk College of Agriculture)’ is located approximately 330m to the south. The site policy states that the development should include “*an assessment of the significance of St Peter’s Church as a*

*heritage asset, the extent of its setting and the contribution that its setting makes to its significance*” and requires “*development must conserve and enhance the significance of the Grade I Listed Church of St Peter including any contribution made to that significance by setting*”, including through landscaping and provision of open space. Alongside the requirements of GNLP and Local Plan policies, this would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

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

F.7.1.20 Site EAS1 comprises previously undeveloped land. The 52.12 site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

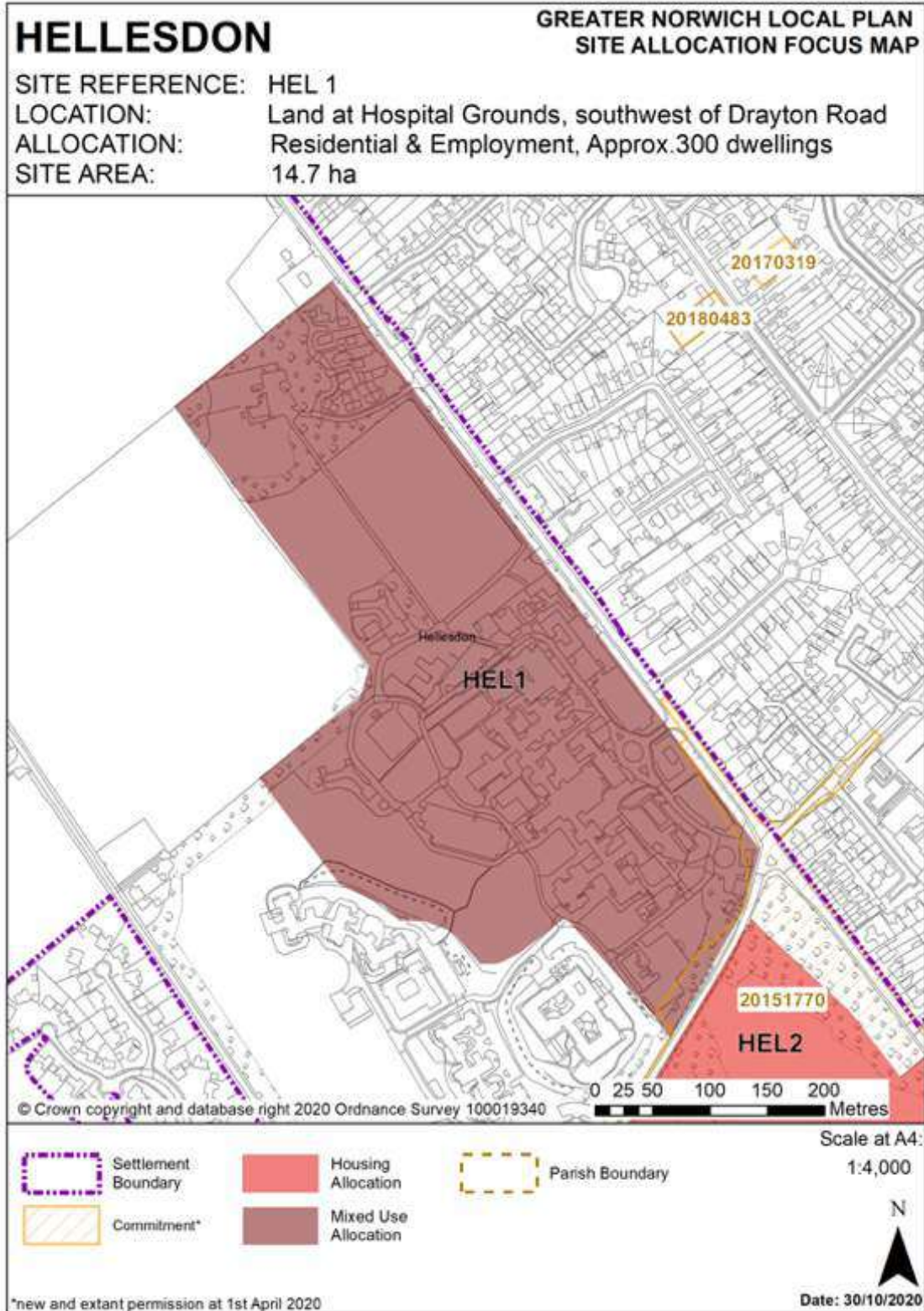
**SA Objective 15 – Water**

F.7.1.21 Site EAS1 coincides with a groundwater SPZ (Zone III). The site policy states that “*wastewater infrastructure capacity must be confirmed prior to development taking place*”. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



# F.8 Hellesdon

## F.8.1 Policy HEL1 – Land at Hospital Grounds, southwest of Drayton Road



**Policy HEL1 – Land at Hospital Grounds, southwest of Drayton Road**

**Allocation** Residential development and employment (Approx. 300 dwellings)

**Area** 14.7 ha

**Policy HEL1 Land at Hospital Grounds, southwest of Drayton Road, Hellesdon (approx. 14.7 ha) is allocated for Mixed-Uses including residential and employment uses. The site will accommodate approximately 300 homes, and E(g) employment uses.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. A small amount of E (g) employment uses (2020) will be considered appropriate e.g. converting existing buildings.
2. Vehicular access via Drayton High Road and Hospital Lane.
3. A pedestrian crossing is likely to be required on the A1067 Drayton High Road as are improvements to Middletons Lane / A1067 junction. Other off-site improvements to the highway may also be necessary, as required by the Highway Authority.
4. The site is shown on the historic environment record and therefore further investigation is likely to be required in respect of archaeology. In addition, some of the more significant former hospital buildings may constitute heritage assets that are worthy of retention.
5. The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment, including the River Wensum.
6. Norfolk Mineral and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
HEL1	-	-	0	+	++	+	+	-	+	++	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.8.1.1 Site HEL1 is proposed for the development of 300 dwellings and employment uses, and therefore, would be expected to result in an increase in local air pollution to some extent. Furthermore, Site HEL1 is located adjacent to the A1067, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution.

F.8.1.2 This policy states that improvements will be made to the highways network which could potentially help to ensure that traffic congestion and associated emissions are minimised. Overall, although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.8.1.3 Site HEL1 is located wholly within Flood Zone 1, and although a small proportion of the site coincides with areas of surface water flood risk it is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies.

F.8.1.4 However, as Site HEL1 is proposed for the development of 300 dwellings and employment uses, this would be expected to increase local carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.8.1.5 Site HEL1 is located within 2.3km east of the 'River Wensum' SAC and SSSI. The south west of Site HEL1 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 with Natural England. Furthermore, the north of Site HEL1 coincides with deciduous woodland priority habitat. GNLP Policy 3 requires development to "*conserve and enhance the natural environment ... including priority habitats*". Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.8.1.6 The proposed development at Site HEL1 would be unlikely to significantly alter the landscape character as it is situated amongst existing development and does not coincide with any key characteristics of the LCA 'River Wensum River Valley' it falls within. The requirements of GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character. Therefore, a minor positive impact on the landscape would be expected.

### **SA Objective 5 – Housing**

F.8.1.7 Site HEL1 is proposed for the development of 300 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Population and Communities**

F.8.1.8 Site HEL1 is located over 600m from local services. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian links. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.8.1.9 The proposed development at Site HEL1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.8.1.10 Site HEL1 is located within 600m of public greenspaces. The site policy would be expected to enhance pedestrian connectivity. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits. The majority of Site HEL1 is situated over 5km from Norfolk and Norwich University Hospital, and over 800m from Hellesdon Medical Centre. The criteria within the site policy, as well as the requirements of GNLP and Local Plan policies to enhance public transport access, would be expected to improve access to healthcare facilities including GP surgeries, as well as leisure centres and green spaces for outdoor recreation.

F.8.1.11 However, Site HEL1 is located adjacent to the A1067. 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 an adverse impact on the health of site end users. Overall, the proposed development at this site would be expected to have a minor negative impact on health.

### **SA Objective 9 – Crime**

- F.8.1.12 The proposed development at Site HEL1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.8.1.13 Site HEL1 is located within a sustainable distance of Kinsale Infant School, Kinsale Junior School and Hellesdon High School. Therefore, 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.

### **SA Objective 11 – Economy**

- F.8.1.14 There are several primary employment locations situated within 5km of Site HEL1, 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.
- F.8.1.15 The site policy states that the proposed development would include E(g) employment use. Therefore, the proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.8.1.16 Site HEL1 is located within 400m of bus stops providing regular services, and is well connected to the existing footpaths, PRoW and road networks. The closest railway station is Norwich Railway Station, located approximately 5km to the south east of the site. The provision of a pedestrian crossing on the A1067 outlined within the site policy would be expected to improve pedestrian connectivity. Furthermore, GNLP and Local Plan policies would be expected to improve access via public transport. These measures would be likely to encourage active travel in the local area and could potentially help to improve public transport connections to the surrounding area including train stations. Overall, a minor positive impact on transport and access to services would be expected.

### **SA Objective 13 – Historic Environment**

- F.8.1.17 The development proposed at Site HEL1 would be unlikely to impact any surrounding designated heritage assets. The site policy states that *“the site is shown on the historic environment record and therefore further investigation is likely to be required in respect of archaeology. In addition, some of the more significant former hospital buildings may constitute heritage assets that are worthy of retention”*. It is anticipated that if any non-designated or locally important heritage features are identified they would be protected in line with other policies in the GNLP and Local Plans. Therefore, a negligible impact on the historic environment would be expected overall.

### **SA Objective 14 – Natural Resources, Waste & Contaminated Land**

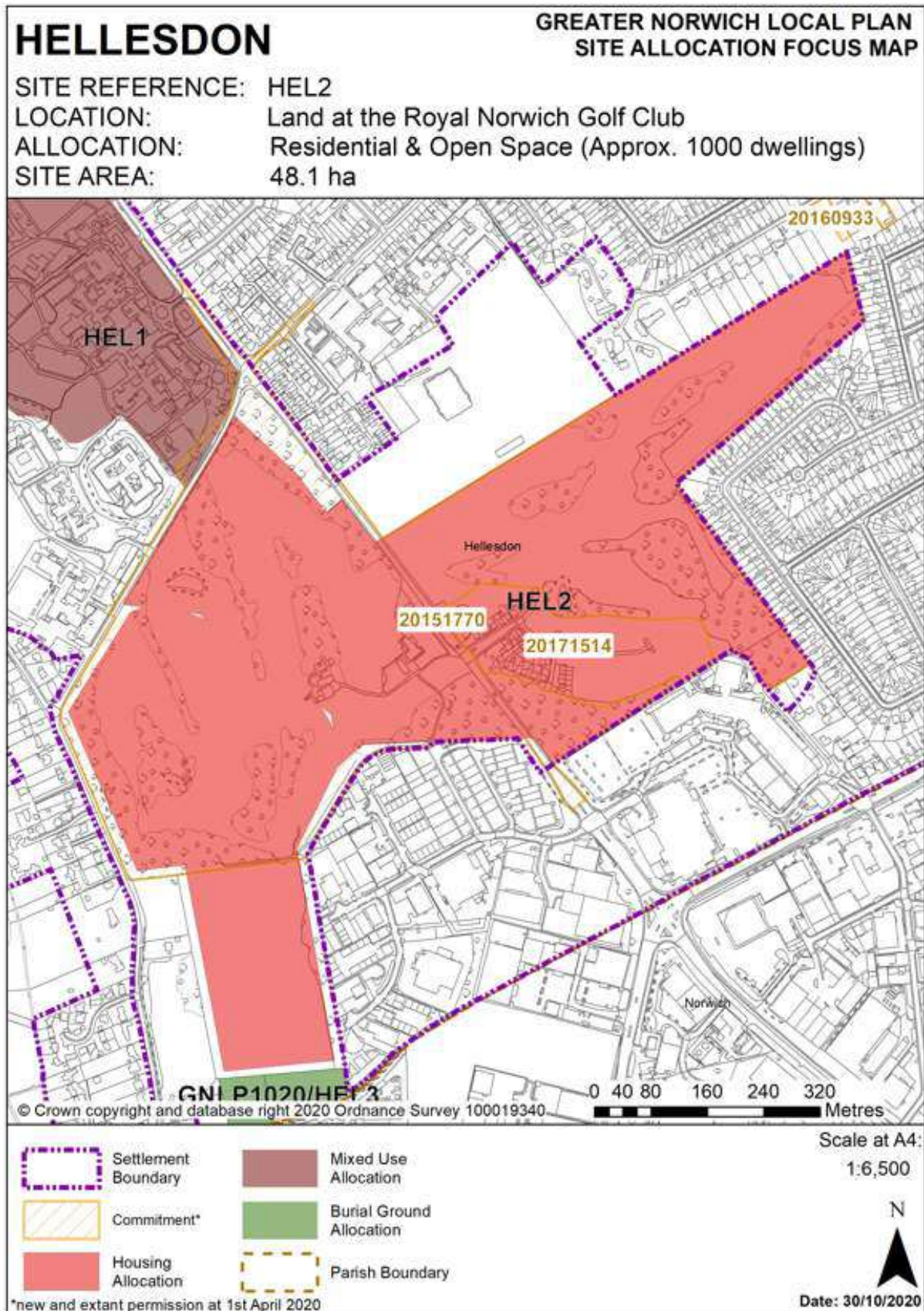
- F.8.1.18 Although the majority of Site HEL1 comprises previously developed land, a proportion of the site is undeveloped. Approximately 5ha of the site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.8.1.19 Site HEL1 coincides with a groundwater SPZ (Zone III). The site policy states that *“pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment, including the River Wensum”*. In addition to the requirements of GNLP and Local Plan policies this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected as a result of the proposed development.



F.8.2 Policy HEL2 – Land at the Royal Norwich Golf Club



**Policy HEL2 - Land at the Royal Norwich Golf Club, either side of Drayton High Road**

**Allocation** Residential development and open space (approx. 1,000 homes)

**Area** 48.1 ha

**Policy HEL2 - Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon (approx. 48.1 ha) is allocated for residential and open space uses. This will accommodate approximately 1,000 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Improvements may be needed to existing traffic light-controlled junction and a possible pedestrian crossing on the A1067 Drayton High Road.
2. Up to 2 hectares of the site should be safeguarded for education provision, either as an expansion of the existing schools (Kinsale Infant School, Kinsale Junior School and Hellesdon High School) or land for a new primary school elsewhere within the site.
3. The loss of the golf course should be mitigated by providing alternative equivalent provision elsewhere.
4. The southwest corner of the site is within the HSE safeguarding zone associated with the chemical plant to the south of the site.
5. The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment.
6. Norfolk Mineral and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
HEL2	-	-	0	0	++	+	+	-	+	++	+	+	0	-	0

**SA Objective 1 – Air Quality and Noise**

F.8.2.1 The A1067 passes through Site HEL2, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution. The site policy states that “*improvements may be needed to existing traffic light-controlled junction and a possible pedestrian crossing on the A1067 Drayton High Road*”. These measures, alongside GNLP and Local Plan policies, could potentially help to improve air quality by reducing congestion and providing options for transport other than personal cars. However, the proposed development of approximately 1,000 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.8.2.2 Site HEL2 is located wholly within Flood Zone 1, however, a proportion of the site in the east coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, in accordance with GNLP and Local



Plan policies. A proportion of the site is allocated for open space. These measures would be expected to ensure surface water flooding is minimised.

- F.8.2.3 However, the proposed development of 1,000 dwellings at Site HEL2 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.8.2.4 Site HEL2 is located approximately 200m east of the ‘River Wensum’ SAC and SSSI, and approximately 1km north west of ‘Sweetbriar Road Meadows, Norwich’ SSSI. The 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 with Natural England.

- F.8.2.5 A proportion of the site coincides with deciduous woodland priority habitat. GNLP Policy 3 requires development to *“conserve and enhance the natural environment ... including priority habitats”*. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.8.2.6 Site HEL2 is located within the ‘urban’ LCA and is surrounded by existing built form in the outskirts of Norwich. Therefore, the proposed development at this site would not be expected to have a significant impact on the local landscape character. In line with the requirements of GNLP and Local Plan policies it is anticipated that the deciduous woodland priority habitat on site would be conserved and enhanced alongside development and would be expected to ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

- F.8.2.7 Site HEL2 is proposed for the development of 1,000 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.8.2.8 The majority of Site HEL2 is located within 600m of Asda Superstore or Premier Convenience Store in Hellesdon. The site coincides with a golf course, however, the site policy states that *“the loss of the golf course should be mitigated by providing alternative equivalent provision elsewhere”* which would be expected to ensure access to this facility continues. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Overall, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.8.2.9 The proposed development at Site HEL2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.8.2.10 Site HEL2 is located within 600m of public greenspaces, and the site policy states that *“the loss of the golf course should be mitigated by providing alternative equivalent provision elsewhere”*. The policy also seeks to improve local pedestrian accessibility across the A1067. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.8.2.11 The majority of Site HEL2 is located within 5km of Norfolk and Norwich University Hospital. The closest GP surgery is Hellesdon Medical Practice, situated approximately 1.5km to the north. The criteria within the site policy, as well as the requirements of GNLP and Local Plan policies to enhance public transport

access, would be expected to improve access to healthcare facilities including GP surgeries, as well as leisure centres and green spaces for outdoor recreation.

- F.8.2.12 However, the A1067 passes through Site HEL2. 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 an adverse impact on the health of site end users. Overall, the proposed development at this site would be expected to have a minor negative impact on health.

#### **SA Objective 9 – Crime**

- F.8.2.13 The proposed development at Site HEL2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.8.2.14 Site HEL2 is located in close proximity to Hellesdon High School, and the majority of the site is located within 800m of Kinsale Infant School and Kinsale Junior School. The site policy states that *“up to 2 hectares of the site should be safeguarded for education provision, either as an expansion of the existing schools (Kinsale Infant School, Kinsale Junior School and Hellesdon High School) or land for a new primary school elsewhere within the site”*. Furthermore, the proposed enhanced pedestrian access would also be likely to improve access to schools in the wider area such as Norwich. Overall, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.8.2.15 Site HEL2 is located within 5km of several primary employment locations including Norwich International Airport and Norwich city centre. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies would be expected to improve access via public transport, and the site policy seeks to provide enhanced pedestrian connections, which could potentially improve access to employment opportunities. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.8.2.16 The majority of Site HEL2 is located within 400m of bus stops on Low Road and Drayton High Road, providing regular services. The closest station is Norwich Railway Station, located approximately 5km to the south east. The site policy seeks to provide enhanced pedestrian access, and GNLP and Local Plan policies would be expected to improve public transport access. This would be expected to provide improved access to the train station. Overall, a minor positive impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.8.2.17 Site HEL2 is located approximately 130m from Hellesdon Conservation Area, and approximately 180m from the Grade II\* Listed Building ‘Parish Church of St Mary’ and the ‘Cross in St Mary’s Churchyard’ SM. The site is also located approximately 240m from ‘Wayside cross at the junction of Boundary Road and Drayton High Road’ SM. The site is separated from these heritage assets by some existing built form in Hellesdon. GNLP and Local Plan policies would be expected to ensure that the character and setting of heritage assets is conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

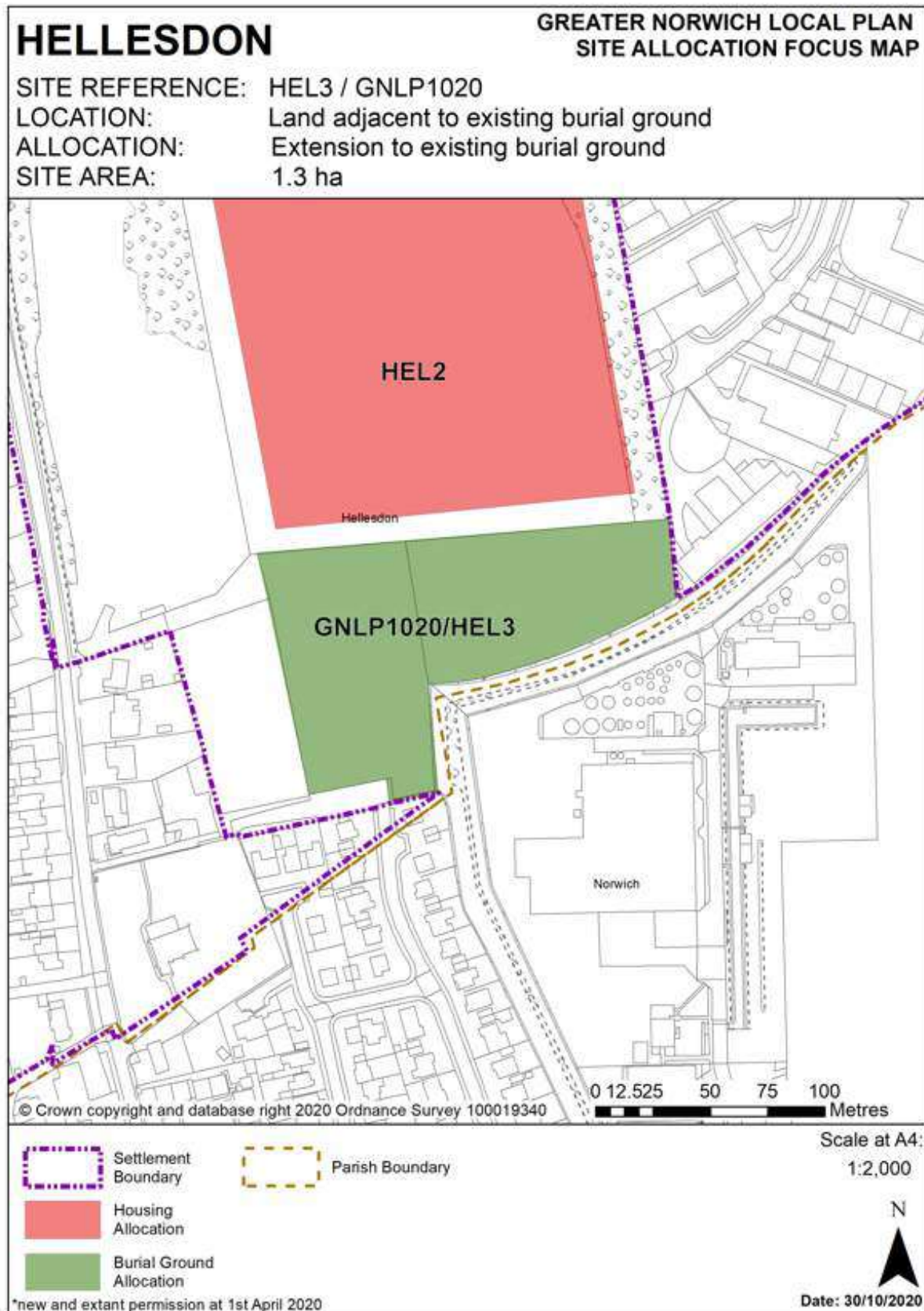
- F.8.2.18 The majority of Site HEL2 comprises previously undeveloped land. The 48.1ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

**SA Objective 15 – Water**

- F.8.2.19 Site HEL2 coincides with a groundwater SPZ (Zone III). The site policy states that “*the site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment*”. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

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### F.8.3 Policy HEL3 / GNLP1020 – Land adjacent to existing burial ground, St Mary’s Church



**Policy HEL3 / GNL1020 – Land adjacent to existing burial ground, St Mary’s Church**

**Allocation** Extension to existing burial ground

**Area** 1.3 ha

**Policy HEL3 / GNL1020 Land adjacent to existing burial ground – north east of St Marys Church, Hellesdon (approx. 1.3 ha) is allocated for an extension to the existing burial ground.**

The development will be expected to address the following specific matters:

1. Access via the existing cemetery.
2. The site falls within Source Protection Zone 3 and therefore further investigation should be undertaken to assess the potential risk to groundwater.
3. The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.

Policy Ref	SA Objective														
	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
HEL3 / GNL1020	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.8.3.1 Site HEL3/GNL1020 is proposed for burial land, and therefore, would be expected to have a negligible impact on local air and noise pollution.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.8.3.2 Site HEL3/GNL1020 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNL1020 and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.8.3.3 Site HEL3/GNL1020 is located approximately 300m from the ‘River Wensum’ SAC and SSSI. Site HEL3/GNL1020 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 with Natural England. The proposal at this site for burial ground use would be expected to have a negligible impact on these biodiversity assets.

**SA Objective 4 – Landscape**

F.8.3.4 Site HEL3/GNL1020 is located within the ‘urban’ LCA. The proposed burial land at this site would be expected to result in a negligible impact on the local landscape character.

**SA Objective 5 – Housing**

F.8.3.5 Site HEL3/GNLP1020 is proposed for burial land, and therefore, would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

**SA Objective 6 – Population and Communities**

F.8.3.6 Site HEL3/GNLP1020 is proposed for burial land. Therefore, this site would be expected to have a negligible impact in relation to access to services.

**SA Objective 7 – Deprivation**

F.8.3.7 The proposed development of burial land at Site HEL3/GNLP1020 would be expected to have a negligible impact on deprivation.

**SA Objective 8 – Health**

F.8.3.8 Site HEL3/GNLP1020 is proposed for burial land. Therefore, this site has not been assessed in terms of access to healthcare facilities, main roads or AQMAs. The proposed development of burial land would be expected to have a negligible impact on health and wellbeing.

**SA Objective 9 – Crime**

F.8.3.9 The proposed development of burial land at Site HEL3/GNLP1020 would be expected to have a negligible impact on crime.

**SA Objective 10 – Education**

F.8.3.10 Site HEL3/GNLP1020 is proposed for non-residential uses, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

F.8.3.11 Site HEL3/GNLP1020 is proposed for burial land, and therefore, would be expected to have a negligible impact on the economy.

**SA Objective 12 – Transport and Access to Services**

F.8.3.12 Site HEL3/GNLP1020 is proposed for burial land, and therefore, would be expected to have a negligible impact in terms of transport and access to services.

**SA Objective 13 – Historic Environment**

F.8.3.13 The proposed development at Site HEL3/GNLP1020 for burial land would be unlikely to impact any surrounding heritage assets. Therefore, a negligible impact on the local historic environment would be expected.

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

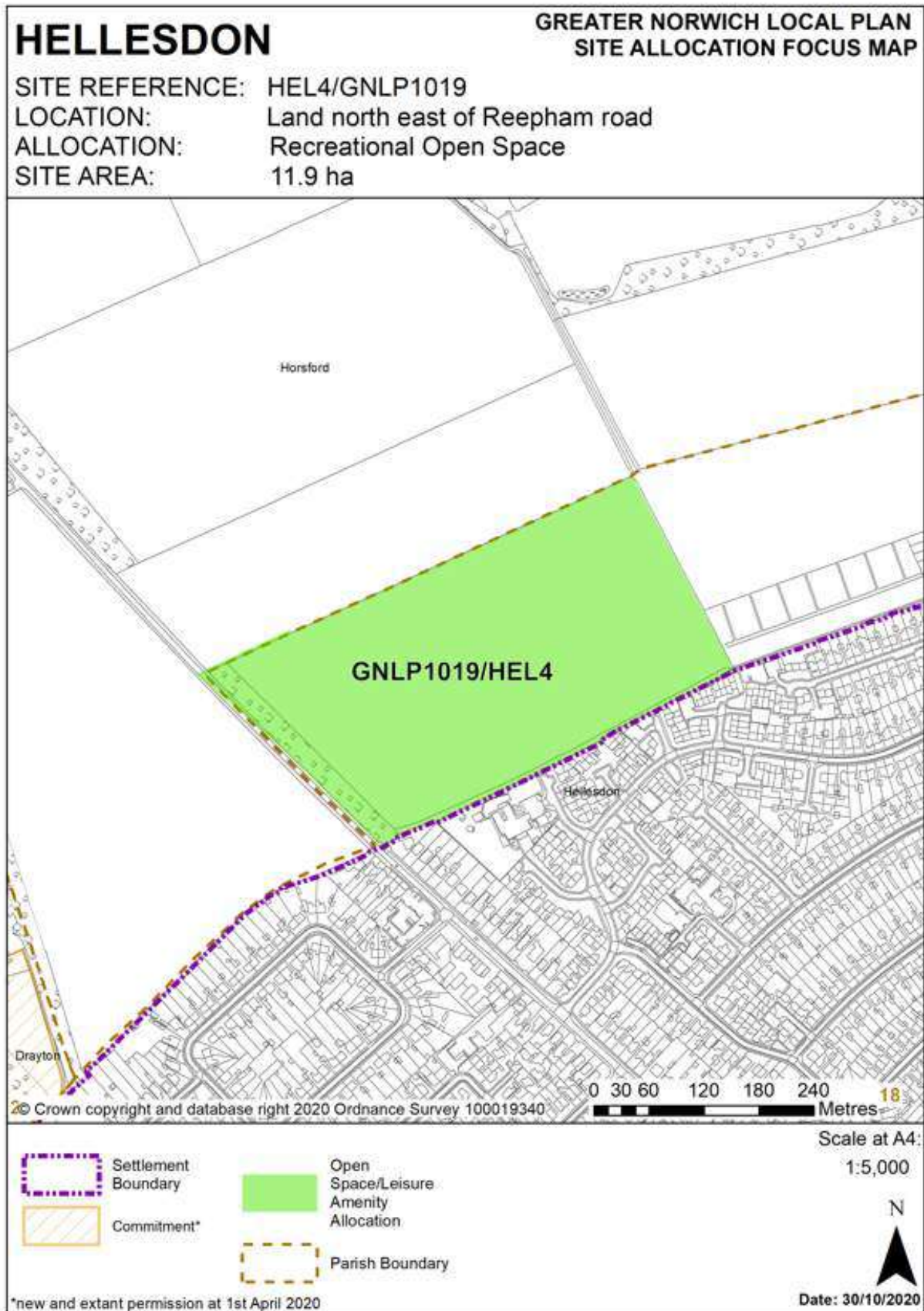
F.8.3.14 Site HEL3/GNLP1020 is proposed for burial land, and therefore, a negligible impact on natural resources and waste would be expected at this site.

**SA Objective 15 – Water**

F.8.3.15 Site HEL3/GNLP1020 coincides with a groundwater SPZ (Zone III). The site policy states that “*further investigation should be undertaken to assess the potential risk to groundwater*” and sets out requirements for burial distance from potable groundwater supply sources in line with the Environment Agency’s guidance. Therefore, a negligible impact on water pollution would be expected.



### F.8.4 Policy HEL4 / GNLP1019 - Land north east of Reepham Road



**Policy HEL4 / GNL1019 – Land north east of Reepham Road**

**Allocation** Recreational open space

**Area** 11.9 ha

**Policy HEL4 / GNL1019 Land northeast of Reepham Road, Hellesdon (approx. 11.9 ha) is allocated for recreational open space.**

The development will be expected to address the following specific matters:

1. Access onto Reepham Road.
2. Off-site requirements may include a footway along the north-east side of Reepham Road, extended street lighting to a point 100m west of the entrance, and increased pedestrian access from surrounding areas.
3. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is within a minerals and waste consultation area. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
HEL4 / GNL1019	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.8.4.1 Site HEL4/GNL1019 is proposed for recreational open space, and therefore, would be expected to have a negligible impact on local air and noise pollution.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.8.4.2 Site HEL4/GNL1019 is located wholly within Flood Zone 1 and does not coincide with any identified areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNL1019 and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.8.4.3 Site HEL4/GNL1019 is located approximately 1.5km east of the ‘River Wensum’ SAC and SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. A small proportion in the south west of Site HEL4/GNL1019 coincides with deciduous woodland priority habitat. The proposed development of recreational open space at this site would be expected to have a negligible impact on these biodiversity assets.

**SA Objective 4 – Landscape**

F.8.4.4 Site HEL4/GNL1019 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 HEL4/GNL1019 currently comprises arable farmland and a strip of woodland. The proposed development of open space at this site would be likely to protect these key characteristics and could potentially enhance the local landscape character. Therefore, a minor positive impact would be expected at this site.

**SA Objective 5 – Housing**

F.8.4.5 Site HEL4/GNLP1019 is proposed for recreational open space, and therefore, would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

**SA Objective 6 – Populations and Community**

F.8.4.6 Site HEL4/GNLP1019 is proposed for recreational open space. Therefore, this site would be expected to have a negligible impact in relation to access to services.

**SA Objective 7 – Deprivation**

F.8.4.7 The proposed development of recreational open space at Site HEL4/GNLP1019 would be expected to have a negligible impact on deprivation.

**SA Objective 8 – Health**

F.8.4.8 The proposed development of recreational open space at Site HEL4/GNLP1019 would be expected to contribute towards Greater Norwich's network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and recreation. A minor positive impact on health would therefore be expected.

**SA Objective 9 – Crime**

F.8.4.9 The proposed development of recreational open space at Site HEL4/GNLP1019 would be expected to have a negligible impact on crime.

**SA Objective 10 – Education**

F.8.4.10 Site HEL4/GNLP1019 is proposed for non-residential uses, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

F.8.4.11 Site HEL4/GNLP1019 is proposed for recreational open space, which would not be anticipated to result in a net change in employment floorspace. Therefore, a negligible impact would be expected.

**SA Objective 12 – Transport and Access to Services**

F.8.4.12 Site HEL4/GNLP1019 is proposed for recreational open space, and therefore, would be expected to have a negligible impact in terms of transport and access to services.

**SA Objective 13 – Historic Environment**

F.8.4.13 The proposed development at Site HEL4/GNLP1019 for recreational open space would be unlikely to impact any surrounding heritage assets. Therefore, a negligible impact on the local historic environment would be expected.

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

F.8.4.14 Site HEL4/GNLP1019 is proposed for recreational open space, and therefore, a negligible impact on natural resources and waste would be expected at this site.

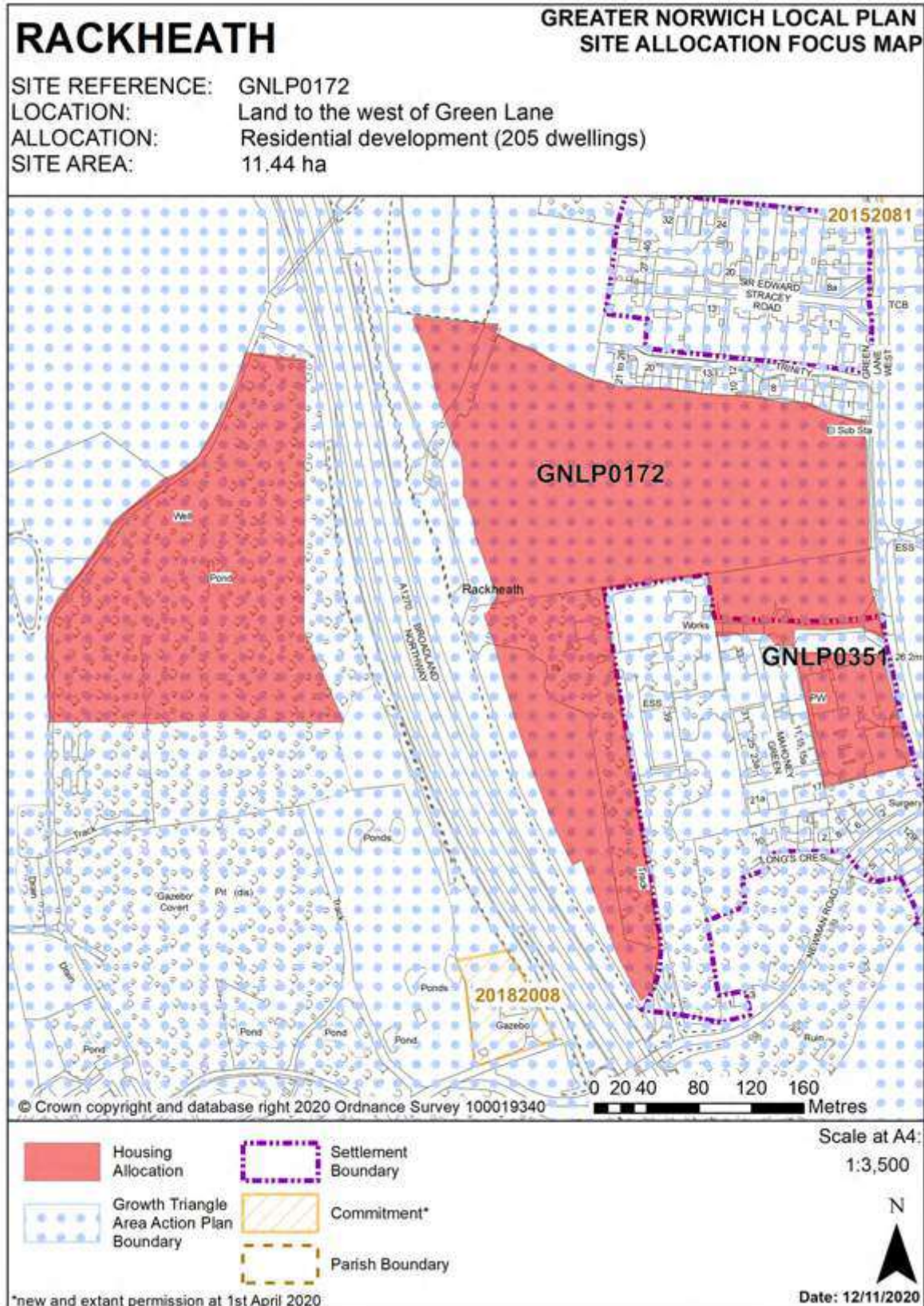
**SA Objective 15 – Water**

F.8.4.15 Site HEL4/GNLP1019 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



# F.9 Rackheath

## F.9.1 Policy GNLP0172 - Land to the west of Green Lane



**Policy GNLPO172 – Land to the west of Green Lane**

**Allocation** Mixed use (205 dwellings)

**Area** 11.44 ha

**Policy GNLPO172 Land to the west of Green Lane West, Rackheath (Approx. 11.44 ha) is allocated for residential development. This will accommodate approximately 205 homes.**

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure constraints addressed.

The development will be expected to address the following specific matters:

1. A suitable vehicular access onto Green Lane West that does not prevent access to the North Rackheath GT16 allocation.
2. Pedestrian and cycle connections provided between Green Lane West and Newman Road.
3. A design and layout that functions appropriately with other site allocations and policies in the Growth Triangle Area Action Plan.
4. Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses, as well as the nearby Broadland Northway (A1270).
5. A design and layout that avoids adverse impact on views through the valley of Beck Brook.
6. Land to the west of the A1270 should only be used for open space to conserve and where opportunities arise enhance the significance of the Grade II Listed Rackheath Hall and bridge.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

Policy Ref	SA Objective														
	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	0

**SA Objective 1 – Air Quality and Noise**

F.9.1.1 Site GNLPO172 is proposed for the development of approximately 205 dwellings, and therefore, would be expected to result in an increase in local air pollution to some extent. Furthermore, this site is located adjacent to the A1270, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution.

F.9.1.2 The site policy states that development should include improved pedestrian and cycle connections in the local area, which could potentially help to improve air quality by providing options for transport other than personal cars. However, the proposed development at this site would nonetheless be expected to result in an increase in traffic on the local road network and result in a minor negative impact on air quality and noise.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.9.1.3 Site GNLPO172 is located wholly within Flood Zone 1, however, a small proportion of the site, particularly in the western edge, coincides with areas determined to be at low and medium risk of

surface water flooding. The site policy states that the *“land to the west of the A1270 should only be used for open space”*. Furthermore, it is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. These measures would be expected to ensure surface water flooding is minimised.

- F.9.1.4 However, the proposed development of approximately 205 dwellings at Site GNLP0172 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.9.1.5 Site GNLP0172 is located approximately 3.3km south of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Crostwick Marsh’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. A large proportion in the western parcel of Site GNLP0172 coincides with deciduous woodland priority habitat. The site policy states that the *“land to the west of the A1270 should only be used for open space”*. As such, it is anticipated that there would be no loss of priority habitat as a result of the proposed development at this site. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.9.1.6 Site GNLP0172 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, including those recognised by Conservation Areas.
- F.9.1.7 In line with the site policy, the proposed development will incorporate a *“design and layout that avoids adverse impact on views through the valley of Beck Brook”*. Furthermore, the western portion of the site *“should only be used for open space to conserve and where opportunities arise enhance the significance of the Grade II Listed Rackheath Hall and bridge”*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character.
- F.9.1.8 Nonetheless, Site GNLP0172 comprises previously undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside, as well as coalescence between Rackheath and New Rackheath. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.9.1.9 Site GNLP0172 is proposed for the development of 205 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.9.1.10 Site GNLP0172 is located over 600m from local services in Rackheath. The site policy states that new pedestrian and cycle links would be provided. Alongside the GNLP and Local Plan policies, this would be expected to improve access to local services and have a minor positive impact on populations and communities.

#### **SA Objective 7 – Deprivation**

- F.9.1.11 The proposed development at Site GNLP0172 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.9.1.12 Site GNLP0172 is located within 600m of public greenspaces, and the majority of the site is located within 600m of the PRoW network. The site policy also states that an area of open space would be provided in the area of the site to the west of the A1270. These measures would be expected to ensure



that site end users have good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.

F.9.113 However, the site is located approximately 11km from Norfolk and Norwich University Hospital, and the closest GP surgery is Sprowston Health Centre, located approximately 2km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, would be likely improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare.

F.9.114 Site GNLP0172 is also located adjacent to the A1270. 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 an adverse impact on the health of site end users. Overall, the proposed development at this site would be expected to have a minor negative impact on health.

#### **SA Objective 9 – Crime**

F.9.115 The proposed development at Site GNLP0172 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.9.116 The closest primary school to Site GNLP0172 is Rackheath Primary School. The majority of the site is located over 800m from this school. The closest secondary schools to Site GNLP0172 are Sprowston Community Academy, located approximately 3.5km to the south west, and Thorpe St Andrew School and Sixth Form, located approximately 3.5km to the south. The site policy seeks to improve pedestrian and cycle connections in the local area, and the requirements of GNLP and Local Plan policies would be expected to improve access via public transport. These measures would be expected to improve access to primary and secondary schools, and therefore, a minor positive impact would be anticipated.

#### **SA Objective 11 – Economy**

F.9.117 Site GNLP0172 is located within 5km of several primary employment locations including Rackheath Industrial Estate, Broadland Business Park, and other employment areas in the outskirts of Norwich city. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide enhanced pedestrian and cycle connections, and make improvements to the local road network, which could potentially improve access to employment opportunities. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

F.9.118 Site GNLP0172 is well connected to the surrounding road and footpath networks and is located within 2km of Salhouse Railway Station. However, the site is located over 400m from a bus stop providing regular services. The site policy states that “*a suitable vehicular access onto Green Lane West*” will be provided, alongside “*pedestrian and cycle connections provided between Green Lane West and Newman Road*”. Furthermore, GNLP and Local Plan policies would be expected to improve access via public transport. Overall, a minor positive impact on transport and access to services would be expected.

#### **SA Objective 13 – Historic Environment**

F.9.119 Site GNLP0172 is located approximately 400m from the Grade II Listed Building ‘Rackheath Hall’ and approximately 300m from ‘Bridge approximately 100m north east of Rackheath Hall’. The site and these Listed Buildings are currently separated by woodland in the western parcel of the site. The site policy states that the “*land to the west of the A1270 should only be used for open space to conserve and where opportunities arise enhance the significance of the Grade II Listed Rackheath Hall and bridge*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment overall.

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

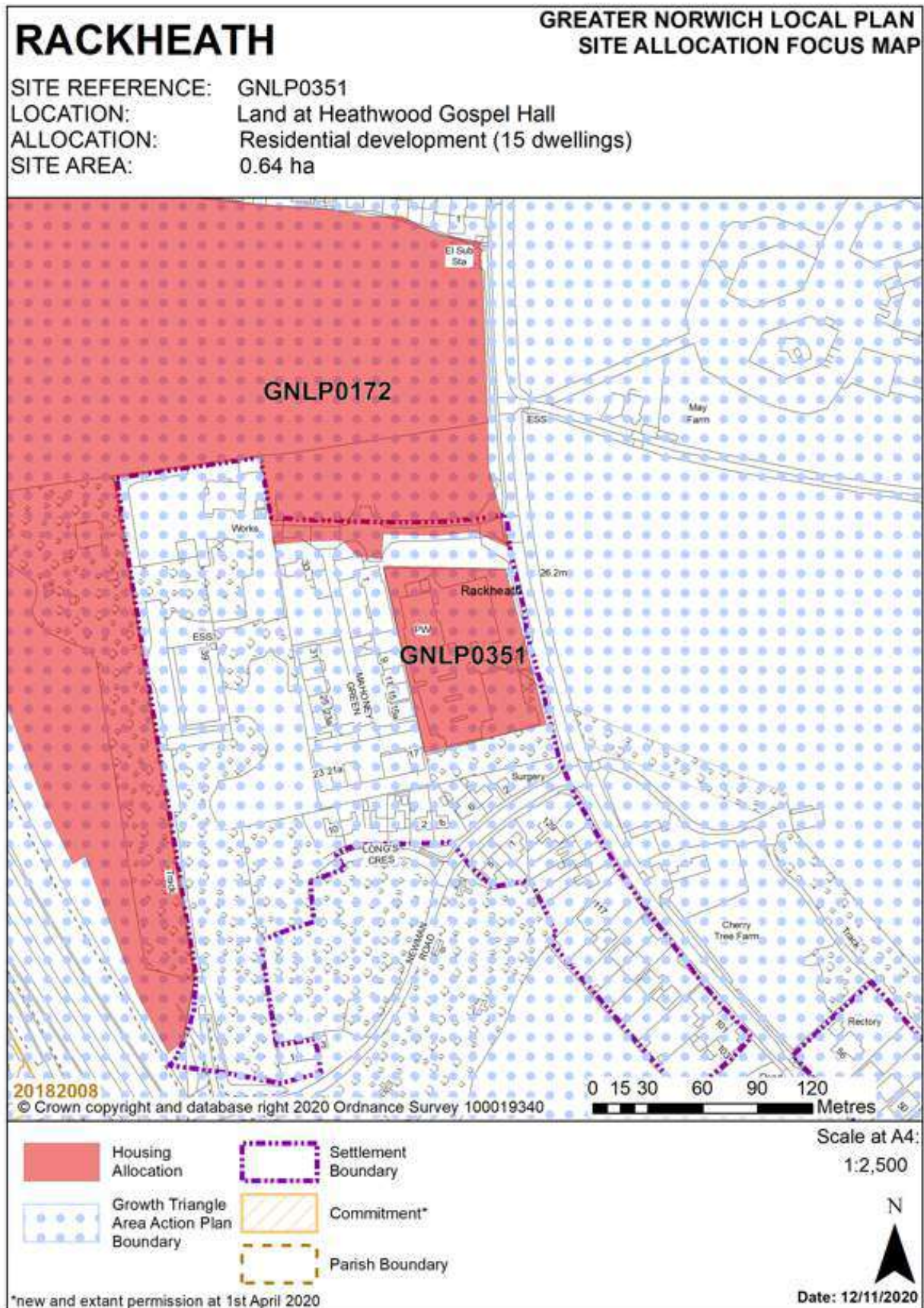
- F.9.1.20 Site GNLP0172 comprises previously undeveloped land. The 11.4ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

- F.9.1.21 Site GNLP0172 coincides with a groundwater SPZ (Zone III), and the western parcel of the site is located adjacent to a minor watercourse. GNL P and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that the “*land to the west of the A1270 should only be used for open space*”, and as such, development at this site would not be expected to significantly impact water quality in the adjacent watercourse. Therefore, a negligible impact would be expected.

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F.9.2 Policy GNLP0351 – Land at Heathwood Gospel Hall



**Policy GNLPO351 – Land at Heathwood Gospel Hall**

**Allocation** Residential development (15 dwellings)

**Area** 0.64 ha

**Policy GNLPO351 Land at Heathwood Gospel Hall, Green Lane West, Rackheath (approx. 0.64ha) is allocated for residential development. This will accommodate at least 15 homes.**

More homes may be accommodated, subject to an acceptable design and layout being achieved.

The development will be expected to address the following specific matters:

1. Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses will be required.

Policy Ref	SA Objective														
	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
GNLPO351	-	+	0	0	+	+	+	-	+	+	+	+	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.9.2.1 Site GNLPO351 is located over 200m from major sources of air pollution including main roads and AQMAs. GNLPO and Local Plan policies would be expected to improve public transport and encourage sustainable travel, which could potentially help to improve air quality. However, the proposed development of 15 dwellings at this site would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.9.2.2 Site GNLPO351 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, where necessary, in accordance with GNLPO and Local Plan policies. Therefore, a minor positive impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.9.2.3 Site GNLPO351 is located approximately 3.7km south of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Crostwick Marsh’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.9.2.4 Site GNLPO351 comprises previously developed land and is situated amongst the existing development in Rackheath. The site policy states that “mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses will be required”. These measures, in addition to the GNLPO and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character. A negligible impact would be expected.



### **SA Objective 5 – Housing**

- F.9.2.5 Site GNLP0351 is proposed for the development of 15 dwellings; therefore, a minor positive impact on housing provision would be expected.

### **SA Objective 6 – Populations and Community**

- F.9.2.6 Site GNLP0351 is located over 600m from local services in Rackheath. GNLP and Local Plan policies could potentially help to improve local accessibility and public transport to reach local services nearby. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.9.2.7 The proposed development at Site GNLP0351 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.9.2.8 Site GNLP0351 is located within 600m of public greenspaces and would be expected to ensure that site end users have good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits. However, the site is located approximately 11.4km north east of Norfolk and Norwich University Hospital, and the closest GP surgery is Sprowston Health Centre, located approximately 2.8km to the south west. GNLP and Local Plan policies would be expected to improve access via public transport, which could potentially improve access to GP surgeries, but would not be expected to fully mitigate the poor access to emergency healthcare. Overall, the proposed development at this site would be expected to have a minor negative impact on health.

### **SA Objective 9 – Crime**

- F.9.2.9 The proposed development at Site GNLP0351 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.9.2.10 Site GNLP0351 is located within 800m of Rackheath Primary School, however, the closest secondary schools to Site GNLP0351 are Sprowston Community Academy and Thorpe St Andrew School and Sixth Form, located approximately 3.5km to the south west. The requirements of GNLP and Local Plan policies would be expected to improve access to secondary schools via public transport. Therefore, a minor positive impact would be anticipated.

### **SA Objective 11 – Economy**

- F.9.2.11 Site GNLP0351 is located within 5km of several primary employment locations including Rackheath Industrial Estate, Broadland Business Park, and other employment areas 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 this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.9.2.12 Site GNLP0351 is well connected to the surrounding road and footpath networks and is located within 2km of Salhouse Railway Station. However, the site is located over 400m from a bus stop providing regular services. GNLP and Local Plan policies would be expected to improve access via public transport. Therefore, a minor positive impact on transport and access to services would be expected.

**SA Objective 13 – Historic Environment**

- F.9.2.13 The proposed development at Site GNLP0351 is not anticipated to significantly impact nearby heritage assets. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

- F.9.2.14 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.

**SA Objective 15 – Water**

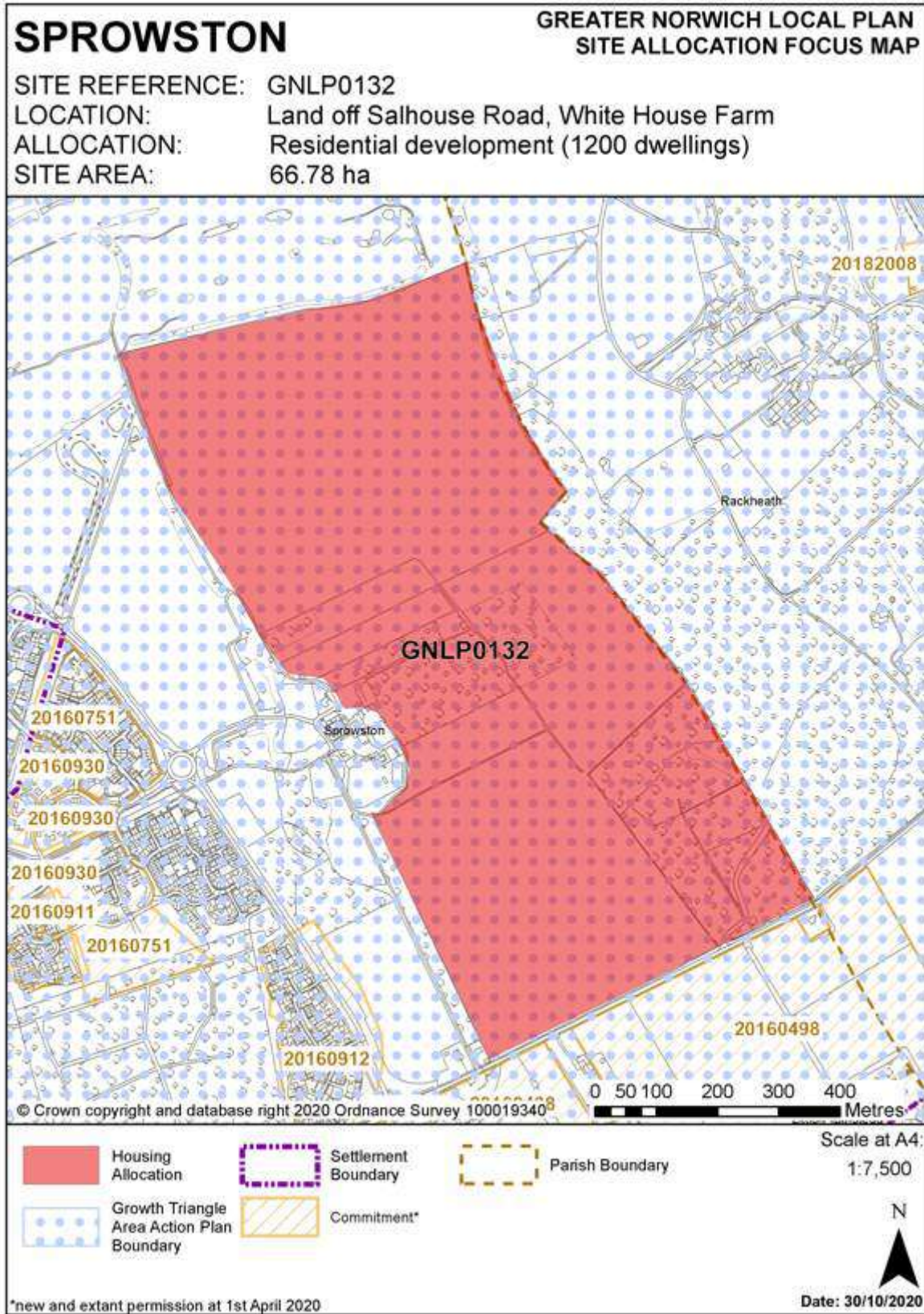
- F.9.2.15 Site GNLP0351 coincides with a groundwater SPZ (Zone III), and the western parcel of the site is located adjacent to a minor watercourse. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact would be expected.

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# F.10 Sprowston

## F.10.1 Policy GNLP0132 – Land off Salhouse Road, White House Farm



### Policy GNLPO132 – Land off Salhouse Road, White House Farm

**Allocation** Residential development (1200 dwellings)

**Area** 66.78 ha

**Policy GNLPO132 Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston. An area of approximately 66.78 ha is allocated for residential development. The site is expected to accommodate approximately 1,200 homes, open space and a new school**

The arrangement and interrelationship of different land uses resulting from the development of the site will be established through a participative masterplanning process. The development of the site will be in accordance with the resulting masterplan, which shall be submitted as part of the planning application for the site.

The masterplan should clearly demonstrate how the development has been designed to respond to the particular characteristics of the site and to interact and function appropriately with adjacent development sites. The masterplan should demonstrate how homes, jobs, services and facilities have been integrated with walking and cycling, public transport facilities/services, provision for private vehicles and green infrastructure.

Development will not be commenced until a phasing plan indicating the orderly sequence of development has been approved. The phasing plan will need to show how infrastructure (including green infrastructure) and services are to be co-ordinated with the development of the site.

The masterplan should demonstrate:

1. Vehicular, pedestrian and cycle access to the site via Salhouse Road and Atlantic Avenue.
2. A new link road from Salhouse Road to Atlantic Avenue which includes footway and cycleway provision.
3. The provision of a footway and cycleway along the southern boundary of the site adjacent to Salhouse Road, continuing provision delivered through the development of adjacent land.
4. Off-site improvements to the highway network as necessary to address the impact of development.
5. Up to 10ha of the site should be safeguarded to incorporate a well-located High School. An off-site drop-off area for buses and coaches to serve the school should be incorporated as part of the highway infrastructure for the development. Community use of open space associated with the school should be facilitated.
6. Appropriate protection of, and mitigation for, impact on trees and woodland (established through an Arboricultural Impact Assessment). This should include safeguarding the ancient woodland of Bulmer Coppice and historic Rackheath parkland to the east of the site.
7. The delivery of Green Infrastructure to ensure connections between Harrisons Woodland Park and Bulmer Coppice/Rackheath Park
8. Provision of formal recreation in the form of sports pitches and children's play space in accordance with the adopted policies of the development plan to be located adjacent to ancient woodland
9. An ecological assessment will be required to show how impacts on ecology, including Great Crested Newts, have been minimised and mitigated as part of the development of the site.
10. Appropriate remediation of any land contamination and/or localised made ground deposits, including those related to an historic gravel pit and landfill to the east of the site.
11. The site intersects watercourses so a WFD compliance assessment will be required for the watercourse receiving the runoff. A buffer of 20 m will need to be maintained between the watercourse and gardens and opportunities for riparian habitat restoration should be secured.
12. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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	-	0

**SA Objective 1 – Air Quality and Noise**

F.10.1.1 Site GNLPO132 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy requires “*off-site improvements to the highway network as necessary to address the impact of development*”, public transport access, as well as “*vehicular, pedestrian and cycle access to the site*” from various surrounding locations. These measures, alongside GNLPO and Local Plan policies, could potentially help to improve air quality by reducing congestion and providing options for transport other than personal cars. However, the proposed development of approximately 1,200 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.10.1.2 Site GNLPO132 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The site policy states that the development will include delivery of green infrastructure. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLPO and Local Plan policies. These measures would be expected to reduce flood risk on site and in surrounding locations.

F.10.1.3 However, the proposed development of approximately 1,200 dwellings at Site GNLPO132 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.10.1.4 Site GNLPO132 is located approximately 3.7km south of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Croftwick Marsh’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. The south west of Site GNLPO132 coincides with ‘Bulmer Coppice’ ancient woodland (including an area of deciduous woodland priority habitat), and the site is located adjacent to ‘Paine’s Yard Wood, The Owlery & March Covert’ CWS.

F.10.1.5 The site policy states that development should include “*appropriate protection of, and mitigation for, impact on trees and woodland*” and “*an ecological assessment will be required to show how impacts on ecology, including Great Crested Newts, have been minimised and mitigated as part of the development of the site*”. The site policy further seeks to incorporate the “*delivery of Green Infrastructure to ensure connections between Harrisons Woodland Park and Bulmer Coppice/Rackheath Park*” and to secure opportunities for riparian habitat restoration. These measures would be likely to help improve habitat connectivity and quality and ensure that there is no direct harm to designated biodiversity features as a result of the proposed development. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.



#### **SA Objective 4 – Landscape**

- F.10.1.6 The majority of Site GNLP0132 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. The site policy requires masterplanning to ensure that the site layout is appropriate to be in keeping with the surrounding development. Furthermore, the proposed development at Site GNLP0132 would include green infrastructure and open space, and the policy states that development "*should include safeguarding the ancient woodland of Bulmer Coppice and historic Rackheath parkland*". These measures, in addition to the GNLP and Local Plan policies, would be expected to reduce the impacts of development on the surrounding landscape character.
- F.10.1.7 Nonetheless, Site GNLP0132 comprises a large area previously undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site would be likely to contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.10.1.8 Site GNLP0132 is proposed for the development of 1,200 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.10.1.9 Site GNLP0132 is located over 600m from existing local services, however, the site policy states that the development should provide a masterplan which "*demonstrate[s] how homes, jobs, services and facilities have been integrated with walking and cycling, public transport facilities/services*". Alongside the GNLP and Local Plan policies, this would be expected to provide access to local services and have a minor positive impact on populations and communities.

#### **SA Objective 7 – Deprivation**

- F.10.1.10 The proposed development at Site GNLP0132 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.10.1.11 Site GNLP0132 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health.
- F.10.1.12 The site is located over 600m from a PRoW or public greenspace; however, the site policy states that green infrastructure will be delivered, including "*provision of formal recreation in the form of sports pitches and children's play space*". Furthermore, the policy states that new cycling and pedestrian routes will be provided, which would be likely to encourage site end users to access services and facilities via active travel. These measures would be expected to ensure that site end users have good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.
- F.10.1.13 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 10.3km south west of the site. The closest GP surgery is Sprowston Health Centre, located approximately 1.8km to the west. The criteria within the site policy, as well as GNLP and Local Plan policies, would be likely improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. Overall, the proposed development at this site would be expected to have a minor negative impact on health.

#### **SA Objective 9 – Crime**

- F.10.1.14 The proposed development at Site GNLP0132 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which

address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.10.115 Site GNLP0132 is located over 800m from a primary school and over 1.5km from a secondary school. The closest primary schools to Site GNLP0132 are Rackheath Primary School in New Rackheath to the north east, and Sparhawk Infant and Nursery School and Falcon Junior School in Sprowston to the south west. The closest secondary school is Sprowston Community Academy, located approximately 2km to the south west.

F.10.116 The site policy states that “*up to 10ha of the site should be safeguarded to incorporate a well-located High School*”. Furthermore, the site policy seeks to improve pedestrian and cycle connections in the local area, and the requirements of GNLP and Local Plan policies would be expected to improve access via public transport. These measures would be expected to improve access to primary and secondary schools, and therefore, a major positive impact would be anticipated.

#### **SA Objective 11 – Economy**

F.10.117 Site GNLP0132 is located within 5km of several primary employment locations including those in the nearby town of Sprowston such as Sprowston Business Park, as well as Broadland Business Park and several other locations in the outskirts of Norwich city. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide enhanced pedestrian and cycle connections, and make improvements to the local road network, which could potentially improve access to employment opportunities. The site policy also states that “*the masterplan should demonstrate how ... jobs ... have been integrated with walking and cycling, public transport facilities/services*”. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

F.10.118 Site GNLP0132 is located over 400m from a bus stop providing regular services and is poorly connected to the existing footpath network. The closest railway station to Site GNLP0132 is Salhouse Railway Station, located approximately 3.4km to the north east of the site. The site policy states that “*the masterplan should demonstrate how homes, jobs, services and facilities have been integrated with walking and cycling, public transport facilities/services*”. Furthermore, the proposed development should ensure the provision of a new link road, “*vehicular, pedestrian and cycle access to the site via Salhouse Road and Atlantic Avenue*” as well as a “*footway and cycleway along the southern boundary of the site*”. The site policy also seeks to address the potential impacts of development on the highway network, stating that off-site improvements may be necessary.

F.10.119 The requirements as set out above, alongside GNLP and Local Plan policies, would be expected to improve access to the site via a range of modes including public transport and active travel. This would also be likely to improve access to train stations. Therefore, a minor positive impact on transport and access to services would be expected.

#### **SA Objective 13 – Historic Environment**

F.10.120 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 site and these Listed Buildings are currently separated by a strip of woodland to the west of the site. The site policy also states that the “*ancient woodland of Bulmer Coppice and Historic Rackheath Parkland*” within the site would be protected. Furthermore, GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Overall, a negligible impact on the historic environment would be expected.

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

- F.10.1.21 Site GNLP0132 comprises previously undeveloped land. The 66.78 site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

**SA Objective 15 – Water**

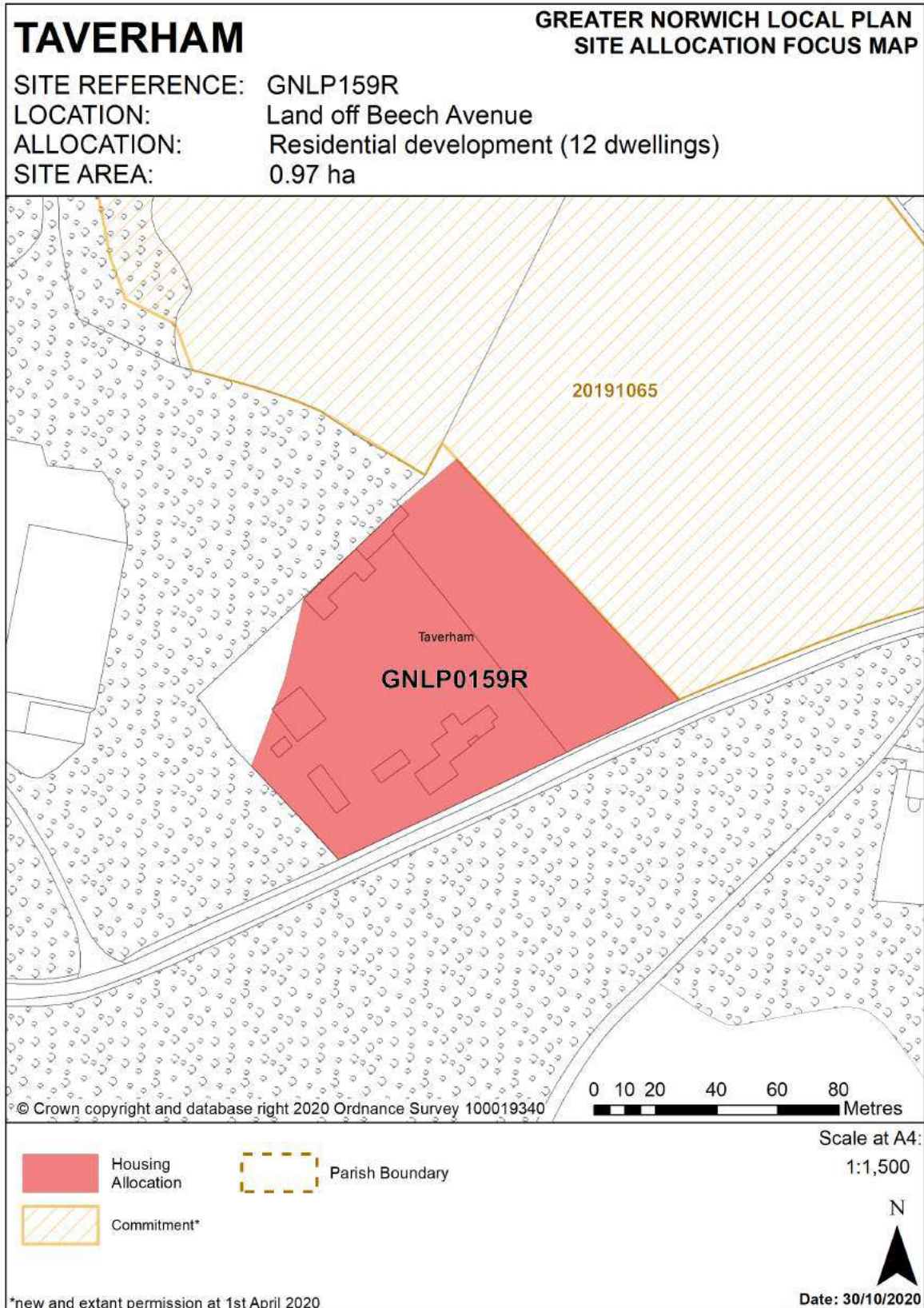
- F.10.1.22 Site GNLP0132 coincides with a groundwater SPZ (Zone III) and is located adjacent to a minor watercourse. GNL and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that *“a WFD compliance assessment will be required for the watercourse receiving the runoff. A buffer of 20m will need to be maintained between the watercourse and gardens and opportunities for riparian habitat restoration should be secured”*, and as such, development at this site would not be expected to significantly impact water quality in the adjacent watercourse. Therefore, a negligible impact would be expected.

DRAFT



# F.11 Taverham and Ringland

## F.11.1 Policy GNLP0159R – Land off Beech Avenue



**Policy GNLPO159R – Land off Beech Avenue, Taverham**

**Allocation** Residential development (12 dwellings)

**Area** 0.97 ha

**Policy GNLPO159R Land of Beech Avenue, Taverham (0.97 ha) is allocated for residential development. The site will accommodate up to 12 dwellings**

The development will be expected to address the following specific matters:

1. Vehicular and pedestrian access through the site to the east
2. Mitigation for impact on trees and woodland (established through an Arboricultural Impact Assessment)
3. Submission of ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development
4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies as site, as this site is underlain or partly underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

Policy Ref	SA Objective														
	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
GNLPO159R	-	+	0	0	+	+	+	+	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.11.1.1 Site GNLPO159R is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to provide pedestrian access to the site, which could potentially help to encourage walking to access local services and facilities. The requirements of GNLP and Local Plan policies would be expected to improve access via public transport. However, the proposed development of 12 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.11.1.2 Site GNLPO159R is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, where necessary, in accordance with GNLP and Local Plan policies. Therefore, a minor positive impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.11.1.3 Site GNLPO159R is located approximately 500m east of the ‘River Wensum’ SAC and SSSI. Site GNLPO159R 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 with Natural England.

F.11.1.4 Site GNLPO159R is also located approximately 10m from ‘Snake Wood’ ancient woodland, and a small proportion of the site coincides with deciduous woodland priority habitat. The site policy states that the development at this site will include “*submission of ecological assessment to identify key ecological*

*networks and habitats to be preserved and enhanced through the development*". This would be likely to help improve habitat connectivity and quality and ensure that there is no direct harm to designated biodiversity features as a result of the proposed development. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.11.1.5 Sites GNLPO159R is located within the 'urban' LCA, and therefore, the proposed development at this site would not be expected to have a significant impact on the local landscape character. The requirement within the site policy to submit an *"ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development"* would be expected to ensure that the surrounding woodland habitat is protected. GNLPO and Local Plan policies would also be expected to ensure that development is in keeping with the surrounding landscape. Overall, the proposed development of up to 12 dwellings at this site would be expected to result in a negligible impact on the local landscape character.

#### **SA Objective 5 – Housing**

F.11.1.6 Site GNLPO159R is proposed for the development of 12 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.11.1.7 Site GNLPO159R is located over 600m from existing local services, the closest of which can be found in Taverham to the east. The site policy states that the development should provide *"vehicular and pedestrian access through the site to the east"*. Alongside the GNLPO and Local Plan policies, this would be expected to improve access to local services and have a minor positive impact on populations and communities.

#### **SA Objective 7 – Deprivation**

F.11.1.8 The proposed development at Site GNLPO159R would not be expected to have a significant impact on deprivation. The GNLPO and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.11.1.9 Site GNLPO159R is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is also located within 600m of public greenspaces, and pedestrian links from the site into Taverham would be expected to be improved, in line with the site policy as well as GNLPO and Local Plan policies. These measures would be expected to ensure that site end users have good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.

F.11.1.10 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 7.8km south west of the site. The closest GP surgery is Taverham Surgery, located approximately 1km to the south east. The criteria within the site policy, as well as GNLPO and Local Plan policies, would be likely improve access to the GP surgery and could potentially improve access to the hospital. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

#### **SA Objective 9 – Crime**

F.11.1.11 The proposed development at Site GNLPO159R would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

F.11.112 Site GNLP0159R is located in close proximity to Taverham High School, which is situated approximately 600m to the north east. Site GNLP0159R is located over 800m from a primary school, the closest being Nightingale Infant and Nursery School and Taverham C of E Voluntary Controlled Junior School, in Taverham. The site policy states that pedestrian and vehicular access to the site will be provided, which would be expected to improve access into Taverham and these schools. The requirements of GNLP and Local Plan policies would also be expected to improve local accessibility including access via public transport. These measures would be expected to improve access to primary and secondary schools, and therefore, a minor positive impact would be anticipated.

### **SA Objective 11 – Economy**

F.11.113 Site GNLP0159R is located within 5km of several primary employment locations including the Longwater Retail Park and Bowthorpe Employment Area, as well as likely employment opportunities in the nearby villages of Taverham and Drayton. These locations would be expected to provide a range of employment opportunities for site end users.

F.11.114 Furthermore, the site policy seeks to provide enhanced pedestrian connections, which could potentially improve access to local employment opportunities. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment.

F.11.115 Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

F.11.116 Site GNLP0159R is located over 400m from a bus stop providing regular services and is poorly connected to the existing footpath network. The closest railway station to Site GNLP0159R is Norwich Railway Station, located approximately 10km to the south east. The site policy states that “*vehicular and pedestrian access through the site to the east*” will be provided. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

F.11.117 The proposed development at Site GNLP0159R would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

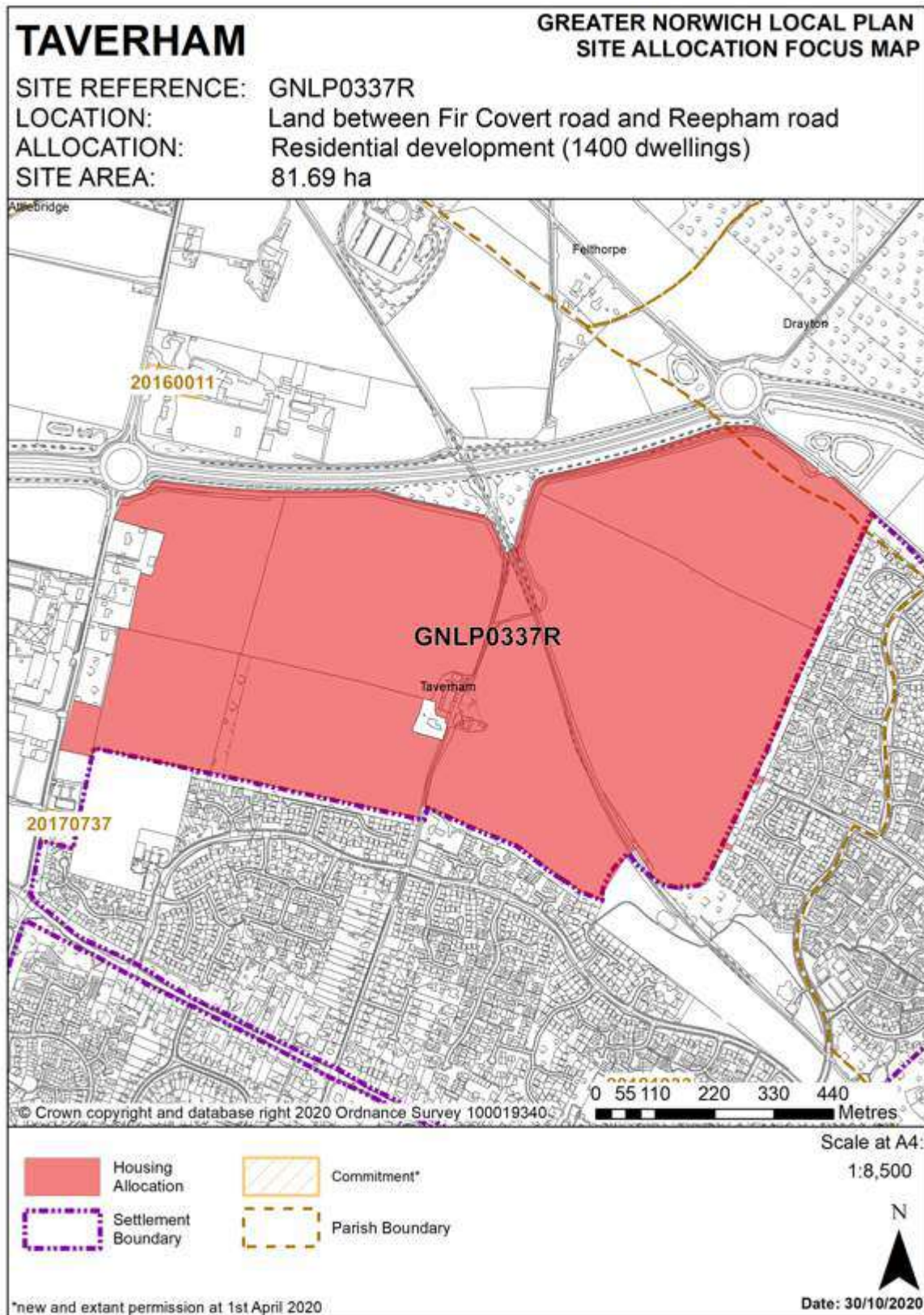
F.11.118 The majority of Site GNLP0159R comprises previously undeveloped land. The 0.97ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

F.11.119 Site GNLP0159R coincides with a groundwater SPZ (Zone II). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



### F.11.2 Policy GNLP0337R – Land between Fir Covert Road and Reepham Road



**Policy GNLPO337R – Land between Fir Covert Road and Reepham Road**

**Allocation** Residential development (1,400 dwellings)

**Area** 81.69 ha

**Policy GNLPO337 Land between Fir Covert Road and Reepham Road, Taverham (81.69ha) is allocated for residential development. The site will accommodate at least 1,400 homes, associated public open space, local centre, primary school and local medical centre.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Preparation of a masterplan to guide the development, submitted as part of the application for planning permission.
2. Provision of on-site recreation to encourage healthy lifestyles, in accordance with relevant policies.
3. 2ha safeguarded for provision of primary school.
4. Land safeguarded for provision of medical care facility.
5. Provision of commercial space adjacent to the Broadland Northway (A1270).
6. A local centre at the heart of the development, easily accessible to surrounding residential areas

The masterplan should demonstrate:

7. Detailed arrangement for access (vehicular and pedestrian) such as from Reepham Road and Fir Covert Road, pedestrian/cycle links at Felsham Way, Ganners Hill, Breck Farm Lane, and Kingswood Avenue.
8. Set out the distribution of land-uses across the site. The School and medical care facility should be centrally located on the site.
9. Off-site improvements to the highway network which may include provision of new roundabout on Reepham Road, and Fir Covert Road including proposed link road.
10. No adverse effect on the operation of the water treatment works.
11. Safeguarding landscape enhancement and buffer of the Marriott's Way.
12. The approach to phasing of development across the site.
13. Provision of significant landscape buffer adjacent to A1270 and adequate noise mitigation measures to protect residential amenity.
14. Inclusion of pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
15. Submission of an Arboricultural Impact Assessment (AIA) to protect or to mitigate any harm to trees on site.
16. Submission of ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development.
17. Mitigation of surface water flooding onsite.
18. Approach to infrastructure delivery on and off site.
19. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

Policy Ref	SA Objective														
	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
GNLPO337R	-	-	0	-	++	++	+	+	+	++	++	-	0	-	0



### **SA Objective 1 – Air Quality and Noise**

F.11.2.1 Site GNLP0337R is proposed for the development of 1,400 dwellings, and therefore, would be expected to result in an increase in local air pollution to some extent. Furthermore, this site is located adjacent to the A1067, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution.

F.11.2.2 The site policy requires “*off-site improvements to the highway network*”, public transport access, as well as “*detailed arrangement for access*” including pedestrian and cycle links from various surrounding locations. These measures could potentially help to improve air quality by reducing congestion and providing options for transport other than personal cars. Furthermore, the site masterplan should include “*provision of significant landscape buffer adjacent to A1270 and adequate noise mitigation measures to protect residential amenity*”. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise would be expected.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.11.2.3 Site GNLP0337R is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. The site policy states that the masterplan for this site should demonstrate “*mitigation of surface water flooding onsite*”, in line with GNL and Local Plan policies. Furthermore, the policy states that on-site recreational space and landscape buffers would be provided, which would be expected to include green infrastructure. These measures would be expected to reduce flood risk on site and in surrounding locations.

F.11.2.4 However, the proposed development of approximately 1,400 dwellings at Site GNLP0337R would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.11.2.5 Site GNLP0337R is located approximately 1.2km east of the ‘River Wensum’ SAC and SSSI. The 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 with Natural England.

F.11.2.6 Site GNLP0337R coincides with ‘Marriott’s Way’ CWS. The site policy states that development should demonstrate “*safeguarding landscape enhancement and buffer of the Marriott’s Way*”. Furthermore, arboricultural and ecological assessments would be required, in order to “*protect or to mitigate any harm to trees on site*” and “*identify key ecological networks and habitats to be preserved and enhanced through the development*”. These measures would be likely to help ensure habitat connectivity and quality is maintained and ensure that there is no direct harm to designated biodiversity features. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.11.2.7 Site GNLP0337R 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. The site policy requires masterplanning, which would be expected to ensure that the site layout is appropriate to the surrounding development. Furthermore, the proposed development at Site GNLP0337R would include recreational open space, and landscaping such as “*safeguarding landscape enhancement and buffer of the Marriott’s Way*” in the centre of the site. These measures, in addition to the GNL and Local Plan policies, would be expected to reduce the impacts of development on the surrounding landscape character.

F.11.2.8 Nonetheless, Site GNLP0337R comprises a large area of previously undeveloped land and is located outside of existing settlement of Taverham. Therefore, the proposed development at this site would

be likely to contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.11.2.9 Site GNLP0337R is proposed for the development of 1,400 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.11.2.10 Site GNLP0337R is located over 600m from existing local services, however, the site policy states that development would incorporate a new *“local centre at the heart of the development, easily accessible to surrounding residential areas”*. Alongside the GNLP and Local Plan policies, this would be expected to provide access to local services and have a major positive impact on populations and communities.

#### **SA Objective 7 – Deprivation**

F.11.2.11 The proposed development at Site GNLP0337R would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.11.2.12 A proportion of Site GNLP0337R is located within 200m of the A1270. 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 an adverse impact on the health of site end users. The site policy states that the site masterplan should include a *“significant landscape buffer adjacent to A1270 and adequate noise mitigation measures to protect residential amenity”*. This could potentially help to protect residents from adverse impacts on health arising from air pollution as well as noise pollution.

F.11.2.13 Site GNLP0337R is located within 600m of public greenspaces, and the site policy states that the development should provide *“on-site recreation to encourage healthy lifestyles, in accordance with relevant policies”*. These measures would be expected to ensure that site end users have good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.

F.11.2.14 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 8.3km south of the site. The closest GP surgery is Taverham Surgery, located approximately 1.3km to the south. The site policy states that the development would include *“land safeguarded for provision of medical care facility”*, which *“should be centrally located on the site”*. Furthermore, the site policy, alongside GNLP and Local Plan policies, would be expected to improve access to the site via public transport, which could potentially help to improve sustainable access to healthcare facilities including the hospital. On balance, the proposed development at this site would be expected to have a minor positive impact on health.

#### **SA Objective 9 – Crime**

F.11.2.15 The proposed development at Site GNLP0337R would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.11.2.16 Site GNLP0337R is located over 800m from an existing primary school, the closest being Nightingale Infant and Nursery School and Taverham C of E Voluntary Controlled Junior School, in Taverham. The majority of Site GNLP0337R is located within 1.5km of Taverham High School, situated to the south west of the site.

F.11.2.17 The proposed development at this site would include *“2ha safeguarded for provision of primary school”* and that *“the school ... should be centrally located on the site”*. Furthermore, it is anticipated that

improved pedestrian and public transport connectivity, in line with the site policy as well as GNLP and Local Plan policies, would ensure that access to primary and secondary schools is enhanced across the site. These measures would be expected to improve access to primary and secondary schools, and therefore, a major positive impact on education would be anticipated.

#### **SA Objective 11 – Economy**

F.11.2.18 Site GNLP0337R is located within 5km of several primary employment locations including the Longwater Retail Park, as well as likely employment opportunities in the nearby villages of Taverham and Drayton. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide enhanced pedestrian connections, which could potentially improve access to local employment opportunities. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment.

F.11.2.19 Site GNLP0337R is proposed for mixed use development including a new local centre, primary school and “*provision of commercial space adjacent to the Broadland Northway (A1270)*”. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

F.11.2.20 Site GNLP0337R is located over 400m from a bus stop providing regular services, and the closest railway station to the site is Norwich Railway Station, located approximately 10km to the south east of the site. The site policy states that the development should include “*a local centre at the heart of the development, easily accessible to surrounding residential areas*”, in addition to improved pedestrian, cycling and vehicle access across the site. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

F.11.2.21 The proposed development at Site GNLP0337R would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

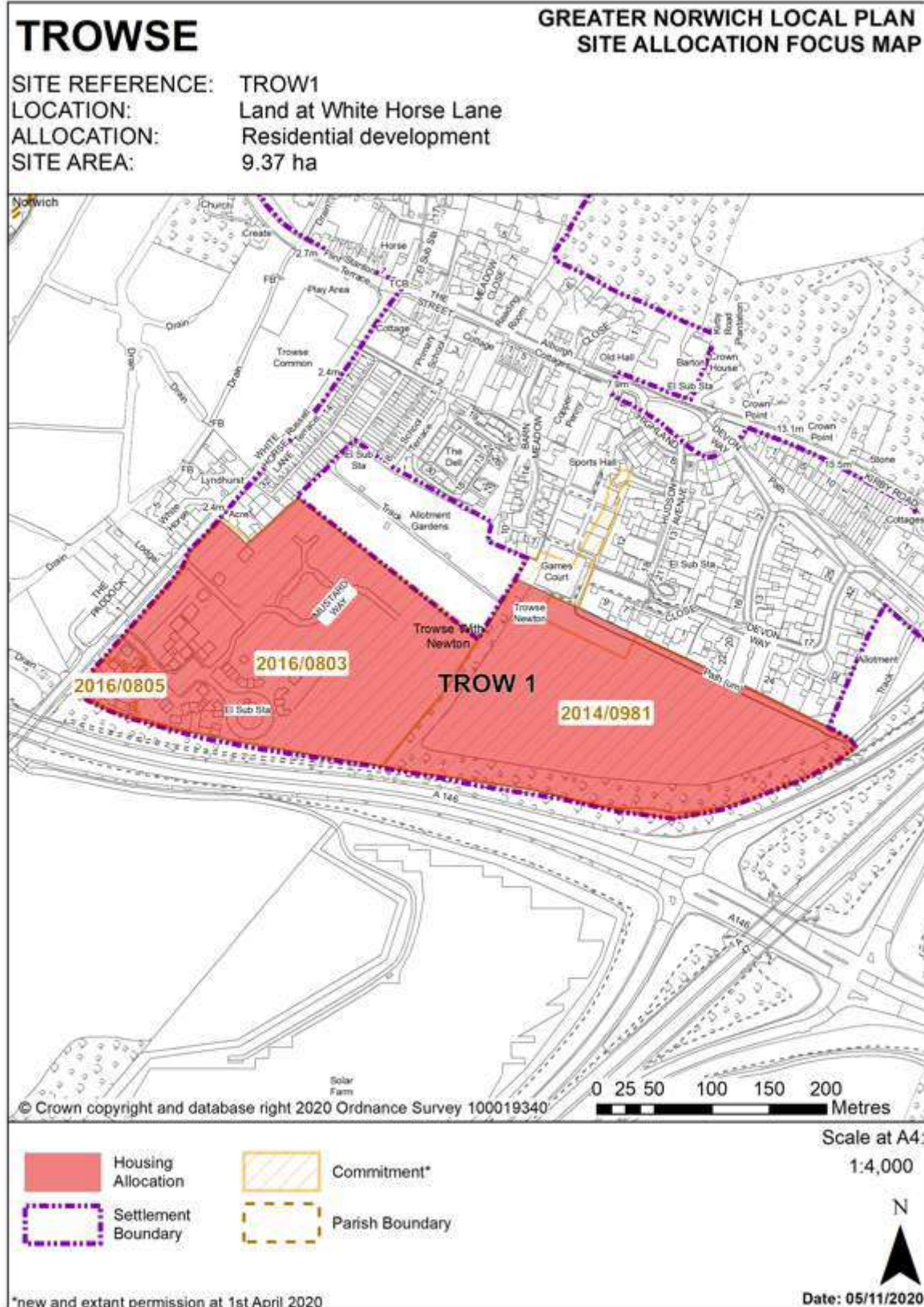
F.11.2.22 Site GNLP0337R comprises previously undeveloped land. The 78.36 site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

#### **SA Objective 15 – Water**

F.11.2.23 Site GNLP0337R coincides with a groundwater SPZ (Zone III). The site policy states that the proposed development should include “*pollution control techniques to ensure that development does not lead to pollution of the water environment*”. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

# F.12 Trowse

## F.12.1 Policy TROW1 – Land at White Horse Lane





**Policy TROW1 – Land on White Horse Lane and to the rear of Charolais Close and Devon Way**

**Allocation** Residential development (181 dwellings)

**Area** 9.37 ha

**Policy TROW 1 Land on White Horse Lane and to the rear of Charolais Close & Devon Way (approx. 9.37 ha) is allocated for residential development with new primary school. This will accommodate approximately 181 new homes.**

The development will be expected to address the following specific matters:

1. Development of the site to be masterplanned to provide a cohesive development.
2. Development will need to conserve, and where opportunities arise, enhance the significance of the Trowse Conservation Area. Development will need to be sufficiently set back from White Horse Lane to provide a satisfactory appearance and to protect the character of the approach onto Trowse from this direction having regard to the existing buildings opposite, the existing pattern of development adjoining the site and the hedge on the site frontage.
3. Provision of a site of at least 1.4 hectares for a new primary school within the site.
4. Site to contribute to the delivery of infrastructure through S106 or the payment of CIL, including any required improvements to the Martineau Lane roundabout.
5. Primary vehicular access from White Horse Lane with some very limited access from Hudson Avenue provided it can be demonstrated that it would not harm the character and appearance of the Conservation Area.
6. Pedestrian and cycle access should be provided from the sports ground on Hudson Avenue and the amenity space on Devon Way.
7. An extension to the footway along White Horse Lane will be provided to ensure there is a continuous footway from the site to the village centre.
8. The development will be designed with appropriate landscaping to mitigate for any visual impact from the A146/A47.
9. Anglian Water advice regarding foul sewerage capacity.
10. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration

Policy Ref	SA Objective														
	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
TROW1	-	-	0	0	++	+	+	+	+	++	+	++	0	0	-

**SA Objective 1 – Air Quality and Noise**

F.12.1.1 Site TROW1 is located adjacent to the A146 and A47, and therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. The site policy states that “*the development will be designed with appropriate landscaping to mitigate for any visual impact from the A146/A47*”, which could potentially help to protect residents from adverse impacts on health arising from air pollution as well as noise pollution.

F.12.1.2 The site policy states that improved vehicular, cycle and pedestrian access would be provided. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 181 dwellings would be expected to result

in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.12.1.3 Site TROW1 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. These measures would be expected to reduce flood risk on site and in surrounding locations.

F.12.1.4 However, the proposed development of approximately 181 dwellings at Site TROW1 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.12.1.5 Site TROW1 is located approximately 5.2km west of 'The Broads' SAC and 'Broadland' SPA and Ramsar. The site is also located approximately 1.3km north east of 'Caistor St Edmund Chalk Pit' SSSI, 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 with Natural England. The site policy states that the proposed development will include appropriate landscaping and seek to retain hedgerows on site. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.12.1.6 Site TROW1 is located approximately 400m south of The Broads National Park, and the majority of the site 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. The development is situated in line with the existing settlement of Trowse and bounded by the A47 and A146. The site policy states that "*development will need to be sufficiently set back from White Horse Lane to provide a satisfactory appearance and to protect the character of the approach onto Trowse from this direction having regard to the existing buildings opposite, the existing pattern of development adjoining the site and the hedge on the site frontage*" and will include "*appropriate landscaping to mitigate for any visual impact from the A146/A47*". These measures, in addition to the GNLP and Local Plan policies, would be expected to reduce the impacts of development on the surrounding landscape character. Overall, the proposed development would be expected to result in a negligible impact on the landscape.

#### **SA Objective 5 – Housing**

F.12.1.7 Site TROW1 is proposed for the development of approximately 181 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.12.1.8 Site TROW1 is located within 600m of Trowse Village Store, and the site policy states that the development should provide "*an extension to the footway along White Horse Lane will be provided to ensure there is a continuous footway from the site to the village centre*". Alongside the GNLP and Local Plan policies, this would be expected to improve access to local services and have a minor positive impact on populations and communities.

#### **SA Objective 7 – Deprivation**

F.12.1.9 The proposed development at Site TROW1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.



### SA Objective 8 – Health

- F.12.1.10 Site TROW1 is located within 600m of the PRow network and public greenspaces, and the site policy states that *“pedestrian and cycle access should be provided from the sports ground on Hudson Avenue and the amenity space on Devon Way”*. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.12.1.11 The site is located adjacent to the A146 and A47, and therefore, the proposed development could potentially expose site end users to higher levels of transport associated air and noise pollution. The site policy states that *“the development will be designed with appropriate landscaping to mitigate for any visual impact from the A146/A47”*, which could potentially help to protect residents from adverse impacts on health arising from air pollution as well as noise pollution.
- F.12.1.12 The closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 6.6km to the west. The closest GP surgery is Lakenham Surgery, located approximately 1.7km to the north west. The requirements of the site policy to enhance pedestrian and cycle connectivity, as well as GNLP and Local Plan policies to improve public transport access, would be expected to improve access to healthcare, as well as leisure centres and green spaces for outdoor recreation. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

### SA Objective 9 – Crime

- F.12.1.13 The proposed development at Site TROW1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### SA Objective 10 – Education

- F.12.1.14 Site TROW1 is located within 800m of Trowse Primary School, however, the site is located over 1.5km from secondary schools. The nearest secondary schools include The Hewett Academy Norwich and Notre Dame High School, both approximately 1.8km to the north west of the site. The site policy states that the development would include *“provision of a site of at least 1.4 hectares for a new primary school within the site”*. The site policy would also be expected to ensure that the site provides enhanced pedestrian and cycle access, including *“a continuous footway from the site to the village centre”*. Alongside the requirements of GNLP and Local Plan policies to improve local accessibility including via public transport, these measures would be expected to improve access to schools and increase school capacity. Overall, a major positive impact on education would be expected.

### SA Objective 11 – Economy

- F.12.1.15 Site TROW1 is located within 5km of several primary employment locations including Norwich city centre. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, GNLP and Local Plan policies would be expected to improve access via public transport, and the site policy seeks to provide enhanced pedestrian connections, which could potentially improve access to employment opportunities. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### SA Objective 12 – Transport and Access to Services

- F.12.1.16 The majority of Site TROW1 is located within 400m of a bus stop on White Horse Lane, providing regular services. However, the majority of the site is located over 2km from Norwich Railway Station. The site policy states that *“pedestrian and cycle access should be provided from the sports ground on Hudson Avenue and the amenity space on Devon Way”* and *“an extension to the footway along White Horse Lane will be provided to ensure there is a continuous footway from the site to the village centre”*. GNLP and Local Plan policies would be expected to improve public transport provision, which would be likely to improve connections to the station. Overall, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.12.1.17 Site TROW1 is located adjacent to Trowse Newton Conservation Area, and approximately 40m from the Grade II Listed Building ‘Old Hall Farmhouse’. The site policy states that “*development will need to conserve, and where opportunities arise, enhance the significance of the Trowse Conservation Area. Development will need to be sufficiently set back from White Horse Lane to provide a satisfactory appearance and to protect the character of the approach onto Trowse from this direction having regard to the existing buildings opposite, the existing pattern of development adjoining the site and the hedge on the site frontage*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

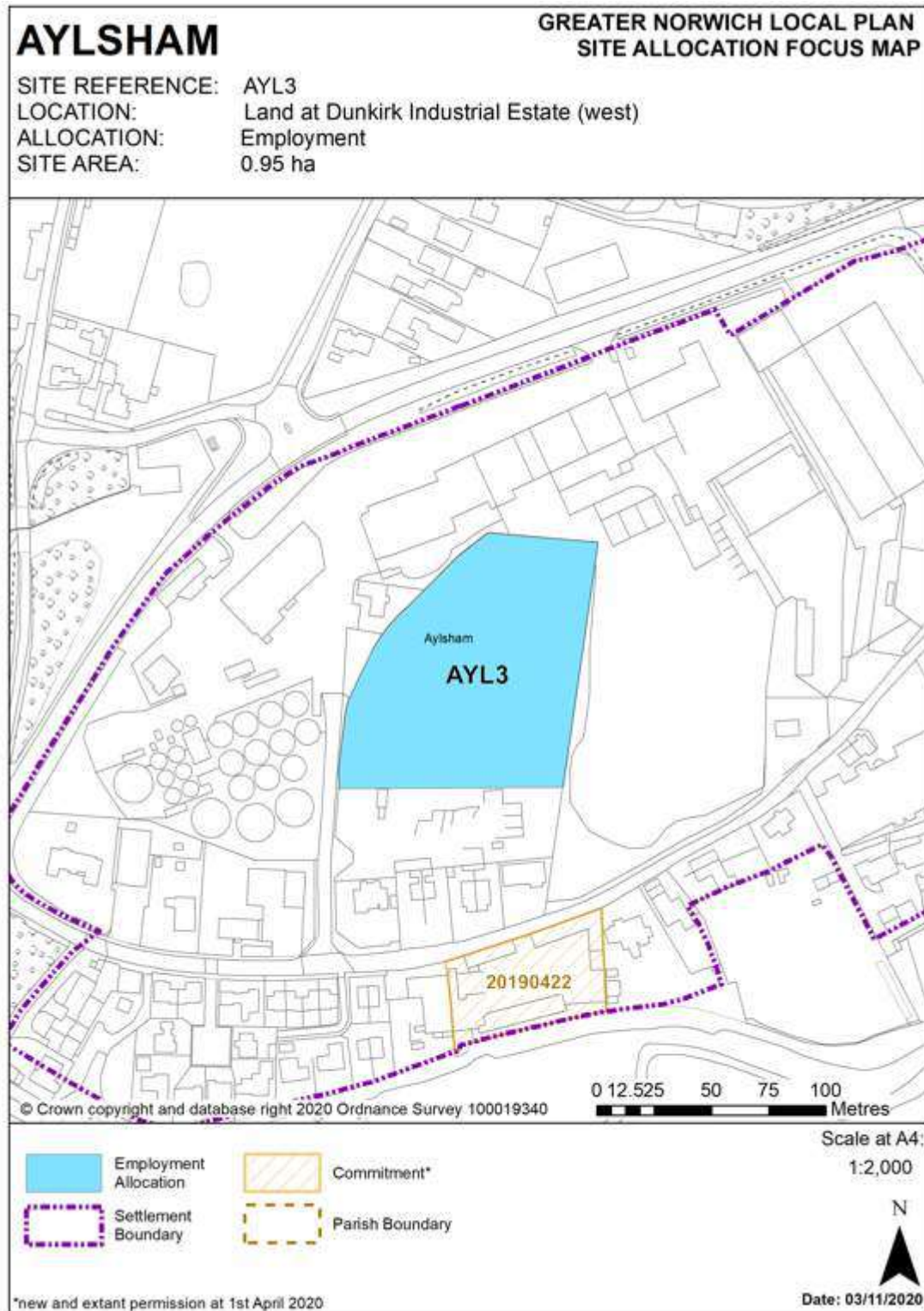
- F.12.1.18 Approximately half of Site TROW1 comprises previously developed land. Approximately 5ha of the site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.12.1.19 Site TROW1 coincides with a groundwater SPZ (Zone II and III), and a small proportion in the west of the site is located within 200m of a minor watercourse. The site policy states that development should seek “*Anglian Water advice regarding foul sewerage capacity*”. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. However, the proposed development at this site could potentially increase the risk of contamination of the watercourse, and as such, result in a minor negative impact on water.

# F.13 Aylsham with Blicking, Burgh & Tuttington and Oulton

## F.13.1 Policy AYL3 – Land at Dunkirk Industrial Estate (west)



**Policy AYL3 – Land at Dunkirk Industrial Estate (west)**

**Allocation** Employment use accommodating B1, B2 and B8 uses

**Area** 0.95 ha

**Policy AYL3 Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham (of approx. 0.95 ha) is allocated for employment use. This will accommodate E(g), B2 & B8 uses.**

The development will be expected to address the following specific matters:

1. Vehicular access off Dunkirk.
2. The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.

Policy Ref	SA Objective														
	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
AYL3	0	+	0	0	0	+	+	-	+	0	++	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.13.1.1 Site AYL3 is proposed for a small area of employment development, comprising 0.95ha. The site is located over 200m from major sources of air pollution including main roads and AQMAs. The requirements of GNLP and Local Plan policies would be expected to improve access via public transport, which could potentially help to improve air quality by providing options for transport other than personal cars. The proposed development at this site would not be expected to generate a significant amount of air pollution, and therefore, a negligible impact would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.13.1.2 Site AYL3 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.13.1.3 Site AYL3 is located approximately 6km north east of ‘Norfolk Valley Fens’ SAC, and approximately 4.2km north east of ‘Cawston and Marsham Heaths’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.13.1.4 Site AYL3 is located within the ‘urban’ LCA. The proposed development would be unlikely to significantly alter the landscape character as it is situated amongst existing employment development in Aylsham. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape. Therefore, a negligible impact would be expected.

### **SA Objective 5 – Housing**

- F.13.1.5 Site AYL3 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.

### **SA Objective 6 – Populations and Community**

- F.13.1.6 Site AYL3 is located over 600m from local services in Aylsham. GNLP and Local Plan policies could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.13.1.7 The proposed development at Site AYL3 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.13.1.8 Site AYL3 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network, and alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.13.1.9 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 21km to the south. The closest GP surgery is The Market Surgery, located approximately 1.2km to the south west. GNLP and Local Plan policies would be likely to improve access to the GP surgery through enhanced pedestrian and public transport accessibility but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.13.1.10 The proposed development at Site AYL3 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.13.1.11 Site AYL3 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.13.1.12 Site AYL3 comprises undeveloped land and is proposed for employment development including E(g), B2 & B8 uses. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.13.1.13 Site AYL3 is located within 400m of a bus stop on Millgate, providing regular services. The site policy would be expected to ensure there is suitable vehicular access, and GNLP and Local Plan policies would be expected to enhance local pedestrian accessibility. However, the closest station is North Walsham Railway Station, located approximately 8.2km to the east of the site. GNLP and Local Plan policies could potentially improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. Overall, a minor negative impact would be expected.

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**SA Objective 13 – Historic Environment**

- F.13.1.14 Site AYL3 is located approximately 90m from Aylsham Conservation Area, however, the site and conservation area are separated by existing built form in Aylsham. GNLP and Local Plan policies would be expected to ensure that the character and setting of nearby heritage assets are conserved. Therefore, a negligible impact on the historic environment would be expected.

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

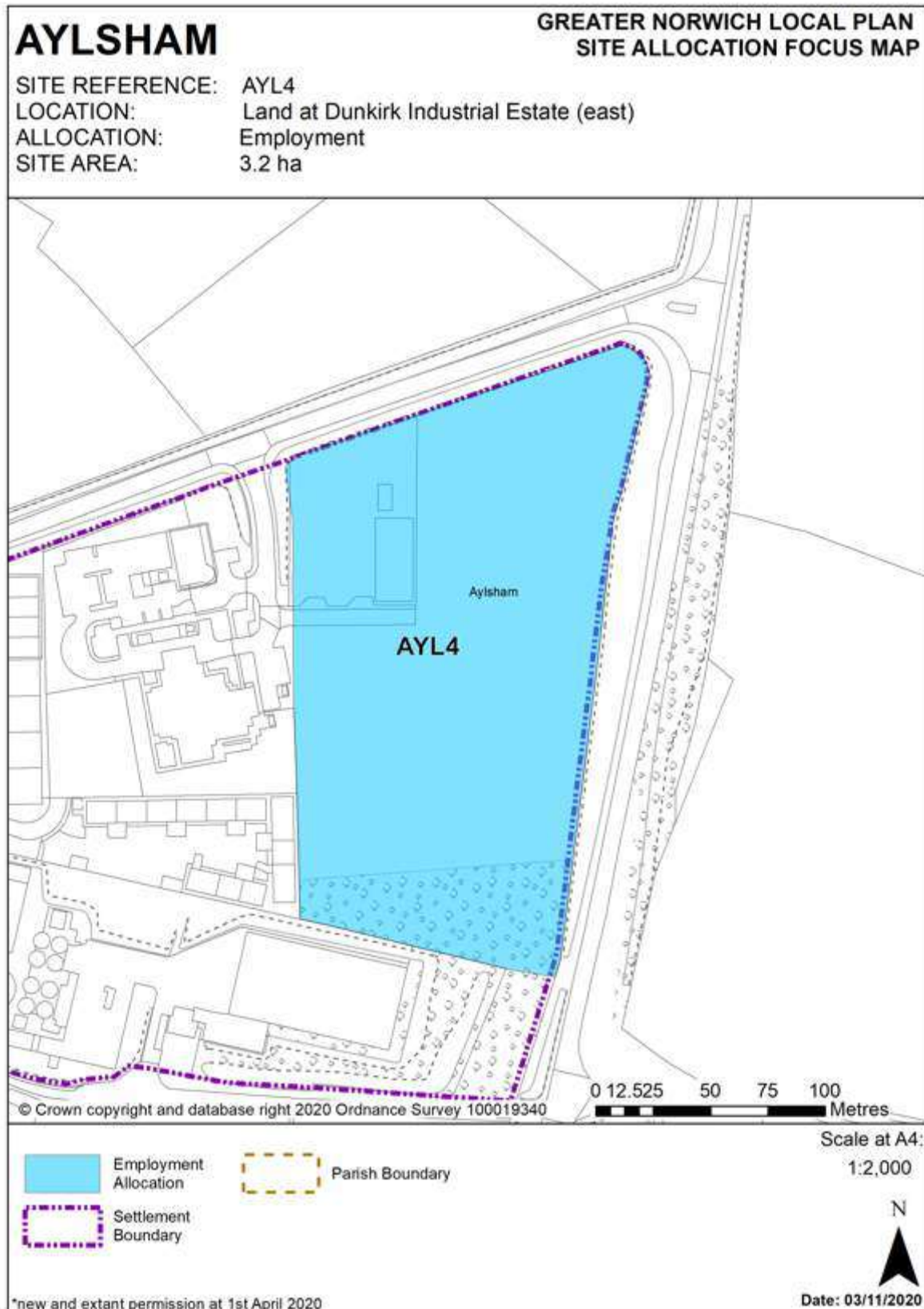
- F.13.1.15 Site AYL3 comprises previously undeveloped land. The 0.95ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would be expected to result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

- F.13.1.16 Site AYL3 coincides a groundwater SPZ (Zone I) and is located within 200m of the River Bure. The site policy states that *"appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment"*. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ and watercourse. Therefore, a negligible impact on water would be expected.



### F.13.2 Policy AYL4 - Land at Dunkirk Industrial Estate (east), south of Banningham Road



**Policy AYL4 – Land at Dunkirk Industrial Estate (east), south of Banningham Road**

<b>Allocation</b>	Employment
<b>Area</b>	3.2 ha

**Policy AYL4 Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham (of approx. 3.2 ha) is allocated for employment use. This will accommodate E(g), B2 & B8 uses.**

The development will be expected to address the following specific matter:

1. Vehicular access off Dunkirk.
2. The site is within Source Protection Zone 1 and therefore appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment.

Policy Ref	SA Objective														
	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	0

**SA Objective 1 – Air Quality and Noise**

F.13.2.1 Site AYL4 is located adjacent to the A140, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution. The requirements of GNLP and Local Plan policies would be expected to improve access via public transport, which could potentially help to improve air quality by providing options for transport other than personal cars. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.13.2.2 Site AYL4 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.13.2.3 Site AYL4 is located approximately 6km north east of ‘Norfolk Valley Fens’ SAC, and approximately 4.6km north east of ‘Cawston and Marsham Heaths’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.13.2.4 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.

F.13.2.5 The GNLP and Local Plan policies would be expected to ensure that the distinctive qualities of the natural environment are conserved. Site AYL4 comprises an area of primarily undeveloped land,

situated adjacent to the existing Dunkirk Industrial Estate and bounded by the A140. Overall, a negligible impact on the local landscape character would be expected as a result of the proposed development at this site.

#### **SA Objective 5 – Housing**

F.13.2.6 Site AYL4 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.

#### **SA Objective 6 – Populations and Community**

F.13.2.7 Site AYL4 is located over 600m from local services in Aylsham. GNLP and Local Plan policies could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.13.2.8 The proposed development at Site AYL4 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.13.2.9 Site AYL4 is located within 600m of the PRow network and is situated in the outskirts of Aylsham surrounded by open countryside. This site would be expected 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.

F.13.2.10 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 21km south of the site. The closest GP surgery is The Market Surgery, located approximately 1.8km to the south west. GNLP and Local Plan policies would be likely to improve access to the GP surgery through enhanced pedestrian and public transport accessibility but would not be expected to fully mitigate the poor access to emergency healthcare.

F.13.2.11 Furthermore, a proportion of Site AYL4 is located within 200m of the A140. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which could potentially have an adverse impact on the health of site end users. Overall, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.13.2.12 The proposed development at Site AYL4 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.13.2.13 Site AYL4 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

F.13.2.14 Site AYL4 comprises primarily undeveloped land and is proposed for employment development including E(g), B2 & B8 uses. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.13.2.15 Site AYL4 is well connected to the existing road and footpath networks within the Dunkirk Industrial Estate, and the site policy seeks to provide additional “*vehicular access off Dunkirk*” road. However, the site is located over 400m from a bus stop providing regular services. The closest railway station is North Walsham Railway Station, located approximately 7.8km to the east of the site. GNLP and Local Plan policies could potentially improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. Overall, a minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.13.2.16 The proposed development at Site AYL4 would be unlikely to impact any surrounding heritage assets. The Grade II Listed Buildings ‘Coldham Hall’ and ‘Barn north east of Coldham Hall’ are located approximately 500m to the east of the site, however, are likely to be screened from view by trees along the A140. Therefore, the proposed development at this site would be expected to have a negligible impact on the local historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

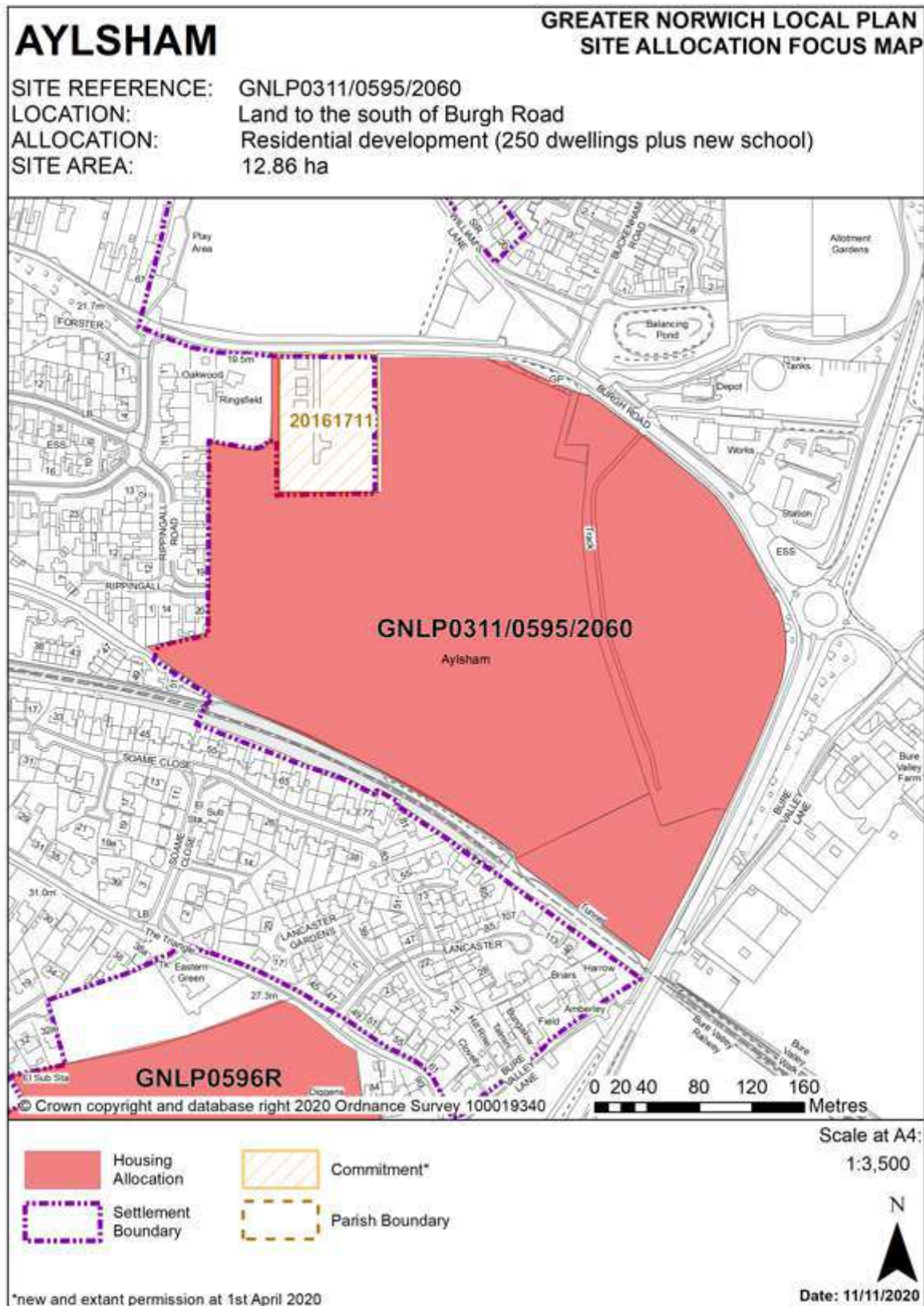
- F.13.2.17 The majority of Site AYL4 comprises previously undeveloped land. Approximately 1.6ha of the undeveloped proportion of the site is situated on ALC Grade 3 land, with approximately 1ha in the north on ALC Grade 2 land. ALC Grade 2, and potentially ALC Grade 3, represents some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would be expected to result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.13.2.18 Site AYL4 coincides a groundwater SPZ (Zone I). The site policy states that “*appropriate pollution control techniques may be required to ensure that development of the site does not lead to pollution of the water environment*”. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



### F.13.3 Policy GNLP0311 / GNLP0595 / GNLP2060 – Land to the south of Burgh Road



**Policy GNLPO311 / GNLPO595 / GNLPO2060 – Land to the south of Burgh Road**

**Allocation** Residential development (250 dwellings plus new school)

**Area** 12.86 ha

**Policy GNLPO311, 0595 and 2060 Land south of Burgh Road and west of the A140, Aylsham (approx. 12.86 ha) is allocated for residential development. The site is likely to accommodate at least 250 homes, and new primary school.**

The development will be expected to address the following specific matters:

1. Access should be via Burgh Road with two access points for vehicles.
2. Carriageway widening is required to achieve a minimum width of 6.0m over the full frontage and a 2.0m footway should also be provided to connect with the existing facility to west.
3. Requires pedestrian crossings at Burgh Road to bus stop and on route to High School and connections to Station Road, Rippingall Road, Bure Valley Walk, along with suitable crossing of A140.
4. 2 ha of land at nil value to be provided for a new primary school on site.
5. Improved green infrastructure improvements alongside the Bure Valley Walk.
6. Layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east.
7. A drainage strategy, and completion of required mitigations, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream.
8. Conserve and where appropriate enhance the significance of the Grade II Listed Bure Valley Farmhouse, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, setback and open space and design.

Policy Ref	SA Objective														
	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
GNLPO311/ GNLPO595/ GNLPO2060	-	-	0	-	++	+	+	-	+	++	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

- F.13.3.1 Site GNLPO311/GNLPO595/GNLPO2060 is located adjacent to the A140, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution.
- F.13.3.2 The policy requires improvements to be made to the surrounding road network, including “*carriageway widening ... and a 2.0m footway*”. Furthermore, the site policy outlines the provision of pedestrian crossings and bus stops on the surrounding roads. Alongside GNLPO and Local Plan policies, these measures could potentially help to improve air quality by reducing congestion and providing options for transport other than personal cars. Additionally, the site policy states that “*layout and design to take account of noise from the adjacent A140*” would be provided, which could potentially help to reduce the exposure of site end users to transport associated air and noise pollution.
- F.13.3.3 However, the proposed development of 250 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.



### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.13.3.4 Site GNLP0311/GNLP0595/GNLP2060 is located wholly within Flood Zone 1. However, a proportion of the site, particularly in the north, coincides with areas determined to be at low, medium and high risk of surface water flooding. The policy states that the proposed development at this site should include *“a drainage strategy, and completion of required mitigations, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream”*. Furthermore, the policy seeks to deliver green infrastructure improvements. These measures, in accordance with GNLP and Local Plan policies, would be expected to reduce flood risk on site and in surrounding locations.
- F.13.3.5 However, the proposed development of approximately 250 dwellings at the site would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.13.3.6 Site GNLP0311/GNLP0595/GNLP2060 is located approximately 4.8km north east of ‘Norfolk Valley Fens’ SAC and ‘Buxton Heath’ SSSI, and approximately 3.2km north east of ‘Cawston and Marsham Heaths’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs.
- F.13.3.7 The policy states that development should incorporate *“layout and design to take account of noise from the adjacent A140”* and *“green infrastructure improvements alongside the Bure Valley Walk”*. This could potentially help to conserve some natural habitats on site. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.13.3.8 Site GNLP0311/GNLP0595/GNLP2060 is 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.
- F.13.3.9 The policy seeks to deliver *“landscaping to screen impact on the countryside setting”*. GNLP and Local Plan policies would also be expected to ensure that development is in keeping with the surrounding landscape character.
- F.13.3.10 Nonetheless, Site GNLP0311/GNLP0595/GNLP2060 comprises previously undeveloped land and is located outside of the existing settlement of Aylsham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.13.3.11 Site GNLP0311/GNLP0595/GNLP2060 is proposed for the development of 250 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.13.3.12 Site GNLP0311/GNLP0595/GNLP2060 is located in close proximity to local services including M&S Simply Food, to the north east of the site. The site policy would be expected to ensure that new pedestrian links are provided into Aylsham, which would be likely to improve access to other local services and facilities in the town. Alongside the GNLP and Local Plan policies, this would be expected to improve access to local shops and have a minor positive impact on populations and communities.

### **SA Objective 7 – Deprivation**

- F.13.3.13 The proposed development at Site GNLP0311/GNLP0595/GNLP2060 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### SA Objective 8 – Health

- F.13.3.14 Site GNLPO311/GNLPO595/GNLPO2060 is located within 600m of the PRoW network and public greenspaces, which would be expected 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.
- F.13.3.15 A proportion of the site is located within 200m of the A140. The site policy states that the site masterplan should include “*layout and design to take account of noise from the adjacent A140*”. This could potentially help to protect residents from adverse impacts on health arising from air pollution.
- F.13.3.16 The majority of the site is located within 800m of The Market Surgery in Aylsham. However, closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 19.5km south of the site. The criteria within the site policy, as well as GNLPO and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

### SA Objective 9 – Crime

- F.13.3.17 The proposed development at Site GNLPO311/GNLPO595/GNLPO2060 would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### SA Objective 10 – Education

- F.13.3.18 Site GNLPO311/GNLPO595/GNLPO2060 is located in close proximity to Aylsham High School, which is situated approximately 450m to the north of the site. However, approximately half of the site is located over 800m from an existing primary school, the closest being John of Gaunt Infant and Nursery School and Bure Valley School. The proposed development at this site would include “*2 ha of land at nil value to be provided for a new primary school on site*” and “*requires pedestrian crossings at Burgh Road to bus stop and on route to High School*”. In line with GNLPO and Local Plan policies, these measures would be expected to ensure that access to primary and secondary schools is enhanced across the site. Therefore, a major positive impact on education would be anticipated.

### SA Objective 11 – Economy

- F.13.3.19 Site GNLPO311/GNLPO595/GNLPO2060 is located within 5km of several primary employment locations including Dunkirk Industrial Estate, and Aylsham town centre. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide enhanced pedestrian connections including new footways and pedestrian crossings, which could potentially improve access to local employment opportunities. The requirements of GNLPO and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### SA Objective 12 – Transport and Access to Services

- F.13.3.20 The majority of Site GNLPO311/GNLPO595/GNLPO2060 is located within 400m of bus stops providing regular services. However, the closest railway station to Site GNLPO311/GNLPO595/GNLPO2060 is North Walsham Railway Station, located approximately 8.7km to the north east of the site. The site policy seeks to improve vehicular and pedestrian access to the site, including through provision of a new footway and “*pedestrian crossings at Burgh Road to bus stop and on route to High School and connections to Station Road, Rippingall Road, Bure Valley Walk, along with suitable crossing of A140*”. GNLPO and Local Plan policies could potentially improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. Overall, a minor negative impact would be expected.

### SA Objective 13 – Historic Environment

- F.13.3.21 Site GNLPO311/GNLPO595/GNLPO2060 is located approximately 100m from the Grade II Listed Building ‘Bure Valley Farmhouse’. The site policy states that the development should “*conserve and where*

*appropriate enhance the significance of the Grade II Listed Bure Valley Farmhouse, including any contribution made to that significance by setting".* Alongside the requirements of GNLP and Local Plan policies, this would be expected to ensure that the character and setting of the Listed Building is conserved. Overall, a negligible impact on the historic environment would be expected.

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

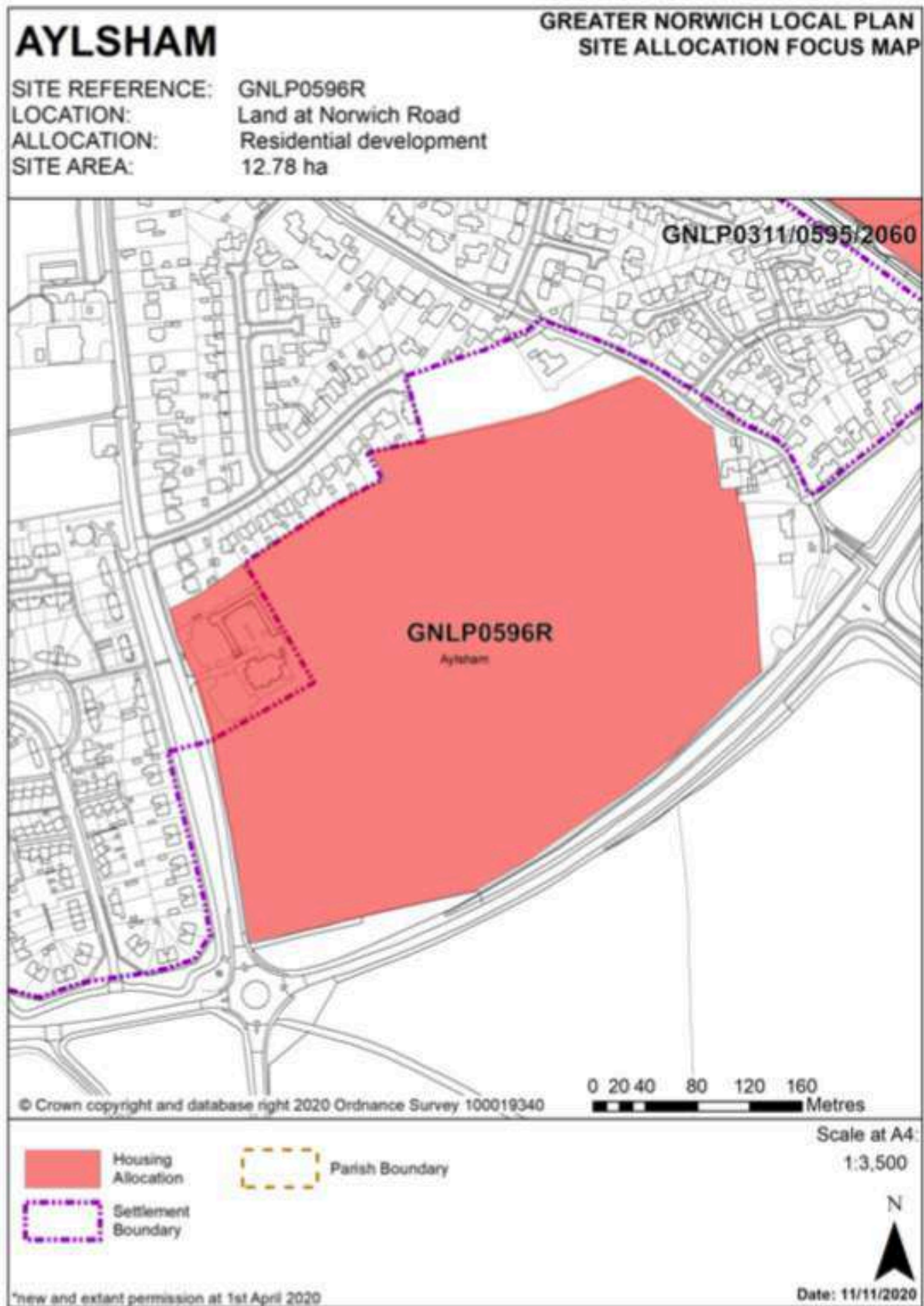
F.13.3.22 Site GNLP0311/GNLP0595/GNLP2060 comprises previously undeveloped land. The 12.86ha site is situated on ALC Grade 2 land, which represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would be expected to result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

F.13.3.23 Site GNLP0311/GNLP0595/GNLP2060 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.

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### F.13.4 Policy GNLP0596R – Land at Norwich Road



### Policy GNLPO596R – Land at Norwich Road

**Allocation** Residential development (255 dwellings)

**Area** 12.78 ha

**Policy GNLPO596R Land at Norwich Road, Aylsham (approx. 12.78 ha) is allocated for residential development. The site is to accommodate at least 255 homes. The mix of uses is to include a 90 bed care unit/extra care housing, and 0.25 ha for community use to meet sustainable transport objectives.**

The development will address all the following specific matters:

2. Masterplan to identify the mix of uses on the site and the relationship between them, to be accompanied by a phasing and infrastructure plan.
3. Transport assessment with implementation of any agreed highway mitigation measures.
4. Access should be via Norwich Road with two access points for vehicles. 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit, plus cycle improvements at A140/B1145/Norwich Road roundabout.
5. Pedestrian and cycle access only from Buxton Road and Copeman Road. Safeguarding of existing Public Right of Way at south of site.
6. 0.25 ha of land at nil value to the Town Council to meet neighbourhood plan objectives for out-of-town parking, and promotion of sustainable transport modes.
7. Layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east.
8. A drainage strategy, and completion of required mitigations, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream.
9. Any development should conserve and where appropriate enhance the setting of the Grade II Diggens Farmhouse to the east of the site, including any contribution made to that significance by setting.

Policy Ref	SA Objective														
	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
GNLPO596R	-	-	0	-	++	+	+	-	+	++	+	+	0	0	0

#### SA Objective 1 – Air Quality and Noise

- F.13.4.1 Site GNLPO596R is located adjacent to the A140, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution.
- F.13.4.2 The policy requires a “*footway/cycleway to connect with existing facilities and revision of speed limit*”. Furthermore, the site would provide 0.25ha of land for parking and sustainable transport. Alongside GNLPO and Local Plan policies, these measures could potentially help to improve air quality by reducing congestion and providing options for transport other than personal cars. Additionally, the site would provide “*layout and design to take account of noise from the adjacent A140*”, which could potentially help to reduce the exposure of site end users to transport associated air and noise pollution.
- F.13.4.3 However, the proposed development of 255 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.



### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.13.4.4 Site GNLP0596R is located wholly within Flood Zone 1. However, a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. The policy states that the proposed development at this site should include *“a drainage strategy, and completion of required mitigations, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream”*. Furthermore, the policy seeks to deliver green infrastructure improvements. These measures, in accordance with GNLP and Local Plan policies, would be expected to reduce flood risk on site and in surrounding locations.

F.13.4.5 However, the proposed development of approximately 255 dwellings at Site GNLP0596R would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.13.4.6 Site GNLP0596R is located approximately 4.1km north east of ‘Norfolk Valley Fens’ SAC and ‘Buxton Heath’ SSSI, and approximately 2.6km north east of ‘Cawston and Marsham Heaths’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. The policy states that development should include *“landscaping to screen impact on the countryside setting to the south-east”* which could potentially help to conserve some natural habitats on site. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.13.4.7 Site GNLP0596R is 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 policy seeks to deliver *“layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east”*. GNLP and Local Plan policies would also be expected to ensure that development is in keeping with the surrounding landscape character.

F.13.4.8 Nonetheless, Site GNLP0596R comprises previously undeveloped land and is located outside of the existing settlement of Aylsham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

F.13.4.9 Site GNLP0596R is proposed for the development of 255 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

F.13.4.10 Site GNLP0596R is located partially over 600m from local services. The site policy would be expected to ensure that new pedestrian and cycle links are provided into Aylsham, which would be likely to improve access to other local services and facilities in the town. Alongside the GNLP and Local Plan policies, this would be expected to improve access to local shops and have a minor positive impact on populations and communities.

### **SA Objective 7 – Deprivation**

F.13.4.11 The proposed development at Site GNLP0596R would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.13.4.12 Site GNLP0596R is located within 600m of the PRow network and public greenspaces, which would be expected 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.



F.13.4.13 A proportion of Site GNLP0596R is located within 200m of the A140. The site policy states that the site masterplan should include “*layout and design to take account of noise from the adjacent A140*”. This could potentially help to protect residents from adverse impacts on health arising from air pollution.

F.13.4.14 The majority of the site is located within 800m of The Market Surgery in Aylsham. However, closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 19km south of the site. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.13.4.15 The proposed development at Site GNLP0596R would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.13.4.16 Site GNLP0596R is located within 800m of Bure Valley School and John of Gaunt Infant and Nursery School, and within 1.5km of Aylsham High School. The proposed development would be expected to include new and improved pedestrian and cycle routes. In line with GNLP and Local Plan policies, these measures would be expected to ensure that access to primary and secondary schools is enhanced across the site. Therefore, a major positive impact on education would be anticipated.

#### **SA Objective 11 – Economy**

F.13.4.17 Site GNLP0596R is located within 5km of several primary employment locations including Dunkirk Industrial Estate, and Aylsham town centre. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide enhanced pedestrian and cycle connections, which could potentially improve access to local employment opportunities. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

F.13.4.18 Site GNLP0596R is located within 400m of bus stops providing regular services. However, the closest railway station is North Walsham Railway Station, located approximately 9km to the north east of the site. The site policy requires a “*transport assessment with implementation of any agreed highway mitigation measures*”, road improvements, and provision of safe and accessible footways and cycleways. Furthermore, the policy allocates 0.25ha of land for “*out-of-town parking, and promotion of sustainable transport modes*”. Alongside GNLP and Local Plan policies, this would be expected to improve access via public transport, reduce congestion in Aylsham and could potentially improve connections to train stations. On balance, a minor positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

F.13.4.19 Site GNLP0596R is located adjacent to the Grade II Listed Building ‘Diggens Farmhouse’. The site policy states that the “*development should conserve and where appropriate enhance the setting of the Grade II Diggens Farmhouse to the east of the site, including any contribution made to that significance by setting*”. Alongside the requirements of GNLP and Local Plan policies, this would be expected to ensure that the character and setting of the Listed Building is conserved. Overall, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.13.4.20 The majority of Site GNLP0596R comprises previously undeveloped land. The 12.78ha site is situated on ALC Grade 2 land, which represents some of Greater Norwich’s BMV land. As the site coincides with

less than 20ha of BMV land, the proposed development would be expected to result in a negligible impact in terms of loss of soil.

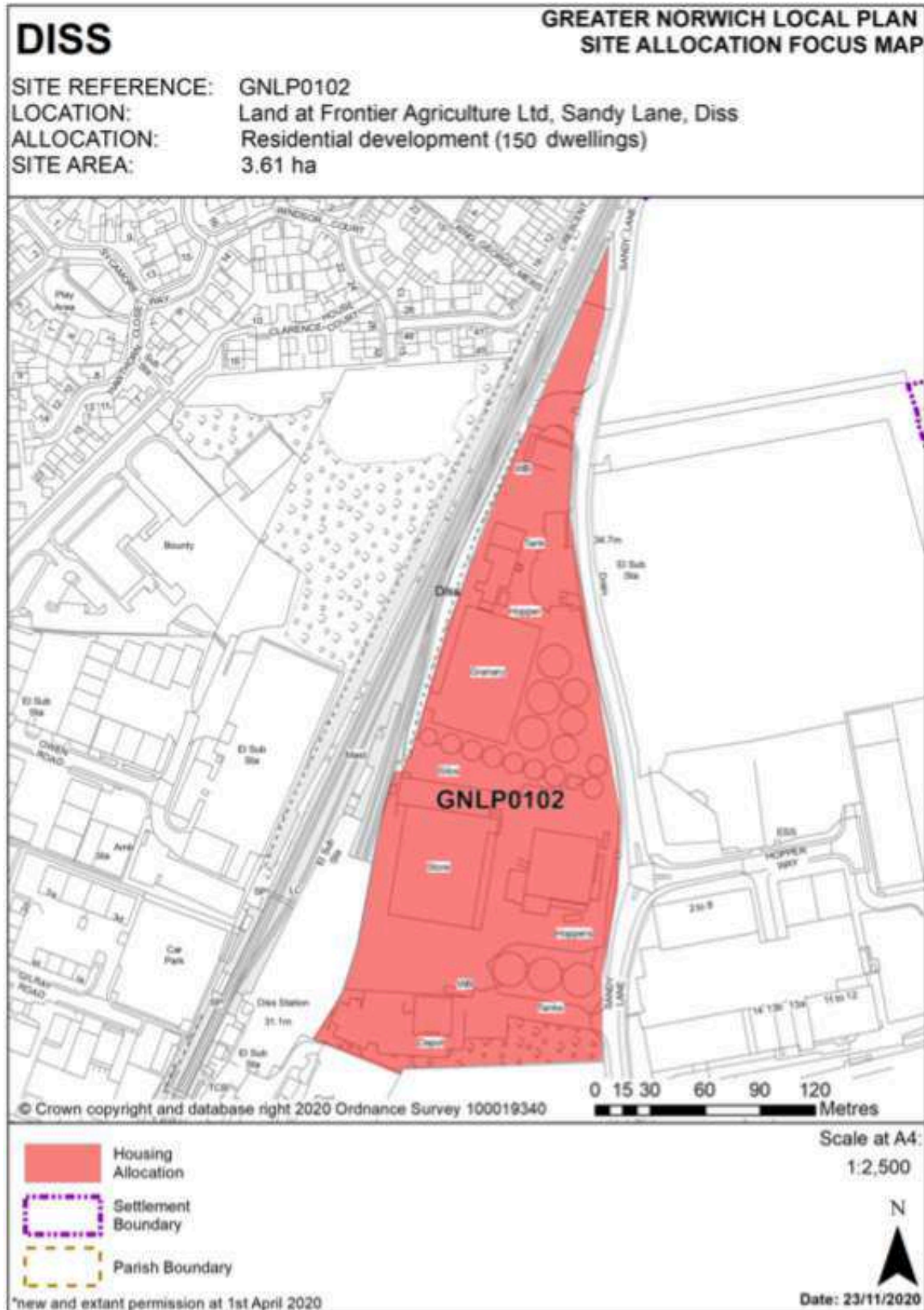
**SA Objective 15 – Water**

- F.13.4.21 Site GNLP0596R 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.

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# F.14 Diss

## F.14.1 Policy GNLP0102 – Land at Frontier Agriculture Ltd, Sandy Lane, Diss



**Policy GNLPO102 – Land at Frontier Agriculture Ltd, Sandy Lane, Diss**

**Allocation** Residential development (150 dwellings)

**Area** 3.61 ha

**Policy GNLPO102 Land at Frontier Agriculture Ltd, Sandy Lane, Diss (approx. 3.61 ha) is allocated for residential development. The site is likely to accommodate approximately 150 homes**

The development will be expected to address the following specific matters:

1. Assessment of site contamination with subsequent mitigation and considerations of development viability if required.
2. Assessment and mitigation measures to address adverse impacts from the railway and neighbouring employment uses on residential amenity.
3. Consider and mitigate surface water flood risk.
4. Road widening of Sandy Lane to a minimum of 6.0 metres for the extent of frontage.
5. Provision of a 3.0m wide cycle/footway at the site frontage to link to Nelson Road.
6. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
7. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development

Policy Ref	SA Objective														
	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
GNLPO102	-	-	0	+	++	+	+	-	+	++	+	++	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.14.1.1 Site GNLPO102 is located adjacent to a railway line, and therefore, could potentially expose site end users to higher levels of noise pollution and disturbance. The site policy states that development should include “assessment and mitigation measures to address adverse impacts from the railway” and should conserve and enhance the hedgerow and trees. Although this would be expected to contribute towards improvements in air quality and noise pollution, the proposed development of 150 dwellings would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.14.1.2 Site GNLPO102 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNL and Local Plan policies. These measures would be expected to reduce flood risk on site and in surrounding locations.

F.14.1.3 However, the proposed development of approximately 150 dwellings at Site GNLPO102 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.14.1.4 Site GNLP0102 is located approximately 2.9km east of 'Wortham Ling' SSSI, 3km south east of 'Shelfanger Meadows' SSSI and 2.6km north east of 'Gypsy Camp Meadows, Thrandeston' SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. The site policy would ensure that the trees and hedgerow on site are retained and enhanced. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.14.1.5 Site GNLP0102 comprises previously developed land and is situated amongst existing development in Diss. The site policy states that *"the trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme"* and that *"mitigation measures to address adverse impacts from the railway and neighbouring employment uses on residential amenity"* will be provided. The proposed residential development at this site could potentially result in a minor positive impact on the surrounding townscape.

### **SA Objective 5 – Housing**

- F.14.1.6 Site GNLP0102 is proposed for the development of 150 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.14.1.7 Site GNLP0102 is located over 600m from local services. The site policy would be expected to ensure that new pedestrian and cycle links are provided into Diss, which would be likely to improve access to other local services and facilities in the town. Alongside the GNLP and Local Plan policies, this would be expected to improve access to local shops and have a minor positive impact on populations and communities.

### **SA Objective 7 – Deprivation**

- F.14.1.8 The proposed development at Site GNLP0102 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.14.1.9 Site GNLP0102 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Site GNLP0102 is also located within 2km of Diss Leisure Centre, and within 600m of public greenspaces and the PRoW network. This would be expected to provide site end users with good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.

- F.14.1.10 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital approximately 28km north of the site. The closest GP surgery is The Lawns Medical Practice, located approximately 1.2km west of the site. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery in Diss, but would not be expected to fully mitigate the poor access to emergency healthcare. Overall, a minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.14.1.11 The proposed development at Site GNLP0102 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.14.1.12 Site GNLP0102 is located within 1.5km of Diss High School, and within 800m of Diss Infants and Nursery School. However, the site is located over 800m from Diss CE Junior Academy. The “*provision of a 3.0m wide cycle/footway at the site frontage to link to Nelson Road*” alongside GNLP and Local Plan policies would be expected to enhance local accessibility, including to primary and secondary schools. Therefore, a major positive impact would be expected.

### **SA Objective 11 – Economy**

- F.14.1.13 Site GNLP0102 is located within 5km of several primary employment locations in Diss. These locations would be expected to provide a range of employment opportunities for site end users. The site is also well connected to Diss Railway Station for sustainable travel to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.14.1.14 Site GNLP0102 is located adjacent to Diss Railway Station, however, the site is located over 400m from a bus stop and has limited pedestrian access. The site policy states that the development should include road widening and “*provision of a 3.0m wide cycle/footway at the site frontage to link to Nelson Road*”. GNLP and Local Plan policies would also be expected to provide enhanced public transport connections. Therefore, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.14.1.15 The proposed development at Site GNLP0102 is not anticipated to significantly impact nearby heritage assets. The criteria set out in the site policy to ensure consultation with the Historic Environment Record “*to determine any need for archaeological surveys prior to development*”, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.14.1.16 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.

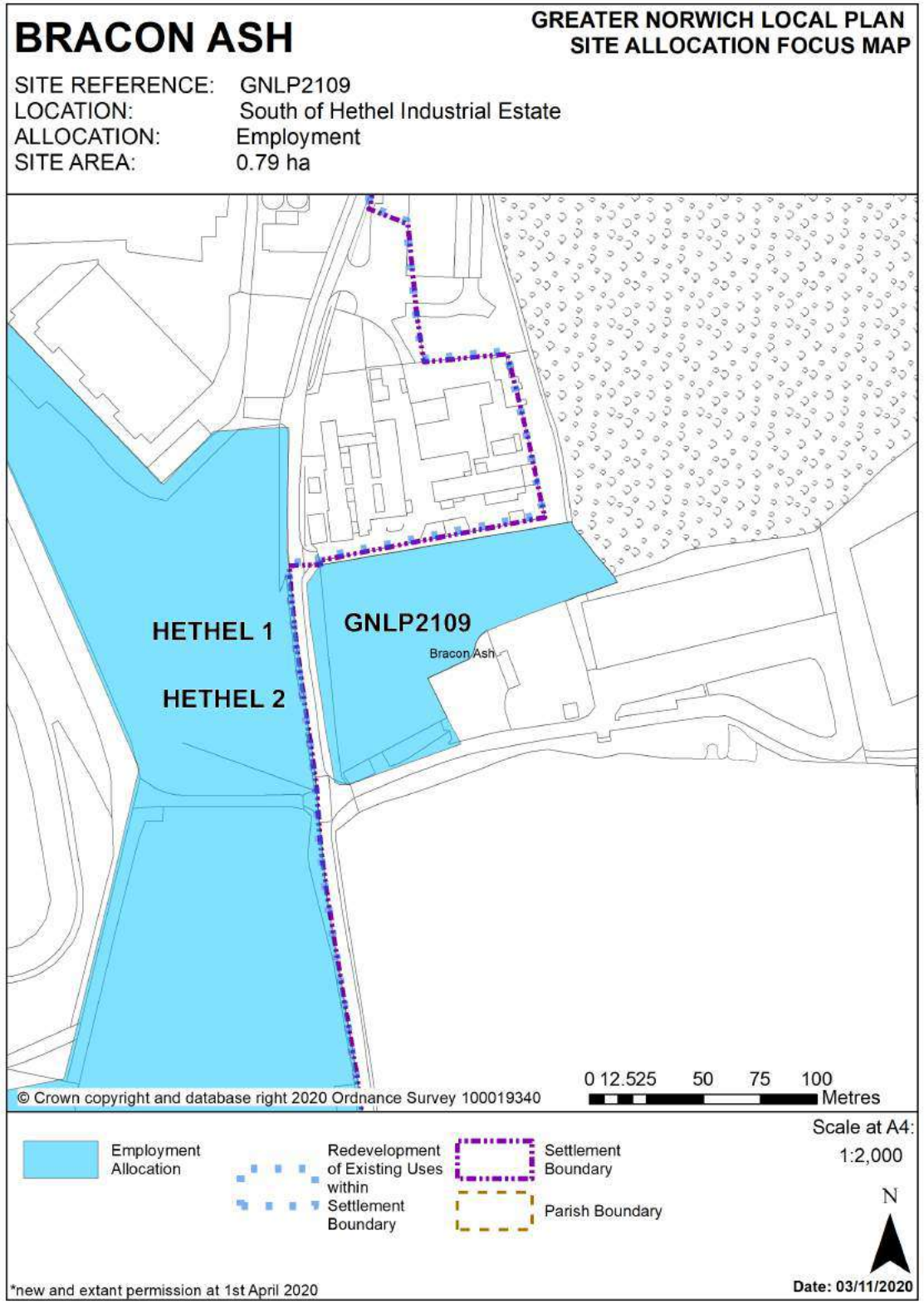
### **SA Objective 15 – Water**

- F.14.1.17 Site GNLP0102 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.



# F.15 Hethel Strategic Employment Area

## F.15.1 Policy GNLP2109 – South of Hethel Industrial Estate



**Policy GNLP2109 – South of Hethel Industrial Estate**

**Allocation** Employment

**Area** 0.79 ha

**Policy GNLP2109 South of Hethel Industrial Estate, Bracon Ash (approx. 0.79 ha) is allocated for employment uses associated with, or ancillary to, advanced engineering and technology-based business.**

Development of this site will address the following specific matters:

1. Limited to uses associated with or ancillary to advanced engineering and technology.
2. Submission of a master-plan supported by utilities/infrastructure plan which accords with any master-planning of HETHEL 2.
3. Off-site improvements, as required by the Highway Authority.
4. Layout and design to protect the residential amenity of nearby Grade II Little Potash (Brunel House).
5. Adequate landscaping and green infrastructure to be provided.
6. Ecological Impact Assessment is required.
7. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.
8. A site-specific Flood Risk Assessment is required.

Policy Ref	SA Objective														
	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
GNLP2109	0	+	0	0	0	+	+	+	+	0	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.15.1.1 Site GNLP2109 is proposed for a small area of employment development, comprising 0.79ha. The requirements of GNLP and Local Plan policies would be expected to improve access via public transport, which could potentially help to improve air quality by providing options for transport other than personal cars. The proposed development at this site would not be expected to generate a significant amount of air pollution, and therefore, a negligible impact would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.15.1.2 Site GNLP2109 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The policy states that “a site-specific Flood Risk Assessment is required”. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. Overall, a minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.15.1.3 Site GNLP2109 is located approximately 3.6km north west of ‘Norfolk Valley Fens’ SAC and ‘Flordon Common’ SSSI, and approximately 2.5km north east of ‘Lower Wood, Ashwellthorpe’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. Site GNLP2109 is located adjacent to ‘Hethel Wood’ ancient woodland and CWS. The policy states that “adequate landscaping and green infrastructure [is] to be provided” and an “Ecological Impact Assessment is required”. These measures would be expected to ensure the development does not

adversely impact the adjacent woodland. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.15.1.4 Site GNLP2109 is 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. The proposed development at Site GNLP2109 would be unlikely to significantly alter the landscape character as it is situated amongst existing employment development and does not coincide with any key characteristics of the LCA. The policy also states that “adequate landscaping and green infrastructure [is] to be provided”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.15.1.5 Site GNLP2109 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.

#### **SA Objective 6 – Populations and Community**

F.15.1.6 Site GNLP2109 is located over 600m from local services. In accordance with the masterplan for Policy HETHEL2, the proposed development at this site would be expected to provide improved accessibility for pedestrians and cyclists into Wymondham. Alongside the GNLP and Local Plan policies, this would be expected to improve access to local shops and have a minor positive impact on populations and communities.

#### **SA Objective 7 – Deprivation**

F.15.1.7 The proposed development at Site GNLP2109 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.15.1.8 Site GNLP2109 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is also located within 600m of the PRoW network. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.15.1.9 However, Site GNLP2109 is located over 800m from a GP surgery, and the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 7.1km north east of the site. GNLP and Local Plan policies would be likely to improve access to the site via public transport, which would be expected to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

#### **SA Objective 9 – Crime**

F.15.1.10 The proposed development at Site GNLP2109 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.15.1.11 Site GNLP2109 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.15.1.12 Site GNLP2109 comprises primarily undeveloped land and is proposed for employment development associated with, or ancillary to, advanced engineering and technology-based business. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.15.1.13 Site GNLP2109 is located over 400m from a bus stop providing regular services. The closest railway station to Site GNLP2109 is Wymondham Railway Station, located approximately 4.4km to the west of the site. GNLP and Local Plan policies would be expected to improve access via public transport, ensuring employees have access to sustainable travel options to work. Therefore, a minor positive impact on transport and access to services would be expected.

### **SA Objective 13 – Historic Environment**

- F.15.1.14 Site GNLP2109 is located adjacent to the Grade II Listed Building 'Little Potash' and approximately 420m from 'Corporation Farmhouse'. The site policy states that the development should incorporate "*layout and design to protect the residential amenity of nearby Grade II Little Potash (Brunel House)*", as well as "*adequate landscaping and green infrastructure*". Furthermore, the policy states that the "*Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development*". Alongside the requirements of GNLP and Local Plan policies, this would be expected to ensure that the character and setting of Listed Buildings is conserved. Overall, a negligible impact on the historic environment would be expected.

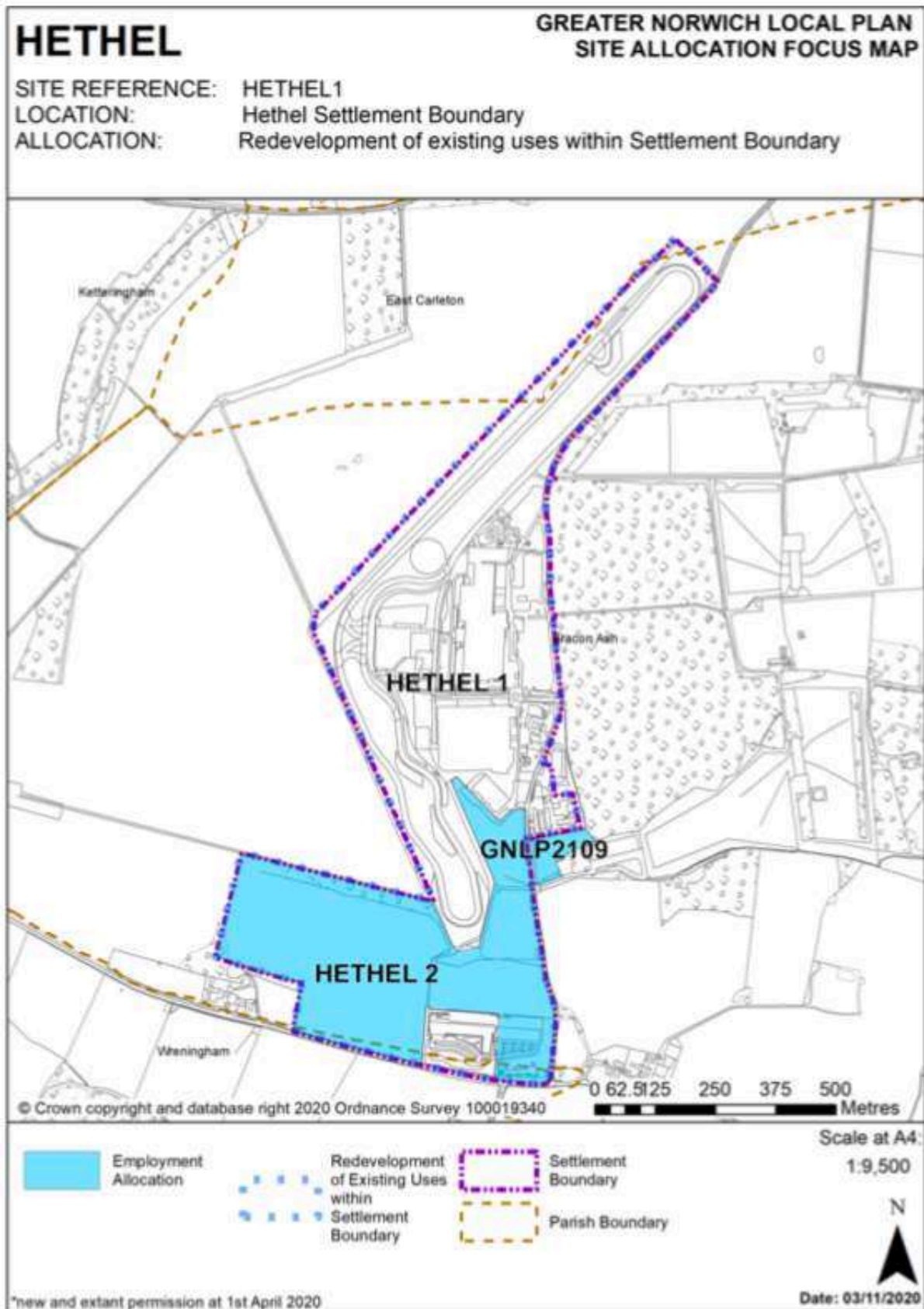
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.15.1.15 Site GNLP2109 comprises previously undeveloped land. The 0.79ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.15.1.16 Site GNLP2109 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.

### F.15.2 Policy HETHEL1 – Hethel Settlement Boundary





**Policy HETHEL1 - Hethel Settlement Boundary**

**Allocation** Redevelopment of existing uses within the Settlement Boundary

**Area** 62.77 ha

**Policy HETHEL 1 Restriction of employment uses at Hethel**

New development within the defined development boundary at Hethel will only be permitted if it is associated with, or ancillary to, advanced engineering and technology-based businesses.

Policy Ref	SA Objective														
	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
HETHEL1	0	0	0	0	0	+	0	+	0	0	+	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.15.2.1 Site HETHEL1 is located over 200m from major sources of air pollution including main roads and AQMAs. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. The proposed redevelopment of existing uses within this site, which comprises the Lotus Cars development, would not be expected to significantly alter the amount of traffic on the local road network, or generation of air and noise pollution. Therefore, a negligible impact on air quality and noise would be expected.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.15.2.2 Site HETHEL1 is located wholly within Flood Zone 1, however, a large proportion in the west of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. Therefore, any future development would be expected to result in a negligible impact on climate change mitigation and adaptation.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.15.2.3 Site HETHEL1 is located approximately 3.4km north west of ‘Norfolk Valley Fens’ SAC and ‘Flordon Common’ SSSI, and approximately 1.9km north east of ‘Lower Wood, Ashwellthorpe’ SSSI. The site is located within an IRZ which does not indicate the potential future development as a threat to these SSSIs. Site HETHEL1 is located adjacent to ‘Hethel Wood’ ancient woodland and CWS. GNLP Policy 3 seeks to ensure development proposals do not result in “*harm to designated and non-designated assets of the natural environment*”. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.15.2.4 The majority of Site HETHEL1 comprises previously developed land, currently containing the Lotus Cars site. The site policy would ensure that any new development would only be permitted if it is “*associated with, or ancillary to, advanced engineering and technology-based businesses*”, which would be expected to be in keeping with the current land use. GNLP and Local Plan policies would also be expected to ensure that development is appropriate to the surrounding character. Overall, a negligible impact would be expected.



### **SA Objective 5 – Housing**

- F.15.2.5 Site HETHEL1 is proposed for employment use, and therefore, any future 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.

### **SA Objective 6 – Populations and Community**

- F.15.2.6 Site HETHEL1 is located over 600m from local services. GNLP and Local Plan policies could potentially improve local accessibility through providing enhanced pedestrian links and public transport, into nearby settlements such as Wymondham. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.15.2.7 The proposed restriction of uses at Site HETHEL1 would be expected to have a negligible impact on deprivation.

### **SA Objective 8 – Health**

- F.15.2.8 Site HETHEL1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is also located within 600m of the PRow network. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.15.2.9 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 6.8km north east of the site. The closest GP surgeries are Mulbarton Surgery, approximately 4km to the east, or Wymondham Medical Centre, approximately 4km to the west. GNLP and Local Plan policies would be likely to improve access to the site via public transport, which could potentially improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

### **SA Objective 9 – Crime**

- F.15.2.10 The proposed restriction of uses at Site HETHEL1 would be expected to have a negligible impact on crime.

### **SA Objective 10 – Education**

- F.15.2.11 Any future development at Site HETHEL1 related to advanced engineering and technology-based businesses would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.15.2.12 Site HETHEL1 currently comprises the Lotus Cars employment site, and the site policy would support future employment development proposals at this site "*associated with, or ancillary to, advanced engineering and technology-based businesses*". Any future development at this site could potentially result in the provision of employment opportunities in the local area, and therefore, a minor positive impact on the local economy would be expected.

### **SA Objective 12 – Transport and Access to Services**

- F.15.2.13 Site HETHEL1 is located over 400m from a bus stop providing regular services, and currently has poor access to the surrounding footpath network. The closest station is Wymondham Railway Station, located approximately 4.2km to the west of the site. GNLP and Local Plan policies would be expected to improve access via public transport, including to the railway station. This would be expected to ensure that employees have access to sustainable travel options to work. Therefore, a minor positive impact on transport and access to services would be expected.

**SA Objective 13 – Historic Environment**

- F.15.2.14 Site HETHEL1 is located approximately 70m from the Grade II Listed Building ‘Little Potash’, approximately 140m from ‘Corporation Farmhouse’ and approximately 320m from ‘Fir Grove’. GNLPP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings is conserved, should any further development be proposed at this site. Overall, a negligible impact on the historic environment would be expected.

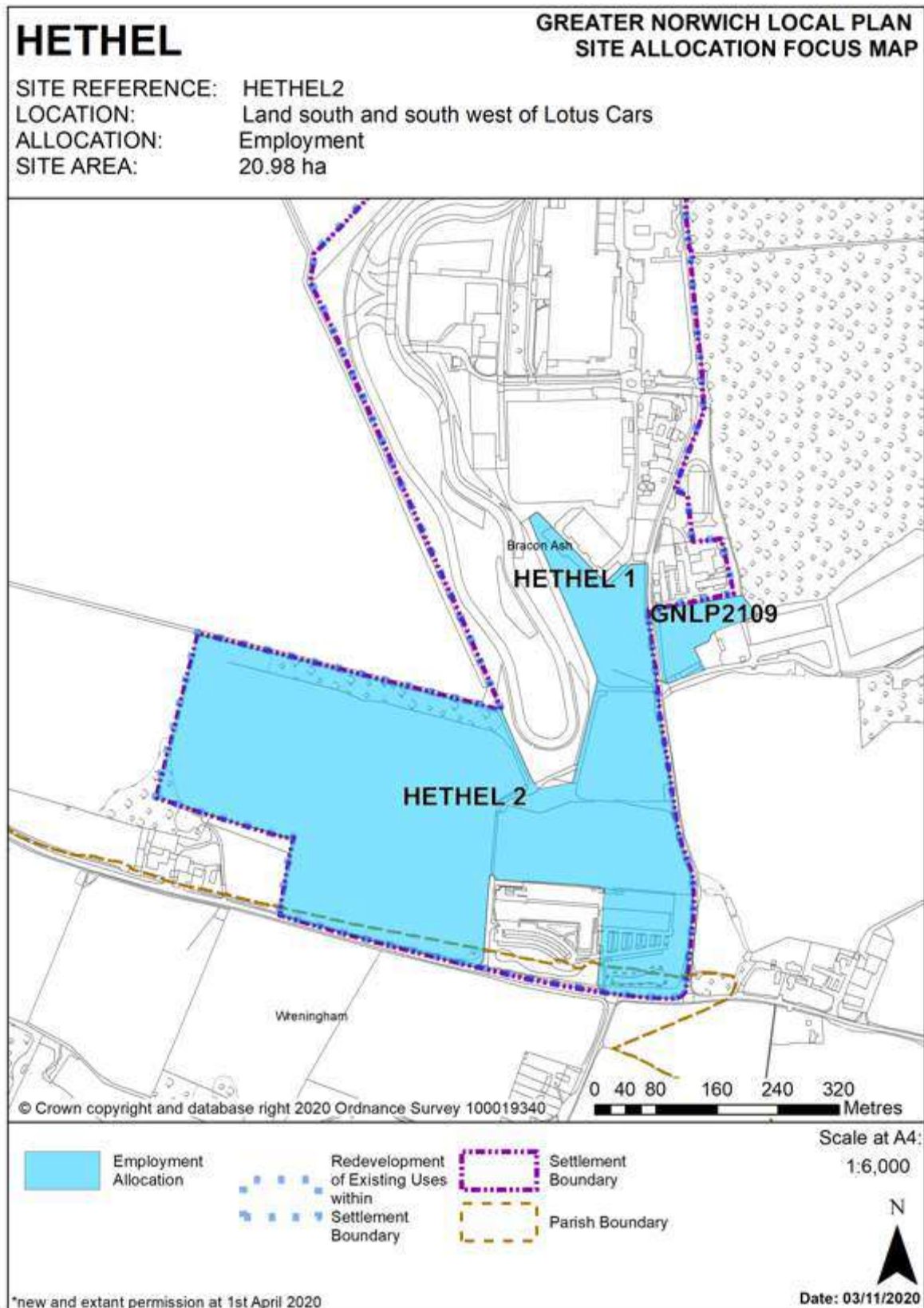
**SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.15.2.15 The majority of Site HETHEL1 comprises previously developed land, however, a proportion in the south (coinciding with Site HETHEL2) is undeveloped. Approximately 19ha of the site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, future development would be expected to result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

- F.15.2.16 The majority of Site HETHEL1 coincides with a groundwater SPZ (Zone III). GNLPP and Local Plan policies would be expected to mitigate the potential adverse impacts of any future development at Site HETHEL1 on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

### F.15.3 Policy HETHEL2 – Land south and south west of Lotus Cars



**Policy HETHEL2 – Land south and south west of Lotus Cars**

**Allocation** Employment uses associated or ancillary to advanced engineering and technology-based

**Area** 20.98 ha

**Policy HETHEL 2 Land South and South West of Lotus Cars, Hethel (approx. 20.98 ha) is allocated for uses associated with, or ancillary to, advanced engineering and technology-based business.**

The development will address the following specific matters:

1. A masterplan for the whole site. The site to be planned in a way that would enable access to adjacent land for future development if required. Ancillary uses may be permitted to serve the allocation and surrounding employment uses.
2. Suitable and safe access.
3. Layout and landscaping to protect the residential amenity of nearby White Gables Farm.
4. Improved accessibility and cycleway links to Wymondham.
5. Improvements to the local footpath network.
6. Historic Environment Service to be consulted to determine any need to archaeological surveys prior to development.
7. As part of the site is within a Hazardous Installation Consultation Zone the level of public risk will need to be assessed by the Council in consultation with the Environment Agency and the Health and Safety Executive.
8. Water main crossing the site may affect the final layout.
9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.

Policy Ref	SA Objective														
	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	0	0

**SA Objective 1 – Air Quality and Noise**

F.15.3.1 Site HETHEL2 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to deliver “improved accessibility and cycleway links to Wymondham” and “improvements to the local footpath network”. Alongside GNLP and Local Plan policies, these measures could potentially help to improve air quality by providing options for travel to work other than personal cars. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.15.3.2 Site HETHEL2 is located wholly within Flood Zone 1, however, a small proportion in the south east of the site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.15.3.3 Site HETHEL2 is located approximately 3.4km north west of ‘Norfolk Valley Fens’ SAC and ‘Flordon Common’ SSSI, and approximately 1.9km north east of ‘Lower Wood, Ashwellthorpe’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs.

F.15.3.4 Site HETHEL2 is located approximately 120m south west of ‘Hethel Wood’ ancient woodland and CWS, and a small proportion in the south western corner of Site HETHEL2 coincides with deciduous woodland priority habitat. GNLP Policy 3 seeks to ensure development proposals do not result in *“harm to designated and non-designated assets of the natural environment”* and requires development to *“conserve and enhance the natural environment ... including priority habitats”*. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.15.3.5 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. The policy states that the proposed development should include *“layout and landscaping to protect the residential amenity of nearby White Gables Farm”*. GNLP and Local Plan policies would also be expected to ensure that development is in keeping with the surrounding landscape character.

F.15.3.6 Nonetheless, Site HETHEL2 comprises a large area of previously undeveloped land and is located outside of existing settlements. Therefore, the proposed development at this site would be likely to contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

F.15.3.7 Site HETHEL2 is proposed for employment 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.

### **SA Objective 6 – Populations and Community**

F.15.3.8 Site HETHEL2 is located over 600m from local services. The site policy seeks to provide *“improved accessibility and cycleway links to Wymondham”*. Alongside the GNLP and Local Plan policies, this would be expected to improve access to local shops and have a minor positive impact on populations and communities.

### **SA Objective 7 – Deprivation**

F.15.3.9 The proposed development at Site HETHEL2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.15.3.10 Site HETHEL2 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is also located within 600m of the PRoW network. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.15.3.11 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 7.6km north east of the site. The closest GP surgeries are Mulbarton Surgery, approximately 4km to the east, or Wymondham Medical Centre, approximately 4km to the west. GNLP and Local Plan policies would be likely to improve access to the site via public transport, which could potentially improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

**SA Objective 9 – Crime**

- F.15.3.12 The proposed development at Site HETHEL2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

**SA Objective 10 – Education**

- F.15.3.13 Site HETHEL2 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

- F.15.3.14 Site HETHEL2 comprises primarily undeveloped land and is proposed for employment development associated with, or ancillary to, advanced engineering and technology-based business. The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

- F.15.3.15 Site HETHEL2 is located over 400m from a bus stop providing regular services, and currently has poor access to the surrounding footpath network. The closest railway station to Site HETHEL2 is Wymondham Railway Station, located approximately 4.4km to the west of the site. The site policy would be expected to ensure the site has “*suitable and safe access*” including improvements to the footpath network, and “*improved accessibility and cycleway links to Wymondham*”. Furthermore, GNLP and Local Plan policies would be expected to improve access via public transport. These measures would be expected to ensure that employees have access to sustainable travel options to work. Therefore, a minor positive impact on transport and access to services would be expected.

**SA Objective 13 – Historic Environment**

- F.15.3.16 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 site policy would be expected to ensure the proposed development is of a sensitive layout and states that the “*Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development*”. Alongside the requirements of GNLP and Local Plan policies, this would be expected to ensure that the character and setting of Listed Buildings is conserved. Overall, a negligible impact on the historic environment would be expected.

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

- F.15.3.17 The majority of Site HETHEL2 (approx. 19ha) comprises previously undeveloped land. The site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

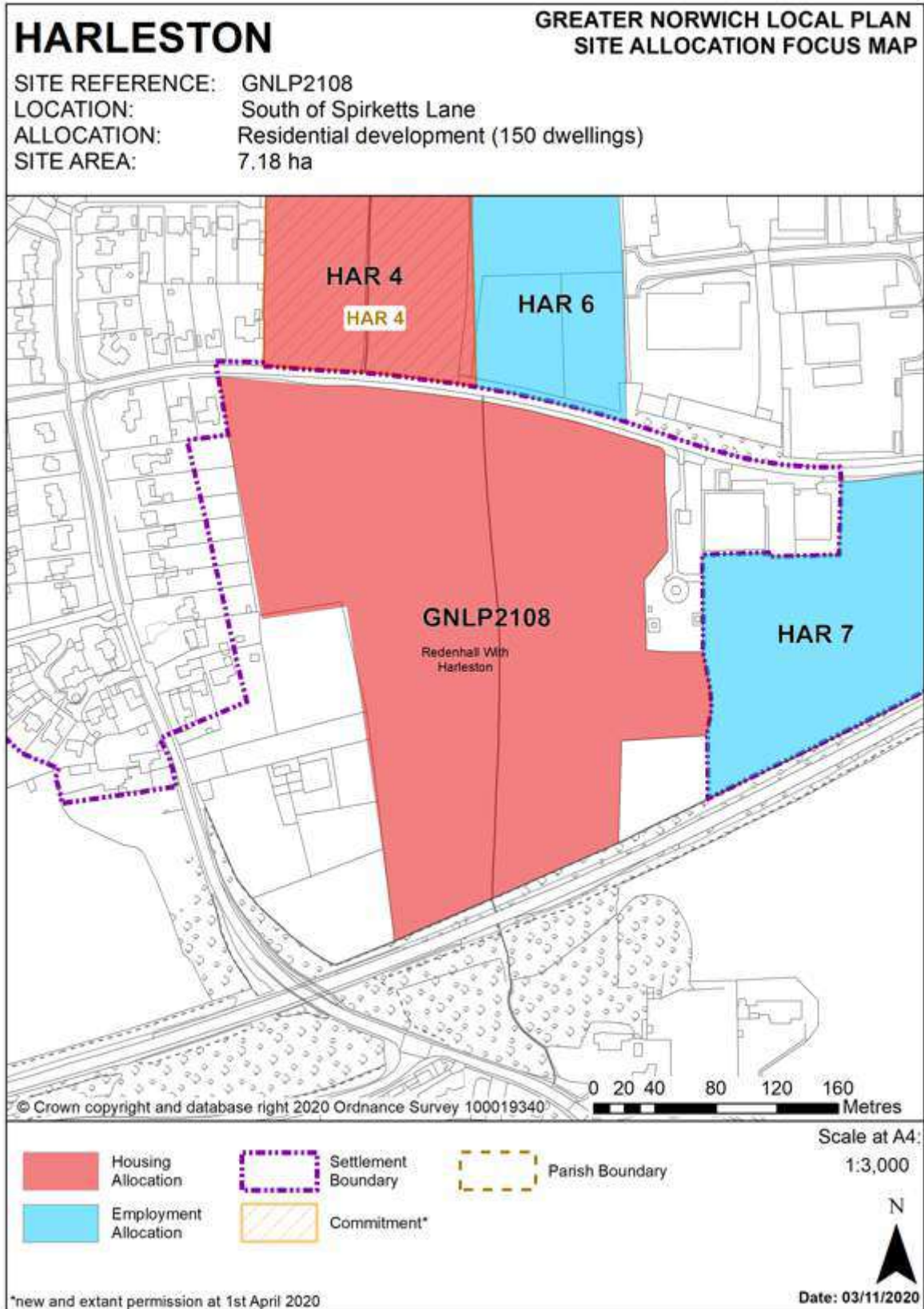
**SA Objective 15 – Water**

- F.15.3.18 A small proportion of Site HETHEL2 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



# F.16 Redenhall with Harleston

## F.16.1 Policy GNLP2108 – South of Spirketts Lane



**Policy GNLP2108 – South of Spirketts Lane**

**Allocation** Residential development (150 dwellings)

**Area** 7.18 ha

**Policy GNLP2108 Land South of Spirketts Lane, Harleston 7.18 ha is allocated for residential development. The site is likely to accommodate at least 150 homes and open space.**

The development will address the following specific matters:

1. Two points of access (vehicular and pedestrian) to be from Spirkett’s Lane with 3.0m wide frontage footway/cycleway to connect with existing facilities.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. Safeguarding of existing Public Right of Way (PROW) to River Waveney.
4. Layout and landscaping to take account of the Listed Buildings to the west, River Valley location and the potential to mitigate noise from the adjacent A143.
5. Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor.
6. Design and layout to take account of existing residential development on Spirketts Lane and Shotford Road to the north and west, and employment development/allocations to the northeast and east, to protect the amenity of existing and future residents.
7. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.
8. A proportionate contribution towards a new public water supply to help meet the requirements of the development.
9. A suitable drainage strategy.

Policy Ref	SA Objective														
	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
GNLP2108	-	-	0	-	++	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

- F.16.1.1 Site GNLP2108 is located adjacent to the A143, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution.
- F.16.1.2 The policy states that development should include “*layout and landscaping [with] the potential to mitigate noise from the adjacent A143*”, as well as improved vehicular and pedestrian access including a “*3.0m wide frontage footway/cycleway to connect with existing facilities*”. The policy also states that a transport assessment would be required. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport. These measures, alongside the requirements of the site policy, could potentially help to improve air quality by providing options for transport other than personal cars.
- F.16.1.3 However, the proposed development of 150 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.16.1.4 Site GNLP2108 is located within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The site policy requires “*a suitable drainage strategy*” to be incorporated, as well as “*contribution towards green infrastructure protection or enhancement along the Waveney valley corridor*”. These measures, in accordance with GNLP and Local Plan policies, would be expected to ensure surface water flooding is minimised.

F.16.1.5 However, the proposed development of 150 dwellings at Site GNLP2108 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.16.1.6 Site GNLP2108 is located approximately 2km south west of ‘Gawdyhall Big Wood, Harleston’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.16.1.7 Site GNLP2108 is 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. The site policy seeks to ensure the development at this site incorporates “*design and layout to take account of existing residential development on Spirketts Lane and Shotford Road to the north and west, and employment development/allocations to the northeast and east, to protect the amenity of existing and future residents*”, as well as improvements to green infrastructure and landscaping. GNLP and Local Plan policies would also be expected to ensure that development is in keeping with the surrounding landscape character.

F.16.1.8 Nonetheless, Site GNLP2108 comprises a large area of previously undeveloped land and is located outside of the existing settlement of Harleston. Therefore, the proposed development at this site would be likely to contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

F.16.1.9 Site GNLP2108 is proposed for the development of 150 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

F.16.1.10 Site GNLP2108 is located over 600m from local services in Harleston. The site policy states that the development would provide a “*footway/cycleway to connect with existing facilities*”. Alongside the GNLP and Local Plan policies, this could potentially improve access to local shops in surrounding areas. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.16.1.11 The proposed development at Site GNLP2108 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.16.1.12 Site GNLP2108 is located within 600m of the PRoW network and public greenspaces. The policy states that the development would also include open space and green infrastructure enhancements. This would be expected to provide site end users with good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.

F.16.1.13 A proportion of Site GNLP2108 is located within 200m of the A143. The site policy states that the site masterplan should include “*layout and landscaping [with] the potential to mitigate noise from the*

*adjacent A143*". This could potentially help to protect residents from adverse impacts on health arising from air pollution.

- F.16.114 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 25km north of the site. The closest GP surgery is Bullock Fair Surgery, located approximately 1km north of the site. The site policy requires development to provide a *"footway/cycleway to connect with existing facilities"*. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery, but would not be expected to fully mitigate the poor access to emergency healthcare. Overall, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.16.115 The proposed development at Site GNLP2108 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.16.116 Site GNLP2108 is located in close proximity to Archbishop Sancroft High School, which is situated approximately 600m to the north west of the site. However, the site is located over 800m from an existing primary school, the closest being Harleston C of E Primary Academy in the north of Harleston.

- F.16.117 The site policy states that *"two points of access (vehicular and pedestrian) to be from Spirkett's Lane with 3.0m wide frontage footway/cycleway to connect with existing facilities"* would be provided. In addition to GNLP and Local Plan policies, these measures would be expected to ensure that access to primary and secondary schools is enhanced across the site. Therefore, a minor positive impact on education would be anticipated.

#### **SA Objective 11 – Economy**

- F.16.118 Site GNLP2108 is located in close proximity to primary employment locations including the adjacent Harleston Industrial Estate, as well as those in Harleston town centre. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide enhanced pedestrian and cycle connections, which could potentially improve access to local employment opportunities. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.16.119 Site GNLP2108 is well connected to the existing road and footpath networks, however, the site is located over 400m from a bus stop providing regular services, and the closest railway station to the site is Diss Railway Station, located approximately 12km to the south west. The site policy states that the development should include *"two points of access (vehicular and pedestrian) to be from Spirkett's Lane with 3.0m wide frontage footway/cycleway to connect with existing facilities"* and a *"transport assessment with implementation of any agreed highway mitigation measures"* should be undertaken. The policy also seeks to ensure the PRow through the site to the River Waveney is safeguarded. These measures would be expected to encourage local shopping and reduce the need to travel via car to access services and facilities. GNLP and Local Plan policies could potentially improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. Overall, a minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.16.120 Site GNLP0209 is located approximately 100m from the Grade II Listed Buildings 'Stables north of Dove House' and 'Dovecote north-west of Dove House', and approximately 130m from 'Dove House' and 'Garden Wall east of Dove House'. The site policy states that the development should include *"layout*

*and landscaping to take account of the Listed Buildings to the west*", as well as green infrastructure improvements and *"design and layout to take account of existing residential development"*. Furthermore, the *"Historic Environment Service [is] to be consulted to determine any need for archaeological surveys prior to development"*. These measures, alongside GNLP and Local Plan policies, would be expected to ensure that the character and setting of nearby Listed Buildings is conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

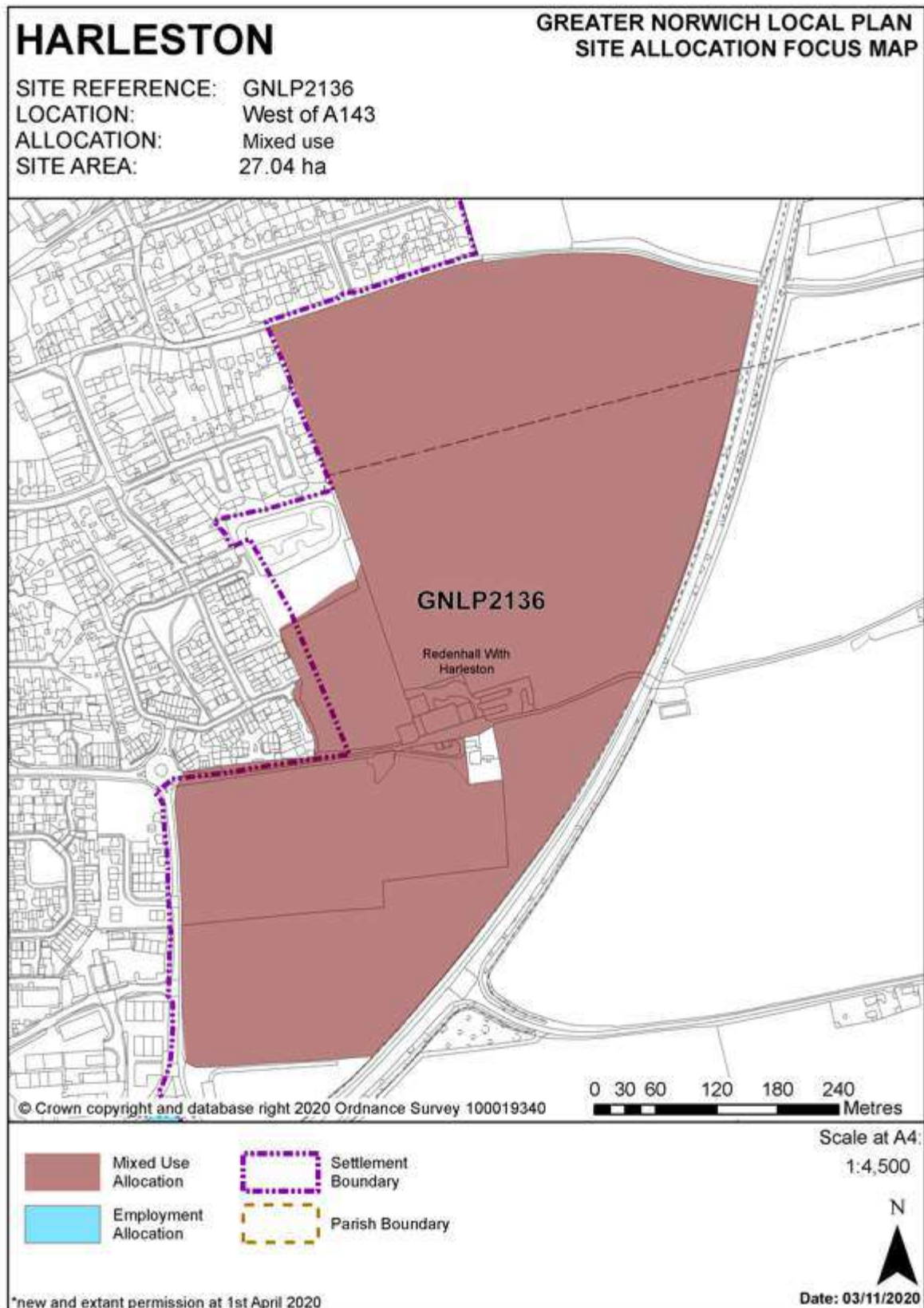
F.16.1.21 Site GNLP2108 comprises previously undeveloped land. Approximately half of the 7.18ha site is situated on ALC Grade 3 land, and half on ALC Grade 4 land. ALC Grade 3 land could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would be expected to result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

F.16.1.22 A small proportion of Site GNLP2108 is located within 200m from the River Waveney. The site policy states that the development should include *"layout and landscaping to take account of the ... River Valley location and the potential to mitigate noise from the adjacent A143"* and *"contribution towards green infrastructure protection or enhancement along the Waveney valley corridor"*. These measures would be expected to mitigate any potential risks of contamination of the river, and as such, result in a negligible impact on water.



### F.16.2 Policy GNLP2136 – West of A143





**Policy GNLP2136 – West of A143**

**Allocation** Residential development (360 dwellings)

**Area** 27.04 ha

**Policy GNLP2136 Land at Briar Farm, Harleston 27.04 ha is allocated for mixed-use development. The site is likely to accommodate approximately 360 homes, of which 30 will be older persons housing units. The mix of uses is also to include a 90 bed care unit/extra care housing, 0.8 ha of retail or employment land, 1.6 ha for community use, allotments, and public open space.**

The development will address all the following specific matters:

1. Masterplan to identify the mix of uses on the site and the relationship between them, to be accompanied by a phasing and infrastructure plan.
2. Transport assessment with implementation of any agreed highway mitigation measures.
3. At least two points of vehicular access with 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit.
4. A new footpath connection to the existing Public Right of Way to the north of the site, creating a new link to the proposed open space to Angles Way.
5. Safeguarding of existing Public Right of Way east of Mendham Lane.
6. Design and layout to take account of the existing residential and employment development to the west, northwest and north of the site, to protect the amenity of existing and future residents.
7. Layout and landscaping to take account of the River Valley location and the potential to mitigate noise from the adjacent A143.
8. Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor.
9. Appropriate investigation works and mitigation measures to address the surface water flooding to the north east of the site will be required.
10. A proportionate contribution towards a new public water supply to help meet the requirements of the development.

Policy Ref	SA Objective														
	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
GNLP2136	-	-	0	-	++	++	+	-	+	++	++	-	0	-	0

**SA Objective 1 – Air Quality and Noise**

F.16.2.1 Site GNLP2136 is located adjacent to the A143, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution.

F.16.2.2 The site policy states that development should include “*layout and landscaping [with] the potential to mitigate noise from the adjacent A143*”, as well as improved vehicular and pedestrian access including a “*3.0m wide frontage footway/cycleway to connect with existing facilities*”. The policy also states that a transport assessment would be required. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport. These measures, alongside the requirements of the site policy, could potentially help to improve air quality by providing options for transport other than personal cars.

- F.16.2.3 However, the proposed development of 360 dwellings, retail/employment land and a care home would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.16.2.4 Site GNLP2136 is located within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that *“appropriate investigation works and mitigation measures to address the surface water flooding to the north east of the site will be required”*, in addition to *“contribution towards green infrastructure protection or enhancement along the Waveney valley corridor”*. These measures, in accordance with GNLP and Local Plan policies, would be expected to ensure surface water flooding is minimised.

- F.16.2.5 However, the proposed development of 360 dwellings at Site GNLP2136 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.16.2.6 Site GNLP2108 is located approximately 1.1km south of ‘Gawdyhall Big Wood, Harleston’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.16.2.7 Site GNLP2136 is 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. The site policy would be expected to ensure the development incorporates a *“design and layout to take account of the existing residential and employment development to the west, northwest and north of the site, to protect the amenity of existing and future residents”*. The development should also contribute towards *“green infrastructure protection or enhancement along the Waveney valley corridor”* and provide new connections to the PRoW network. GNLP and Local Plan policies would also be expected to ensure that development is in keeping with the surrounding landscape character.

- F.16.2.8 Nonetheless, Site GNLP2136 comprises a large area of previously undeveloped land and is located outside of the existing settlement of Harleston. Therefore, the proposed development at this site would be likely to contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.16.2.9 Site GNLP2136 is proposed for the development of 300 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.16.2.10 Site GNLP2136 is located over 600m from local services in Harleston. The site policy states that the development would provide a *“footway/cycleway to connect with existing facilities”* GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Furthermore, the provision of approximately 1.6ha of the site for *“community use”* could potentially result in a major positive impact on populations and communities.

#### **SA Objective 7 – Deprivation**

- F.16.2.11 The proposed development at Site GNLP2136 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### SA Objective 8 – Health

- F.16.2.12 Site GNLP2136 is located within 600m of the PRoW network and partially within 600m of public greenspaces. Furthermore, the proposed development at this site includes accessible open space and allotments and seeks to safeguard existing PRoW across the site. This would be expected 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.
- F.16.2.13 A proportion of Site GNLP2136 is located within 200m of the A143. The site policy states that the site masterplan should include *“layout and landscaping [with] the potential to mitigate noise from the adjacent A143”*. This could potentially help to protect residents from adverse impacts on health arising from air pollution.
- F.16.2.14 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 25km north of the site. The majority of the site is located over 800m from Bullock Fair Surgery in Harleston. The site policy requirement to provide a *“footway/cycleway to connect with existing facilities”*. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery, but would not be expected to fully mitigate the poor access to emergency healthcare. Overall, a minor negative impact would be expected.

### SA Objective 9 – Crime

- F.16.2.15 The proposed development at Site GNLP2136 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### SA Objective 10 – Education

- F.16.2.16 Site GNLP2136 is located in close proximity to Harleston C of E Primary Academy, situated approximately 300m to the north west of the site. Furthermore, Site GNLP2136 is located in close proximity to Archbishop Sancroft High School, which is situated approximately 900m to the west of the site. In addition, the site policy states that there should be *“at least two points of vehicular access with 3.0m wide frontage footway/cycleway to connect with existing facilities and revision of speed limit”*, in addition to *“a new footpath connection to the existing Public Right of Way to the north of the site”*. In addition to GNLP and Local Plan policies, these measures would be expected to ensure that safe and sustainable access to primary and secondary schools is enhanced across the site. Therefore, a major positive impact on education would be anticipated.

### SA Objective 11 – Economy

- F.16.2.17 Site GNLP2136 is located in close proximity to primary employment locations including the adjacent Harleston Industrial Estate, as well as Harleston town centre. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to provide enhanced pedestrian and cycle connections, which could potentially improve access to local employment opportunities. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment.
- F.16.2.18 The proposed mixed-use development at Site GNLP2136 is expected to include older persons housing units, a care unit and 0.8ha of retail or employment land. The proposed development at this site 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.

### SA Objective 12 – Transport and Access to Services

- F.16.2.19 Site GNLP2136 is well connected to the existing road and footpath networks, however, the site is located over 400m from a bus stop providing regular services, and the closest railway station to the site is Diss Railway Station, located approximately 13km to the south west.

- F.16.2.20 The policy states that a “*transport assessment with implementation of any agreed highway mitigation measures*” should be included, and that there should be “*at least two points of vehicular access with 3.0m wide frontage footway/cycleway to connect with existing facilities*”, in addition to “*a new footpath connection to the existing Public Right of Way to the north of the site*”. The policy also seeks to ensure the PRoW through the site to the River Waveney is safeguarded. These measures would be expected to encourage local shopping and reduce the need to travel via car to access services and facilities. GNL and Local Plan policies could potentially improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. Overall, a minor negative impact would be expected.

**SA Objective 13 – Historic Environment**

- F.16.2.21 Site GNL2136 is located approximately 500m from several Grade II Listed Buildings along Redenhall Road, within Harleston Conservation Area, in the centre of Harleston. The site policy states that the development should include “*layout and landscaping to take account of the River Valley location*”, as well as contributing towards “*green infrastructure protection or enhancement along the Waveney valley corridor*”. These measures, alongside GNL and Local Plan policies, would be expected to ensure that the character and setting of nearby Listed Buildings is conserved. Therefore, a negligible impact on the historic environment would be expected.

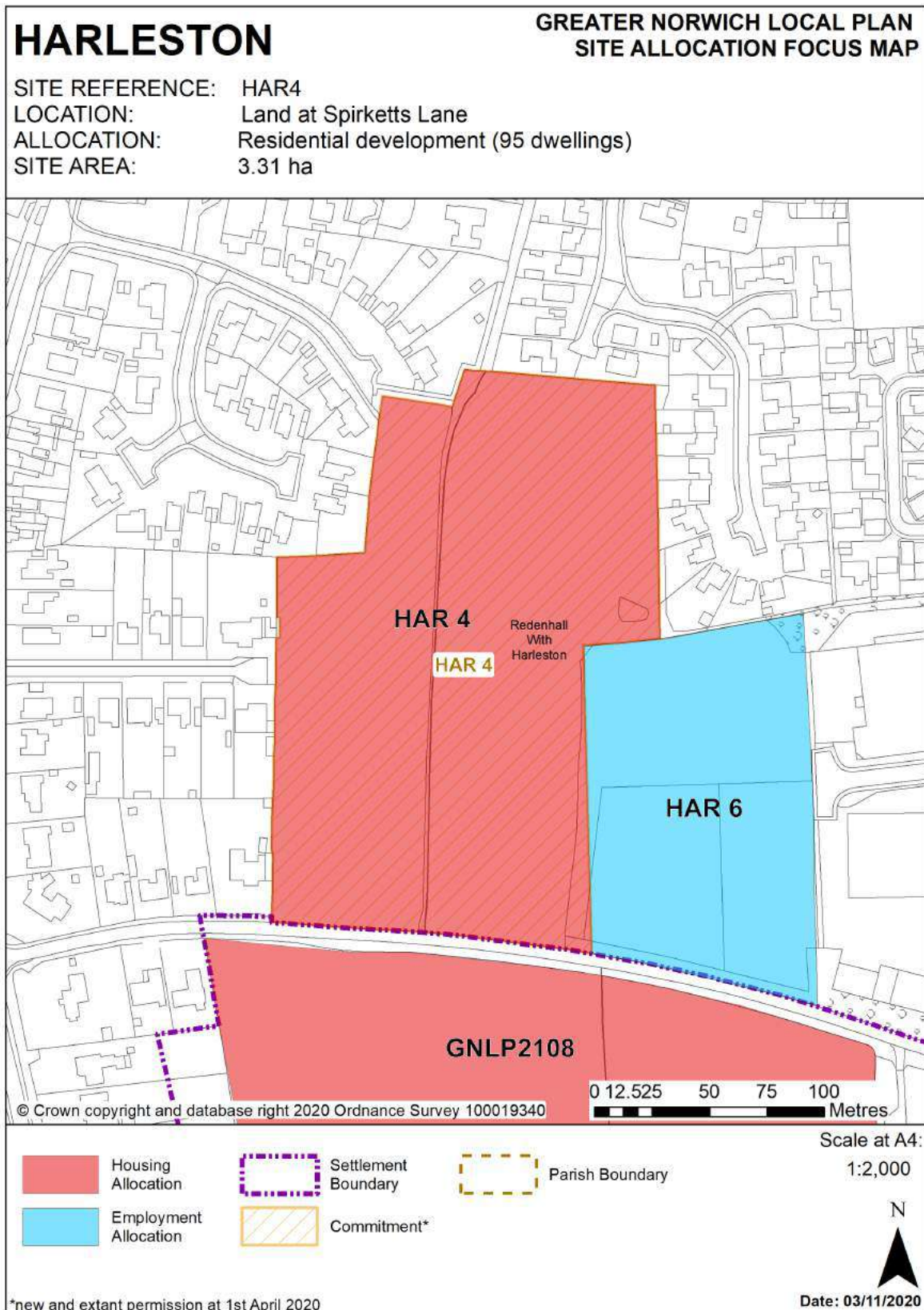
**SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.16.2.22 Site GNL2136 comprises previously undeveloped land. The 27.04ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

**SA Objective 15 – Water**

- F.16.2.23 Site GNL2136 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.

**F.16.3 Policy HAR4 – Land at Spirketts Lane, Harleston**





**Policy HAR4 – Land at Spirketts Lane, Harleston**

**Allocation** Residential development (approx. 95 dwellings)

**Area** 3.31 ha

**Policy HAR 4 Land at Spirketts Lane, Harleston (approx. 3.31 ha) is allocated for residential development. This will accommodate approximately 95 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will address the following specific matters:

1. Provide new and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and other allocated employment sites;
2. Provide highways access via Spirketts Lane;
3. Provide appropriate screening along the south-eastern part of the site bordering the existing lorry park to mitigate potential impacts on residential areas;
4. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor;
5. Implement a suitable drainage strategy where practicable; and,
6. Wastewater infrastructure capacity must be confirmed prior to development taking place.

Policy Ref	SA Objective														
	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
HAR4	-	-	0	0	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.16.3.1 Site HAR4 is located over 200m from major sources of air pollution including main roads and AQMAs. The policy states that the proposed development should “provide appropriate screening along the south-eastern part of the site bordering the existing lorry park to mitigate potential impacts on residential areas”, and also “provide new and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and other allocated employment sites”. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport. These measures, alongside the requirements of the site policy, could potentially help to improve air quality by providing options for transport other than personal cars.

F.16.3.2 However, the proposed development of approximately 95 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.16.3.3 Site HAR4 is located within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. The site policy states that the development should “implement a suitable drainage strategy where practicable”, and also “contribute towards green infrastructure protection or enhancement along the Waveney valley corridor”. These measures, in accordance with GNLP and Local Plan policies, would be expected to ensure surface water flooding is minimised.



- F.16.3.4 However, the proposed development of 95 dwellings at Site HAR4 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.16.3.5 Site HAR4 is located approximately 1.7km south of ‘Gawdyhall Big Wood, Harleston’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

- F.16.3.6 Site HAR4 is 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.

- F.16.3.7 The site policy states that the development should “*provide appropriate screening along the south-eastern part of the site bordering the existing lorry park to mitigate potential impacts on residential areas*” and “*contribute towards green infrastructure protection or enhancement along the Waveney valley corridor*”. GNLP and Local Plan policies would also be expected to ensure that development is in keeping with the surrounding landscape character.

- F.16.3.8 Site HAR4 is surrounded by existing development in Harleston. Overall, the proposed development at this site would be expected to result in a negligible impact on the local landscape.

**SA Objective 5 – Housing**

- F.16.3.9 Site HAR4 is proposed for the development of approximately 95 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

- F.16.3.10 Site HAR4 is located within 600m of local services, including Harleston Spar. The site policy states that the development would “*provide new and/or improved pedestrian and cycleway links to the town centre*”. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

**SA Objective 7 – Deprivation**

- F.16.3.11 The proposed development at Site HAR4 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

- F.16.3.12 Site HAR4 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Furthermore, the site is located within 600m of the PRoW network and public greenspaces. The policy also states that development should “*provide new and/or improved pedestrian and cycleway links*” and contribute towards enhanced green infrastructure. This would be expected to provide site end users with good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.

- F.16.3.13 Site HAR4 is located within 800m of Bullock Fair Surgery in Harleston, however, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 25km north of the site. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare, and therefore, a minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.16.3.14 The proposed development at Site HAR4 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.16.3.15 Site HAR4 is located in close proximity to Archbishop Sancroft High School, which is situated approximately 300m to the north west of the site. However, the majority of the site is located over 800m from an existing primary school, the closest being Harleston C of E Primary Academy in the north of Harleston.

- F.16.3.16 The site policy states that the development at this site should “*provide new and/or improved pedestrian and cycleway links to the town centre*”. In addition to GNLP and Local Plan policies, these measures would be expected to improve access to primary and secondary schools. Therefore, a minor positive impact on education would be anticipated.

### **SA Objective 11 – Economy**

- F.16.3.17 Site HAR4 is located in close proximity to primary employment locations including the adjacent Harleston Industrial Estate, as well as those in Harleston town centre. These locations would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy seeks to “*provide new and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and other allocated employment sites*”. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.16.3.18 Site HAR4 is well connected to the existing footpath network and is located within 400m of bus stops on Needham Road, providing regular services. However, the closest railway station to the site is Diss Railway Station, located approximately 12km to the south west. In line with the site policy, the proposed development should “*provide new and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and other allocated employment sites*” as well as “*highways access via Spirketts Lane*”. These measures would be expected to encourage local shopping and reduce the need to travel via car to access services and facilities. GNLP and Local Plan policies could potentially improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. Overall, a minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.16.3.19 Site HAR4 is located approximately 200m from Grade II Listed Buildings including ‘58 and 60, London Road’, ‘Gothic Cottage’ and ‘Stables North of Dove House’. The site is also located approximately 150m from Harleston Conservation Area. The site is enclosed by existing built form, and the site policy states that the development should “*contribute towards green infrastructure protection or enhancement along the Waveney valley corridor*”. These measures, alongside GNLP and Local Plan policies, would be expected to ensure that the character and setting of nearby Listed Buildings is conserved. Therefore, a negligible impact on the historic environment would be expected.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

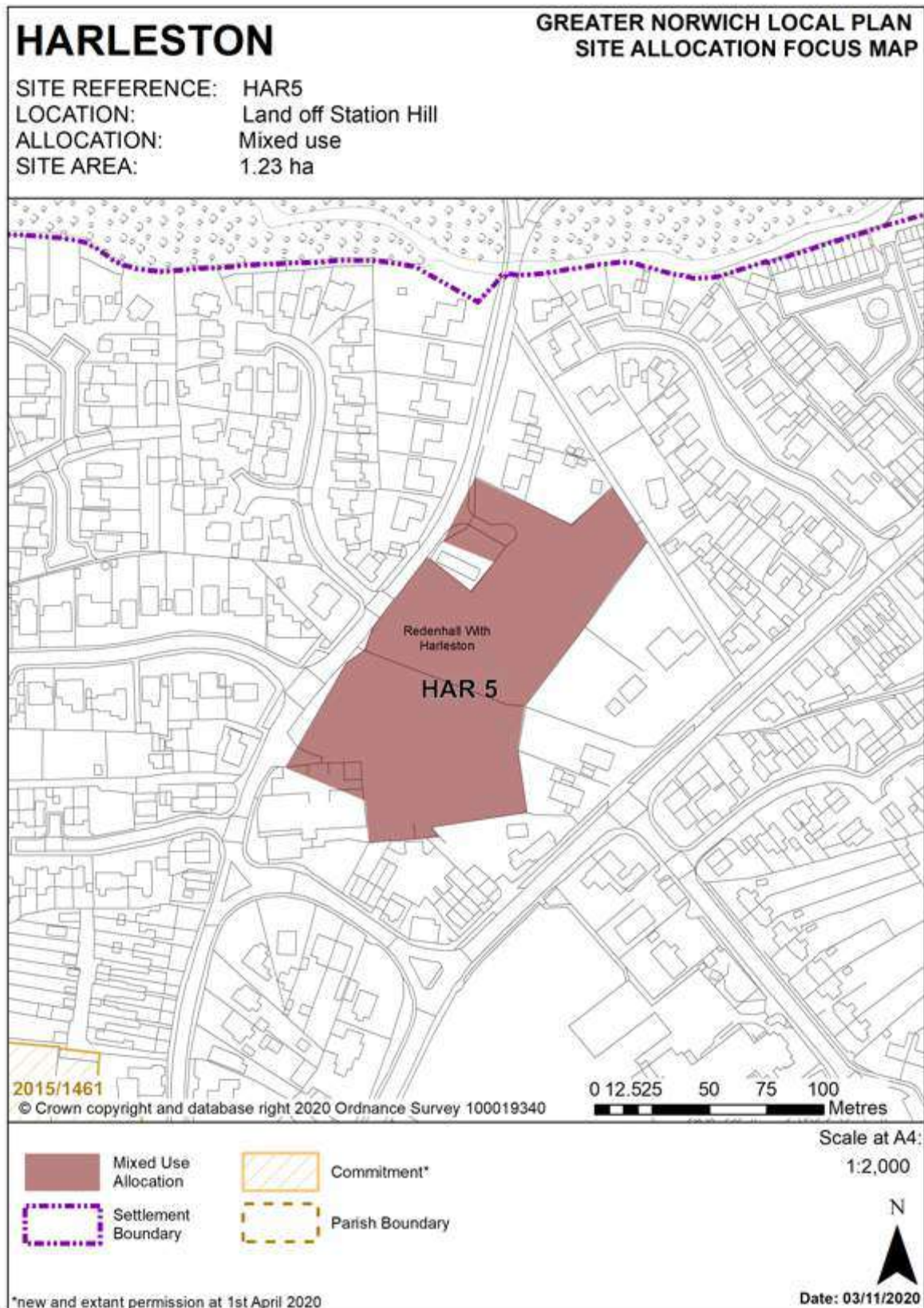
- F.16.3.20 Site HAR4 comprises previously undeveloped land. The 3.31ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would be expected to result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

- F.16.3.21 Site HAR4 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. The site policy states that “*wastewater infrastructure capacity must be confirmed prior to development taking place*”. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

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### F.16.4 Policy HAR5 – Land off Station Hill



### Policy HAR5 - Land off Station Hill

**Allocation** Mixed use

**Area** 1.23 ha

**Policy HAR 5 Land off Station Hill, Harleston (approx. 1.23 ha) is allocated for mixed use. Employment uses will include class E(g) office, research and development, and industrial process that can be carried out in a residential area. Other uses will include a small-scale food store, and/or health and community facilities.**

The development will address the following specific matters:

1. Will be limited to any food store provision to a single site of 270m<sup>2</sup> net floorspace, to be run by a single operator.
2. Will not be allowed for development of any dedicated non-food retail, E(c) financial and professional services, E(b) food and drink establishments, pubs, or take-aways.
3. Any non-food retail will only be acceptable if it is ancillary to the main use of the building (for instance, a trade counter for direct sales to the public).
4. Will be restricted to E(g) employment uses (B2 general industrial and B8 storage distribution uses will not be permitted).
5. Must ensure that any building designs for the elevated sections of the site are low-profile and appropriate in terms of overlooking, with landscape screening to elevated area boundaries overlooking adjacent development.
6. Must ensure the layout, form and character of development relates well to the adjacent housing, Listed Building setting and ex-railway station buildings.
7. Wastewater infrastructure capacity must be confirmed prior to development taking place.
8. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

Policy Ref	SA Objective														
	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
HAR5	-	+	0	0	0	+	+	-	+	0	++	-	0	0	-

#### SA Objective 1 – Air Quality and Noise

F.16.4.1 Site HAR5 is located over 200m from major sources of air pollution including main roads and AQMAs. The requirements of GNL and Local Plan policies would be expected to improve access via public transport, which could potentially help to improve air quality by providing options for transport other than personal cars. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.16.4.2 Site HAR5 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNL and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.



### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.16.4.3 Site HAR5 is located approximately 750m south of ‘Gawdyhall Big Wood, Harleston’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.16.4.4 Site HAR5 is 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. The site policy states that development “*must ensure that any building designs for the elevated sections of the site are low-profile and appropriate in terms of overlooking, with landscape screening to elevated area boundaries overlooking adjacent development*”, and that “*the layout, form and character of development relates well to the adjacent housing, Listed Building setting and ex-railway station buildings*”. Alongside the GNLP and Local Plan policies, these measures would be expected to ensure that development is in keeping with the surrounding landscape character.
- F.16.4.5 Site HAR5 is surrounded by existing development in Harleston. Overall, the proposed development at this site would be expected to result in a negligible impact on the local landscape.

### **SA Objective 5 – Housing**

- F.16.4.6 Site HAR5 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.

### **SA Objective 6 – Populations and Community**

- F.16.4.7 Site HAR5 is located within 600m of local services in Harleston, including Co-op Food. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.16.4.8 The proposed development at Site HAR5 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.16.4.9 Site HAR5 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. Furthermore, the site is located within 600m of the PRow network and public greenspaces. This would be expected 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.
- F.16.4.10 Site HAR5 is located within 800m of Bullock Fair Surgery in Harleston, however, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 24km north of the site. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare, and therefore, a minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.16.4.11 The proposed development at Site HAR5 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.



#### **SA Objective 10 – Education**

- F.16.4.12 Site HAR5 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

- F.16.4.13 Site HAR5 comprises previously undeveloped land and is proposed for mixed-use development including class E(g) office, research and development, industrial, as well as “*a small-scale food store, and/or health and community facilities*”. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.16.4.14 Site HAR5 is well connected to the existing footpath network and is located within 400m of bus stops on Redenhall Road, providing regular services. However, the closest railway station to the site is Diss Railway Station, located approximately 12km to the south west. GNLP and Local Plan policies could potentially improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. Overall, a minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.16.4.15 Site HAR5 is located adjacent to the Grade II Listed Building ‘37, Station Road’, and approximately 50m from ‘Factory Close’ and ‘42 and 44, Redenhall Road’. The site is also located approximately 100m from Harleston Conservation Area. The site policy states that the proposed development at this site should include “*landscape screening to elevated area boundaries overlooking adjacent development*” and “*must ensure the layout, form and character of development relates well to the adjacent housing, Listed Building setting and ex-railway station buildings*”. These measures, alongside GNLP and Local Plan policies, would be expected to ensure that the character and setting of nearby Listed Buildings is conserved. Therefore, a negligible impact on the historic environment would be expected.

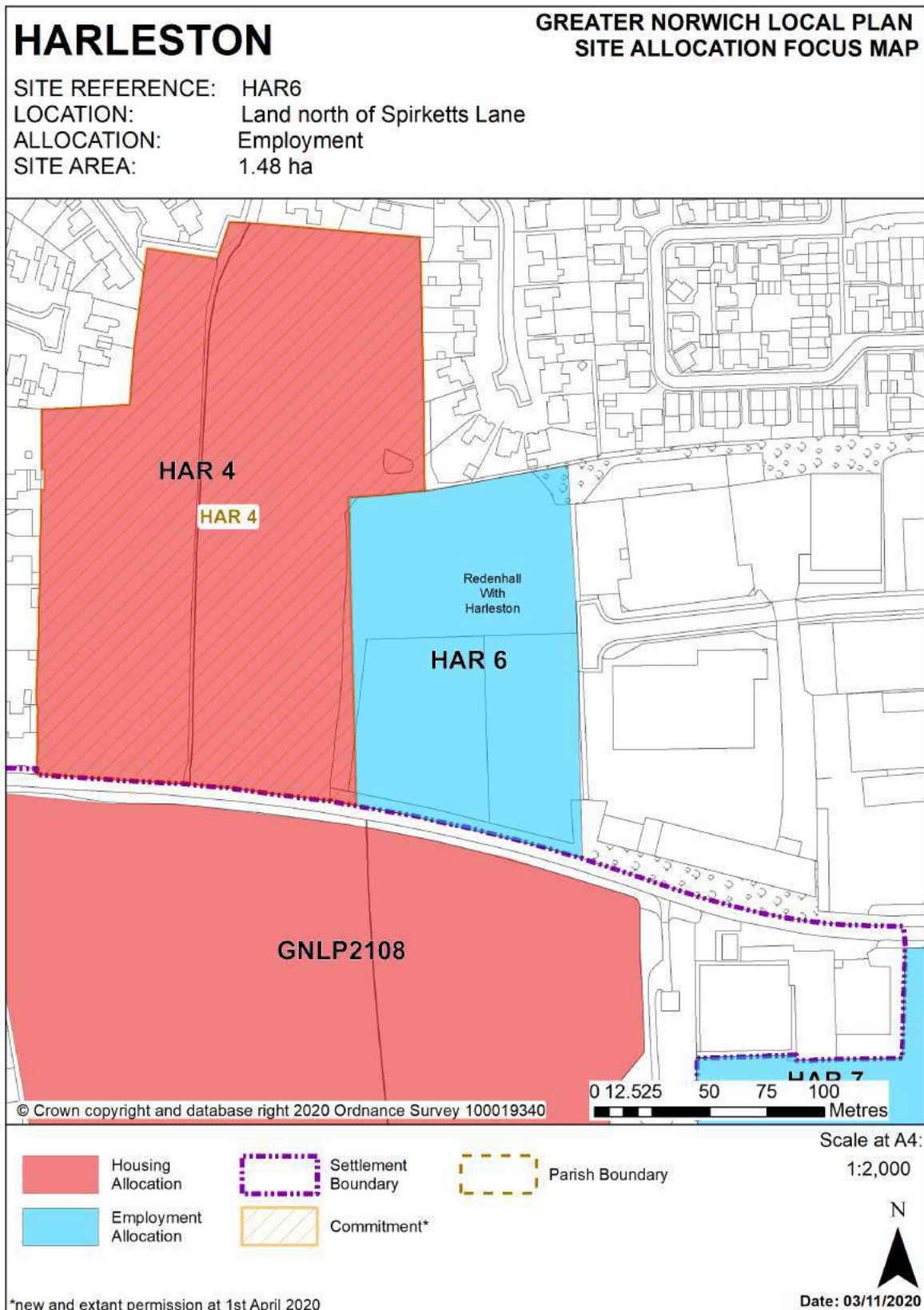
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.16.4.16 Site HAR5 comprises previously undeveloped land. The 1.23ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

- F.16.4.17 The majority of Site HAR5 is located within 200m of a minor watercourse. The proposed development at this site could potentially increase the risk of contamination of the watercourse, and as such, result in a minor negative impact on water quality.

### F.16.5 Policy HAR6 – Land north of Spirketts Lane



**Policy HAR6 – Land north of Spirketts Lane**

**Allocation** Employment uses in Class B1 and B2

**Area** 1.48 ha

**Policy HAR 6 Land north of Spirketts Lane, Harleston (approx. 1.48 ha) is allocated for employment uses in Class E(g)/B2.**

The development will address the following specific matters:

1. Restrict employment uses to ensure that amenity impacts on adjacent housing are not unacceptable.
2. Deliver pedestrian and cycleway links to Spirketts Lane and existing and proposed adjacent housing areas to the west.
3. Provide enhanced landscape screening on western and northern boundaries of the site.
4. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor.
5. Deliver a suitable drainage strategy (SuDS where practicable).
6. Wastewater infrastructure capacity must be confirmed prior to development taking place.

Policy Ref	SA Objective														
	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
HAR6	-	+	0	0	0	+	+	-	+	0	++	-	0	+	0

**SA Objective 1 – Air Quality and Noise**

F.16.5.1 Site HAR6 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to “*deliver pedestrian and cycleway links to Spirketts Lane and existing and proposed adjacent housing areas*”. The requirements of GNLP and Local Plan policies would be expected to improve access via public transport, which could potentially help to improve air quality by providing options for transport other than personal cars. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.16.5.2 Site HAR6 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The site policy states that the development should “*deliver a suitable drainage strategy (SuDS where practicable)*” and contribute towards enhanced green infrastructure. These measures would be expected to reduce flood risk on site and in surrounding locations, and result in a minor positive impact on climate change mitigation and adaptation.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.16.5.3 Site HAR6 is located approximately 1.8km south of ‘Gawdyhall Big Wood, Harleston’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.16.5.4 Site HAR6 primarily comprises previously developed land and is situated amongst the existing settlement of Harleston. Therefore, the proposed development at this site would be unlikely to significantly alter the landscape. The site policy states that the development should “*provide enhanced landscape screening on western and northern boundaries of the site*”. In line with GNLP and Local Plan policies, the development would be expected to ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.16.5.5 Site HAR6 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.

#### **SA Objective 6 – Populations and Community**

F.16.5.6 Site HAR6 is located within 600m of local services, including Harleston Spar. The site policy states that the development would “*deliver pedestrian and cycleway links to Spirketts Lane and existing and proposed adjacent housing areas to the west*” which would be likely to improve access to other local services and facilities in the town. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.16.5.7 The proposed development at Site HAR6 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.16.5.8 Site HAR6 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces. The policy also states that enhanced pedestrian and cycle links would be provided. This would be expected 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.

F.16.5.9 The majority of Site HAR6 is located within 800m of Bullock Fair Surgery in Harleston, however, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 25km north of the site. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare. Overall, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.16.5.10 The proposed development at Site HAR6 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.16.5.11 Site HAR6 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

F.16.5.12 Site HAR6 comprises previously undeveloped land and is proposed for employment development in Class E(g)/B2. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.16.5.13 Site HAR6 is located within 400m of bus stops on Needham Road, providing regular services. The site policy states that pedestrian and cycle improvements would be provided. The closest train station is Diss Railway Station, located approximately 12.2km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.16.5.14 Site HAR6 is located approximately 320m from Grade II Listed Buildings including 'Dove House' and 'Gothic Cottage'. The site comprises previously developed land, and the site policy requires "*enhanced landscape screening on western and northern boundaries of the site*". These measures, alongside GNLP and Local Plan policies, would be expected to ensure that the character and setting of nearby Listed Buildings is conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

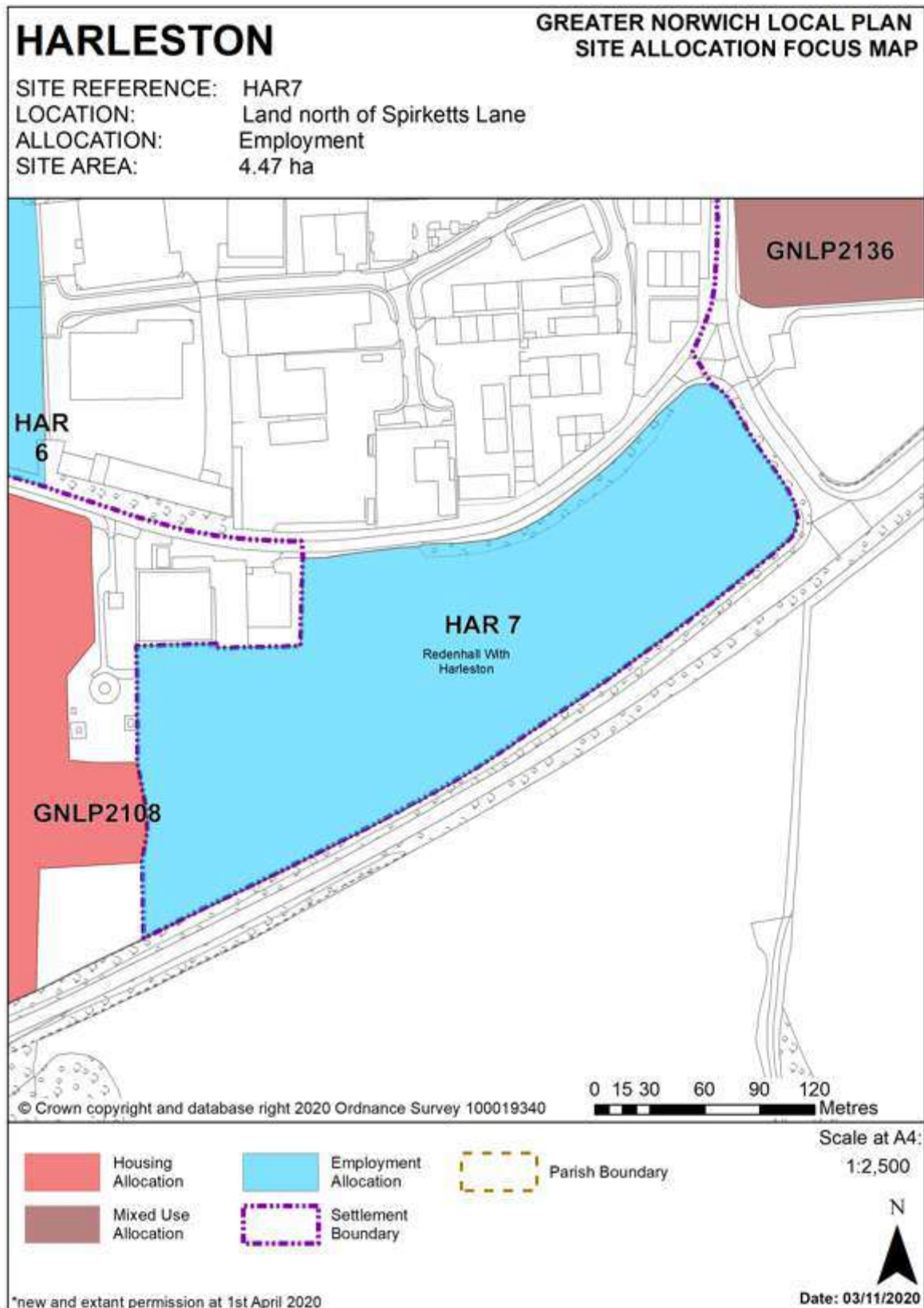
- F.16.5.15 Site HAR6 primarily comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

#### **SA Objective 15 – Water**

- F.16.5.16 Site HAR6 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. The site policy states that "*wastewater infrastructure capacity must be confirmed prior to development taking place*". Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality



### F.16.6 Policy HAR7 – Land south of Spirketts Lane





### Policy HAR7 – Land south of Spirketts Lane

**Allocation** Employment

**Area** 4.47 ha

**Policy HAR 7 Land south of Spirketts Lane, Harleston (approx. 4.47 ha) is allocated for employment uses in class E(g) office, research and development, and industrial process, class B2 general industrial, and class B8 storage distribution.**

The development will address the following specific matters:

1. Provide road access from Spirketts Lane (rather than directly off the A143).
2. Provide footway/cycleway links for the length of the Spirketts Lane site frontage to join to new footway/cycleway links from allocated housing site HAR 4.
3. Provide enhanced planting along all site boundaries.
4. Protect the mature tree belt along the Spirkett’s Lane frontage.
5. Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor.
6. Deliver a suitable drainage strategy (SuDS where practicable).
7. Wastewater infrastructure capacity must be confirmed prior to development taking place.
8. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

Policy Ref	SA Objective														
	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
HAR7	-	+	0	-	0	+	+	-	+	0	++	-	0	0	0

#### SA Objective 1 – Air Quality and Noise

F.16.6.1 Site HAR7 is located adjacent to the A143, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution. The site policy states that the development should “provide road access from Spirketts Lane (rather than directly off the A143)” and “enhanced planting along all site boundaries”. Furthermore, the policy seeks to provide new footway/cycleway links to access the site. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport. These measures, alongside the requirements of the site policy, could potentially help to improve air quality by providing options for transport other than personal cars.

F.16.6.2 However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.16.6.3 Site HAR7 is located within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The policy states that the proposed development should “deliver a suitable drainage strategy (SuDS where practicable)”. Furthermore, the policy states that the tree belts will be protected, and the development will include “enhanced planting along all site boundaries”, which would be expected to provide enhanced green infrastructure on site. These measures, in addition to the requirements of GNLP and Local Plan policies,

would be expected to help reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.16.6.4 Site HAR7 is located approximately 1.9km south of ‘Gawdyhall Big Wood, Harleston’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.16.6.5 Site HAR7 is 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. The site policy states that development should “*provide enhanced planting along all site boundaries*” as well as protecting the existing tree belt on site, and “*contribute towards green infrastructure protection or enhancement along the Waveney valley corridor*”. Alongside the GNLP and Local Plan policies, these measures would be expected to ensure that development is in keeping with the surrounding landscape character.

- F.16.6.6 Nonetheless, Site HAR7 comprises a large area of previously undeveloped land and extends outside of the existing settlement of Harleston. Therefore, the proposed development at this site would be likely to contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.16.6.7 Site HAR7 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.

### **SA Objective 6 – Populations and Community**

- F.16.6.8 Site HAR7 is located over 600m from local services in Harleston. The site policy states that the development would “*provide footway/cycleway links for the length of the Spirketts Lane site frontage to join to new footway/cycleway links from allocated housing site HAR 4*”. GNLP and Local Plan policies would also be expected to enhance local accessibility and promote public transport improvements. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.16.6.9 The proposed development at Site HAR7 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.16.6.10 Site HAR7 is located within 600m of the PRoW network and public greenspaces. The policy states that the development would also include open space and contribute towards enhanced green infrastructure. This would be expected to provide site end users with good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.
- F.16.6.11 A proportion of Site HAR7 is located within 200m of the A143. The site policy states that the site should “*provide enhanced planting along all site boundaries*”. This could potentially help to protect site end users from adverse impacts on health arising from traffic associated air pollution.
- F.16.6.12 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 25km north of the site. The closest GP surgery is Bullock Fair Surgery, located approximately 1km to the north. The site policy requirement to provide enhanced footway/connections in the local area, in addition to GNLP and Local Plan policies, would be likely to improve access to the GP surgery through enhanced pedestrian and public transport accessibility but would not be expected

to fully mitigate the poor access to emergency healthcare. Overall, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.16.6.13 The proposed development at Site HAR7 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.16.6.14 Site HAR7 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

- F.16.6.15 Site HAR7 comprises previously undeveloped land and is proposed for mixed-use development including class E(g) office, research and development, and industrial process, class B2 general industrial, and class B8 storage distribution. The proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

- F.16.6.16 Site HAR7 is located over 400m from bus stop providing regular services, and the closest railway station to the site is Diss Railway Station, located approximately 12km to the south west. The site policy states that the development should provide “road access from Spirketts Lane” and “footway/cycleway links for the length of the Spirketts Lane site frontage to join to new footway/cycleway links from allocated housing site HAR 4”. These measures would be expected to improve local accessibility and reduce the need to travel via car to access services and facilities. GNLP and Local Plan policies could potentially improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. Overall, a minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.16.6.17 Site HAR7 is located approximately 350m from the Grade II Listed Building ‘Dove House’ and ‘Garden Wall east of Dove House’, and approximately 400m from ‘Stables north of Dove House’, ‘Dovecote north-west of Dove House’, ‘Shotford Hall’ and ‘Barn approximately 100 yards north of Shotford Hall’. The site policy seeks to retain the mature tree belt on site, and “provide enhanced planting along all site boundaries”. The proposed development should also “contribute towards green infrastructure protection or enhancement along the Waveney valley corridor”, and the “Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development”. These measures, alongside GNLP and Local Plan policies, would be expected to ensure that the character and setting of nearby Listed Buildings is conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

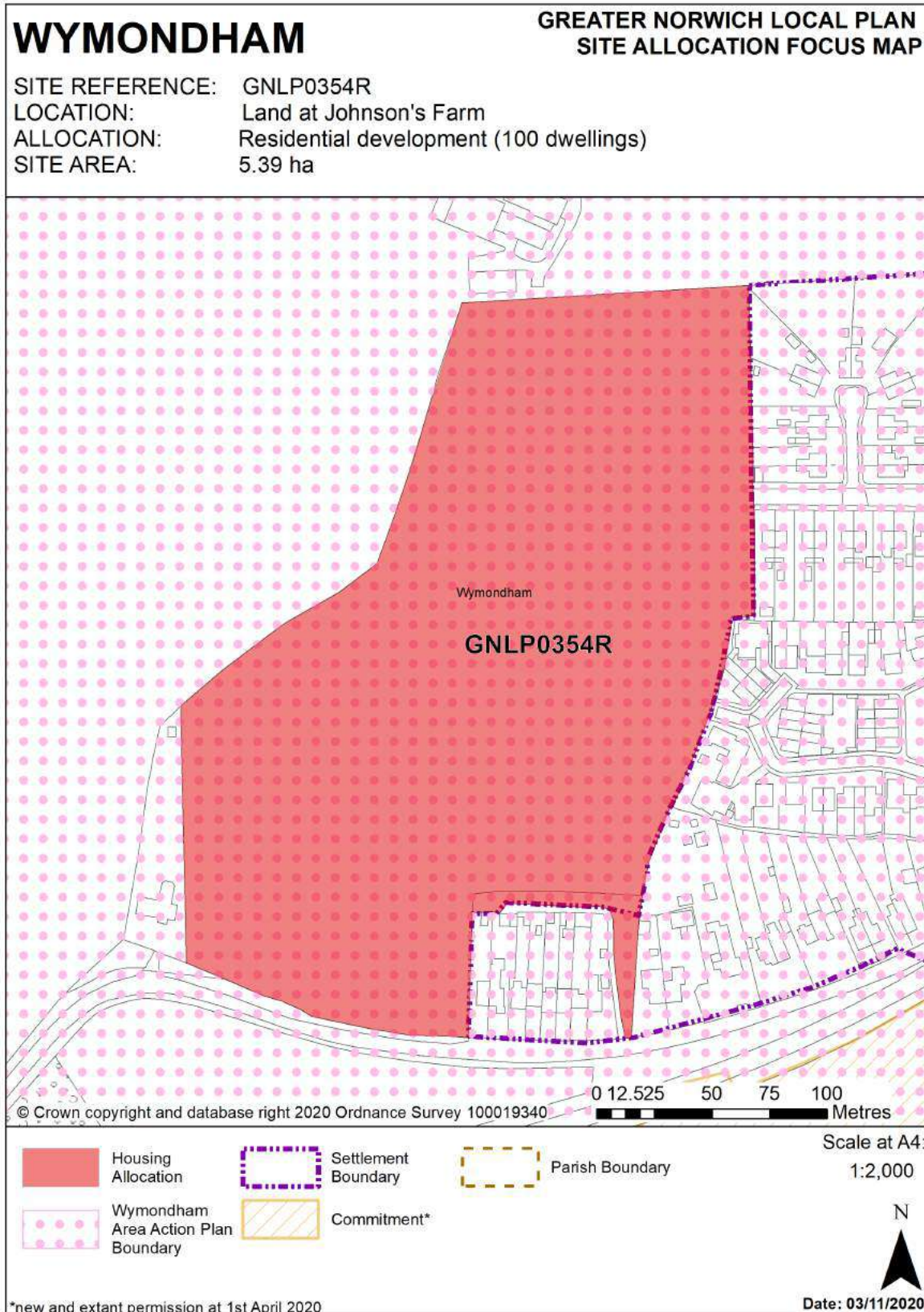
- F.16.6.18 Site HAR7 comprises previously undeveloped land. The 4.47ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

- F.16.6.19 Site HAR7 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. The site policy states that “wastewater infrastructure capacity must be confirmed prior to development taking place”. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

# F.17 Wymondham

## F.17.1 Policy GNLP0354R – Land at Johnson’s Farm





**Policy GNLPO354R – Land at Johnson’s Farm**

**Allocation** Residential development (100 dwellings)

**Area** 5.39 ha

**Policy GNLPO354R Land at Johnson’s Farm, Wymondham (approx. 5.39 ha) is allocated for residential development. The site is likely to accommodate approximately 100 homes.**

The development will address all the following specific matters:

1. Submission of a masterplan and transport assessment with implementation of agreed measures.
2. Vehicular access via London Road with a minimum 5.0 metre carriageway width, and 2.0 metre footway provision across the site frontage.
3. Provision of a 2.0 metre wide pedestrian/cycle access via Preston Avenue.
4. Mitigation of the impact of development on the Conservation Area and Listed Buildings to the north of the site.
5. The trees and hedgerows bordering the site will be protected, enhanced and incorporated into the scheme, acknowledging that an access to Abbey Road or Preston Avenue will be required.
6. Mitigation of the amenity impacts of the development on the existing dwellings to the east of the site.

Policy Ref	SA Objective														
	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
GNLPO354R	-	-	0	-	++	+	+	+	+	+	+	++	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.17.1.1 Site GNLPO354R is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy states that the development should include “a masterplan and transport assessment”, as well as “vehicular access via London Road with a minimum 5.0 metre carriageway width” and enhanced pedestrian and cycle access to the site. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport. These measures, alongside the requirements of the site policy, could potentially help to improve air quality by providing options for transport other than personal cars. However, the proposed development of 100 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.17.1.2 Site GNLPO354R is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The policy states that the development incorporates green infrastructure through ensuring “the trees and hedgerows bordering the site will be protected, enhanced and incorporated into the scheme”. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, where necessary, in accordance with GNLP and Local Plan policies. These measures would be expected to reduce flood risk on site and in surrounding locations.

F.17.1.3 However, the proposed development of approximately 100 dwellings at Site GNLP0354R would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.17.1.4 Site GNLP0354R is located approximately 7km from ‘Norfolk Valley Fens’ SAC and ‘Coston Fen, Renhall’ SSSI, and approximately 4.3km north east of ‘Lower Wood, Ashwellthorpe’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.17.1.5 Site GNLP0354R 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. The site policy would be expected to ensure the *“trees and hedgerows bordering the site will be protected, enhanced and incorporated into the scheme”* and that there is appropriate *“mitigation of the amenity impacts of the development on the existing dwellings to the east of the site”*. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character.

F.17.1.6 Nonetheless, Site GNLP0354R comprises previously undeveloped land and is located outside of the existing settlement of Wymondham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

**SA Objective 5 – Housing**

F.17.1.7 Site GNLP0354R is proposed for the development of 100 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

F.17.1.8 Site GNLP0354R is located over 600m from local services. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve access to local shops in surrounding areas, through providing enhanced pedestrian and cycle links. Therefore, a minor positive impact on populations and communities would be expected.

**SA Objective 7 – Deprivation**

F.17.1.9 The proposed development at Site GNLP0354R would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

F.17.1.10 Site GNLP0354R is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is also located within 600m of the PRow network and public greenspaces, and the site policy seeks to enhance local cycle and pedestrian connectivity. This would be expected 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.

F.17.1.11 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 10km north east of the site. The closest GP surgery is Windmill Surgery, located approximately 1.2km north east of the site. The requirements of the site policy, in addition to GNLP and Local Plan policies, would be likely to improve access to the GP surgery through enhanced pedestrian and public transport accessibility. These measures could also potentially help to improve access to the hospital. Overall, the proposed development at this site would be expected to have a minor positive impact on health.



### **SA Objective 9 – Crime**

- F.17.1.12 The proposed development at Site GNLP0354R would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.17.1.13 Site GNLP0354R is located outside of a sustainable distance from both primary and secondary schools, the closest being Browick Road Primary and Nursery School and Wymondham High Academy in the centre of Wymondham. The site policy seeks to improve pedestrian and cycle access from the site into the town, as well as requiring a transport assessment. Alongside the requirements of the GNLP and Local Plan policies, these measures would be expected to improve access to local schools and result in a minor positive impact on education.

### **SA Objective 11 – Economy**

- F.17.1.14 Site GNLP0354R is located in close proximity to Wymondham town centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy requires a transport assessment to be carried out, and enhanced pedestrian and cycle access into the town. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.17.1.15 Site GNLP0354R is well connected to the existing road and footpath networks and is located within a sustainable distance to Wymondham Railway Station, which is situated approximately 1.5km to the east of the site. However, Site GNLP0354R is located partially over 400m from a bus stop providing regular services. The site policy requirement to provide “a 2.0 metre wide pedestrian/cycle access via Preston Avenue”, alongside GNLP and Local Plan policies, would be expected to improve access to public transport options in Wymondham. Therefore, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.17.1.16 Site GNLP0354R is located approximately 190m from Wymondham Conservation Area, which contains the Grade I Listed Building ‘Cavick House including front screen walls’ and several Grade II Listed Buildings. The site policy states that development should incorporate “*mitigation of the impact of development on the Conservation Area and Listed Buildings to the north of the site*”. The site policy also seeks to ensure that the “*trees and hedgerows bordering the site will be protected, enhanced and incorporated into the scheme*”. These measures, alongside GNLP and Local Plan policies, would be expected to ensure that the character and setting of nearby heritage assets is conserved. Therefore, a negligible impact on the historic environment would be expected.

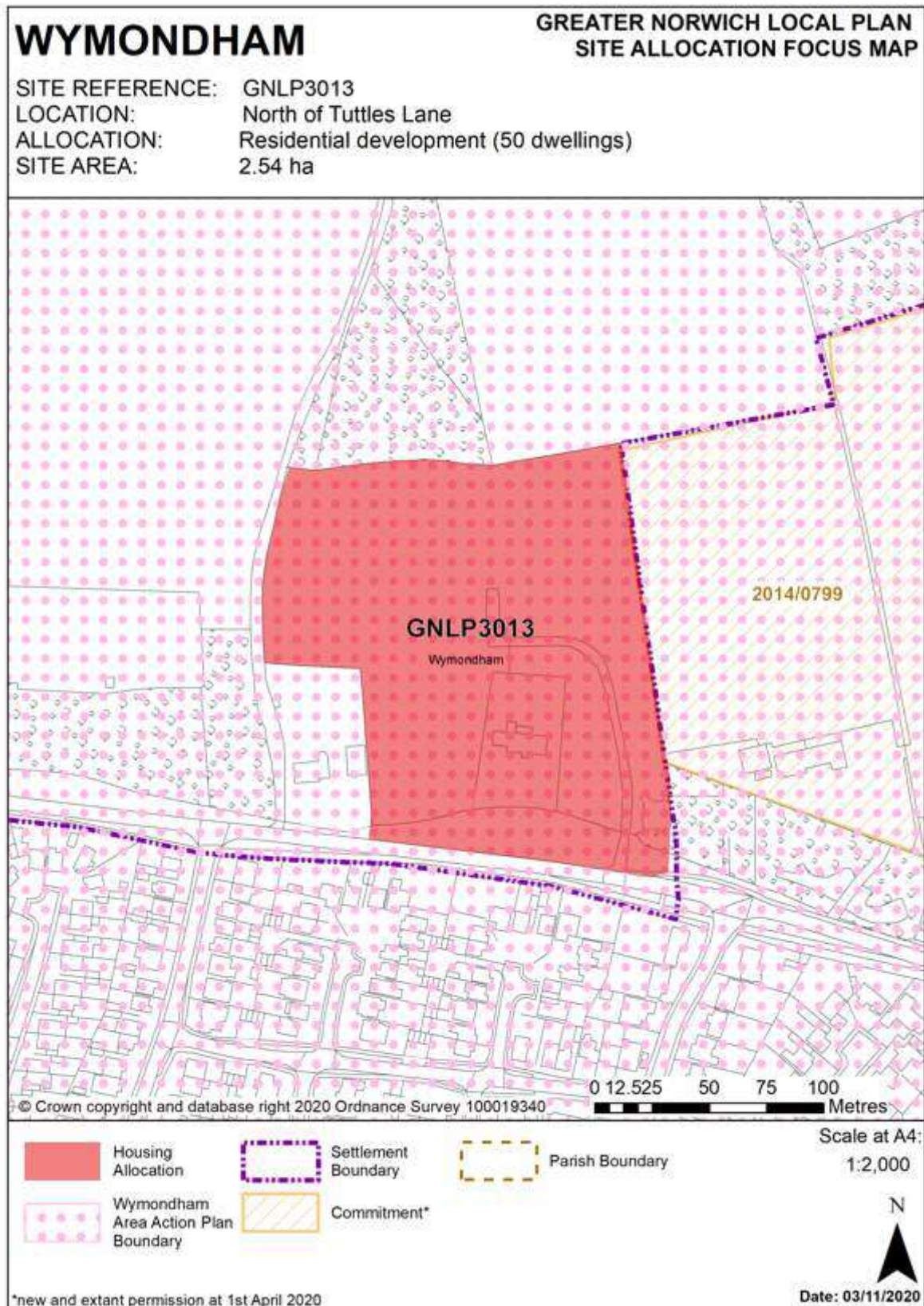
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.17.1.17 Site GNLP0354R comprises previously undeveloped land. The 5.39ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would be expected to result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.17.1.18 Site GNLP0354R coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

### F.17.2 Policy GNLP3013 – North of Tuttle Lane



### Policy GNLP3013 – North of Tuttle Lane

**Allocation** Residential development (50 dwellings)

**Area** 2.54 ha

**Policy GNLP3013 Land North of Tuttle Lane, Wymondham (approx. 2.54 ha) is allocated for residential development. The site is likely to accommodate at least 50 homes.**

More homes may be accommodated, subject to an acceptable design and layout being achieved.

The development will address all the following specific matters:

1. Provision of an appropriate visibility splay and frontage footways that link with existing connections.
2. Landscaping to protect the amenity of the neighbouring dwelling to the west (known as the Judith Fox Ballet School).
3. Consideration and mitigation of surface water flood risk.
4. The trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
5. Environment Agency to be consulted to determine any need for mitigations to address impact on the River Tiffey and its tributaries.

Policy Ref	SA Objective														
	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
GNLP3013	-	+	0	0	+	+	+	+	+	++	+	+	0	0	0

#### SA Objective 1 – Air Quality and Noise

F.17.2.1 Site GNLP3013 is located over 200m from major sources of air pollution including main roads and AQMAs. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport and active travel, which could potentially help to improve air quality by providing options for transport other than personal cars. However, the proposed development of 50 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.17.2.2 Site GNLP3013 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The policy requires “*consideration and mitigation of surface water flood risk*” and seeks to conserve and enhance green infrastructure on site. In accordance with GNLP and Local Plan policies, these measures would be expected to result in a minor positive impact on flooding.

#### SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

F.17.2.3 Site GNLP3013 is located approximately 7km from ‘Norfolk Valley Fens’ SAC and ‘Coston Fen, Renhall’ SSSI, and approximately 4.8km north east of ‘Lower Wood, Ashwellthorpe’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. A small proportion in the south eastern corner of Site GNLP3013 coincides with deciduous woodland priority habitat. The site policy states that “*the trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.17.2.4 Site GNLP3013 is 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. Site GNLP3013 comprises a relatively small scale and enclosed area, with some existing development. In accordance with the site policy, the trees and hedgerow surrounding the site will be conserved and enhanced. Therefore, the proposed development at this site would be expected to have a negligible impact on the local landscape.

#### **SA Objective 5 – Housing**

F.17.2.5 Site GNLP3013 is proposed for the development of 50 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.17.2.6 Site GNLP3013 is located within 600m of local services in Wymondham, including Co-operative Food. GNLP and Local Plan policies would also be expected to promote public transport improvements and enhance local accessibility. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.17.2.7 The proposed development at Site GNLP3013 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.17.2.8 Site GNLP3013 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is also located within 600m of public greenspaces, within 1.5km of Wymondham Leisure Centre, and the site policy seeks to enhance local pedestrian connectivity. This would be expected to provide site end users with good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.

F.17.2.9 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 7km north east of the site. The closest GP surgery is Wymondham Medical Centre, located approximately 1.2km south west of the site. Pedestrian links from the site into Wymondham would be expected to be improved, in line with the site policy as well as GNLP and Local Plan policies. This could potentially help to improve access to GP surgeries in Wymondham. Public transport enhancements would also be expected to be provided, in line with GNLP and Local Plan policies, which could potentially help to improve sustainable access to healthcare facilities. Overall, the proposed development at this site would be expected to have a minor positive impact on health.

#### **SA Objective 9 – Crime**

F.17.2.10 The proposed development at Site GNLP3013 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.17.2.11 Site GNLP3013 is located in close proximity to Ashleigh Primary School and Nursery, situated approximately 380m to the south west of the site. The site is also located within a sustainable distance of Wymondham High Academy, situated approximately 1.1km to the south west of the site. The site policy, alongside GNLP and Local Plan policies, would also be expected to enhance local accessibility and public transport provision, which would be expected to improve access to schools. A major positive impact would be expected.



### **SA Objective 11 – Economy**

- F.17.2.12 Site GNLP3013 is located in close proximity to Wymondham town centre, which would be expected to provide a range of employment opportunities for site end users. Furthermore, the site policy requires “*frontage footways that link with existing connections*” and the requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.17.2.13 Site GNLP3013 is located within 400m of a bus stop on Tuttle Lane East, providing regular services and is well connected to the road network. The site policy seeks to ensure that the development is well connected to “*frontage footways that link with existing connections*”. However, the majority of Site GNLP3013 is located over 2km from Wymondham Railway Station. The measures mentioned above, in combination with GNLP and Local Plan policies, would be expected to ensure the site is accessible via a range of sustainable transport modes and would be likely to improve connections to Wymondham Station. Therefore, a minor positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.17.2.14 Site GNLP3013 is not located in close proximity to designated heritage assets. The site policy requirement to ensure “*trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme*” would be expected to help screen the development from any sensitive views. Alongside the criteria set out in GNLP and Local Plan policies, this would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

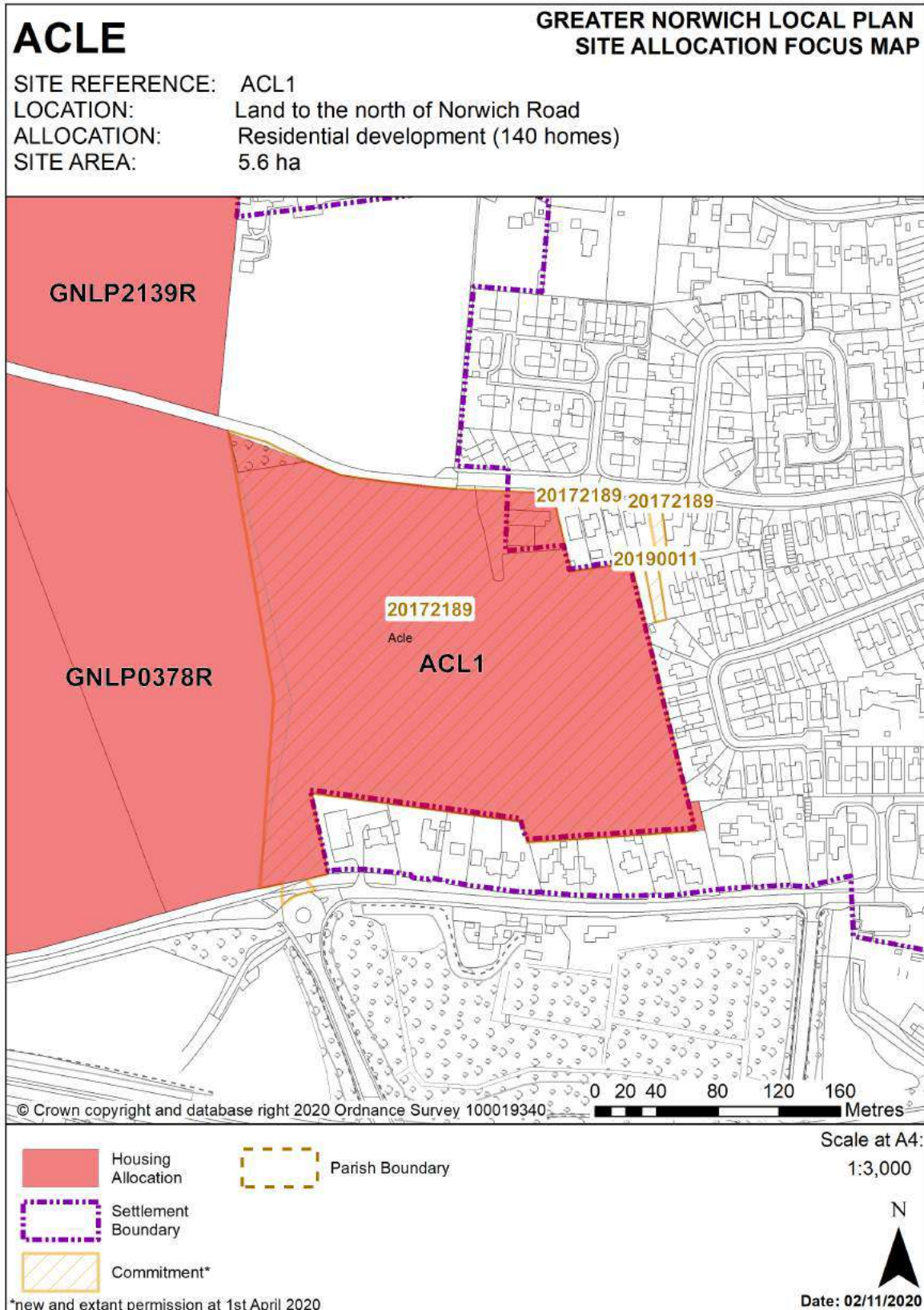
- F.17.2.15 The majority of Site GNLP3013 comprises previously undeveloped land. Approximately 1.2ha of the site coincides ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.17.2.16 Site GNLP3013 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy also states that the “*Environment Agency to be consulted to determine any need for mitigations to address impact on the River Tiffey and its tributaries*”. Therefore, a negligible impact on water would be expected.

# F.18 Acle

## F.18.1 Policy ACL1 – Land to the north of Norwich Road





**Policy ACL1 – Land to the north of Norwich Road**

**Allocation** Residential development (140 homes)

**Area** 5.6 ha

**Policy ACL1 Land to the north of Norwich Road, Acle (approx. 5.6 ha) is allocated for residential development. This will accommodate approximately 140 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be from Norwich Road, with additional pedestrian access via Mill Lane to the High School and village centre; with potential emergency vehicular access to Mill Lane.
2. Access to allocation GNLP0378R/GNLP2139R to be provided.
3. Pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability

Policy Ref	SA Objective														
	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
ACL1	-	-	0	-	++	+	+	-	+	+	+	++	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.18.1.1 Site ACL1 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy would be expected to provide enhanced pedestrian and vehicular access. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 140 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.18.1.2 Site ACL1 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised.

F.18.1.3 However, the proposed development of 140 dwellings at Site ACL1 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.18.1.4 Site ACL1 is located approximately 880m north west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Decoy Carr, Acle’ SSSI. The site is located within an IRZ which states “*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. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.18.1.5 Site ACL1 is located approximately 350m west of The Broads National Park, 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. In line with GNLP and Local Plan policies, the proposed development would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character.

F.18.1.6 Nonetheless, Site ACL1 comprises a large area of previously undeveloped land and is located outside of the existing settlement of Acle. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.18.1.7 Site ACL1 is proposed for the development of 140 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.18.1.8 Site ACL1 is located within 600m of local services, including Co-op Food and Acle Post Office. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.18.1.9 The proposed development at Site ACL1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.18.1.10 Site ACL1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.18.1.11 The site is located within 800m of Acle Medical Centre. However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 14.8km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, would be likely to improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. Overall, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.18.1.12 The proposed development at Site ACL1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.18.1.13 Site ACL1 is located in close proximity to Acle Academy, however, the site is located over 800m from Acle St Edmund C of E Primary School. The site policy states that *“additional pedestrian access via Mill Lane to the High School and village centre”* would be provided, which would be expected to improve access into Acle and this primary school. The requirements of GNLP and Local Plan policies would also

be expected to improve local accessibility including access via public transport. These measures would be expected to improve access to primary and secondary schools, and therefore, a minor positive impact would be anticipated.

**SA Objective 11 – Economy**

F.18.114 Site ACL1 is located within 5km of primary employment locations including Acle town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

**SA Objective 12 – Transport and Access to Services**

F.18.115 Site ACL1 is located within 400m of bus stops on Norwich Road, providing regular services, and within 2km of Acle Railway Station. The site policy states that improved vehicular and pedestrian access would be provided. GNLP and Local Plan policies would also be expected to provide enhanced public transport connections. Therefore, a major positive impact on transport would be expected.

**SA Objective 13 – Historic Environment**

F.18.116 Site ACL1 is located approximately 200m from the Grade I Listed Building 'Church of St Edmund' and approximately 300m from several Grade II Listed Buildings in the centre of Acle. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

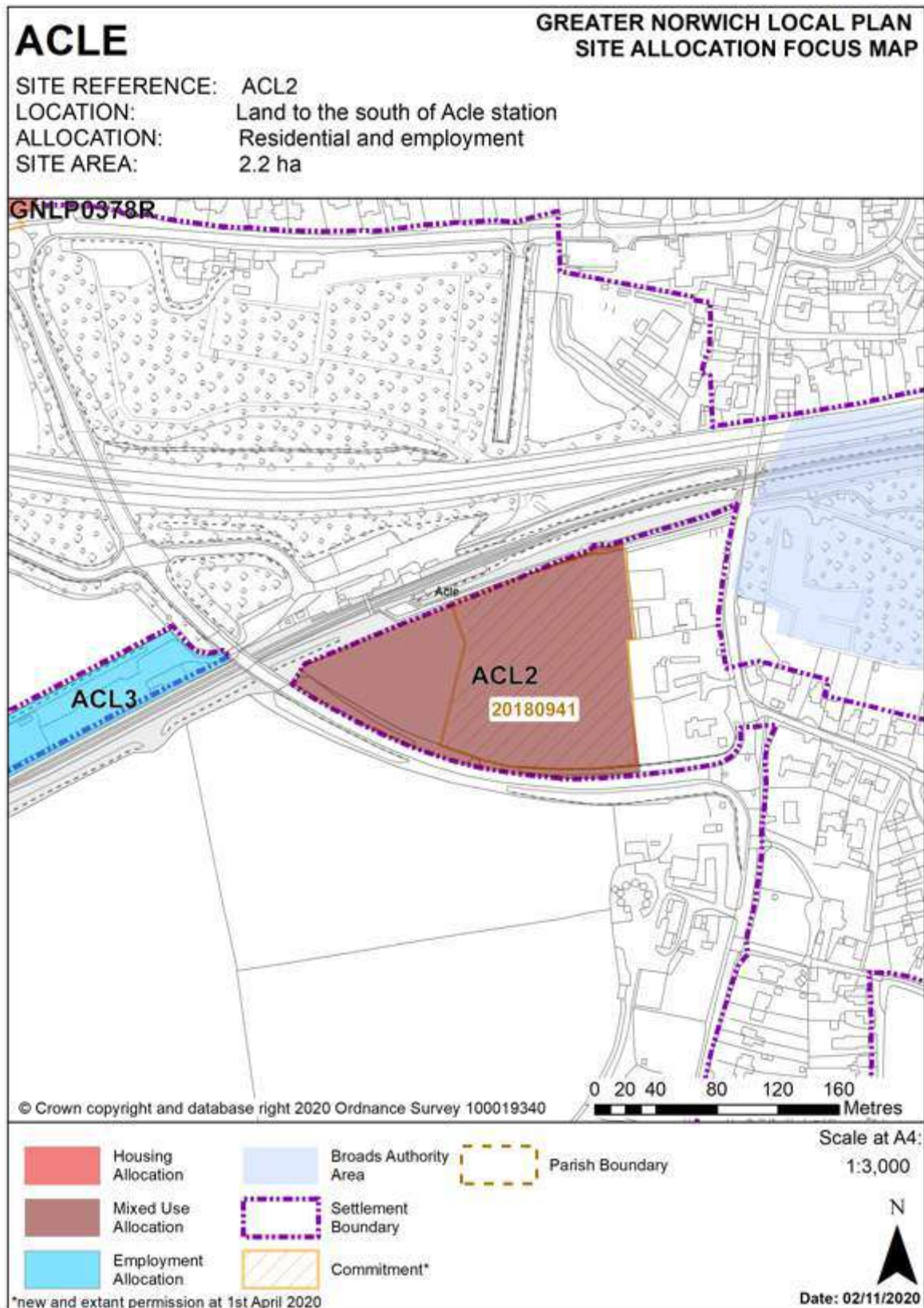
**SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.18.117 Site ACL1 comprises previously undeveloped land. The 5.6ha site is situated on ALC Grade 1 land, which represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

F.18.118 Site ACL1 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.

### F.18.2 Policy ACL2 – Land to the south of Acle Station



**Policy ACL2 – Land to the south of Acle Station**

**Allocation** Residential and employment

**Area** 2.2 ha

**Land to the south of Acle station, between Reedham Road and New Reedham Road (approx. 2.0 ha) is allocated for residential and employment development. This will accommodate approximately 30 homes, with the remainder for class E(g) employment.**

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be from New Reedham Road.
2. Off-site improvements to the highway network may also be necessary, as required by the Highway Authority, potentially including pedestrian access to the rail station to the north and to Reedham Road.
3. Pollution control measures should be used to ensure that no harm comes to the water environment which is within Source Protection Zone 2.
4. Development must ensure no detrimental effect on Broadland SPA, Broadland Ramsar and Broads SAC.

Policy Ref	SA Objective														
	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
ACL2	-	+	0	0	+	+	+	-	+	+	++	++	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.18.2.1 Site ACL2 is located adjacent to a railway line and within 200m of the A47, and therefore, could potentially expose site end users to higher levels of air pollution, noise pollution and disturbance.

F.18.2.2 The site policy states that pedestrian and vehicular access would be improved. GNLP and Local Plan policies would also be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 30 dwellings and employment land would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.18.2.3 Site ACL2 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.18.2.4 Site ACL2 is located approximately 480m north west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Decoy Carr, Acle’ SSSI. The site is located within an IRZ which states “*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. The site policy states that “*development must ensure no detrimental effect on Broadland SPA, Broadland Ramsar and Broads*”



SAC". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.18.2.5 Site ACL2 is located approximately 80m west of The Broads National Park, 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 ACL2 comprises previously undeveloped land, however, the site is in line with the existing built form in Acle and bounded by the railway and Reedham Road. In line with GNLP and Local Plan policies, the proposed development would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.18.2.6 Site ACL2 is proposed for the development of 30 dwellings. Therefore, the proposed development at this site would be expected to result in a minor positive impact on housing provision.

#### **SA Objective 6 – Populations and Community**

F.18.2.7 Site ACL2 is located within 600m of local services, including Co-op Food and Acle Post Office. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.18.2.8 The proposed development at Site ACL2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.18.2.9 Site ACL2 is located within 600m of the PRoW network and public greenspaces. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.18.2.10 The majority of Site ACL2 is located within 800m of Acle Medical Centre. However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 14.2km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, would be likely to improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare.

F.18.2.11 Furthermore, the Site ACL2 is located within 200m of the A47. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which could potentially have an adverse impact on the health of site end users. Overall, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.18.2.12 The proposed development at Site ACL2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.18.2.13 Site ACL2 is located within 1.5km of Acle Academy, however, the site is located over 800m from Acle St Edmund C of E Primary School. The site policy states that improved pedestrian access would be provided, which would be expected to improve access into Acle and this primary school. The requirements of GNLP and Local Plan policies would also be expected to improve local accessibility



including access via public transport. These measures would be expected to improve access to primary and secondary schools, and therefore, a minor positive impact would be anticipated.

#### **SA Objective 11 – Economy**

F.18.2.14 Site ACL2 is situated within 5km of primary employment locations including Acle town centre. Furthermore, the site policy states that the proposed development would provide improved local access, which alongside GNLP and Local Plan policies, could potentially improve sustainable access to employment opportunities.

F.18.2.15 Site ACL2 is proposed for mixed-use development including employment. Therefore, the proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

F.18.2.16 Site ACL2 is located within 400m of bus stops on Norwich Road, providing regular services, and the site is located adjacent to Acle Railway Station. The site policy states that improved vehicular and pedestrian access would be provided, which may include off-site improvements such as “*pedestrian access to the rail station to the north and to Reedham Road*”. GNLP and Local Plan policies would also be expected to provide enhanced public transport connections. Therefore, a major positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

F.18.2.17 Site ACL2 is located approximately 100m from the Grade II Listed Building ‘Hillside’ and 150m from ‘Childwall House and Bedlam’. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

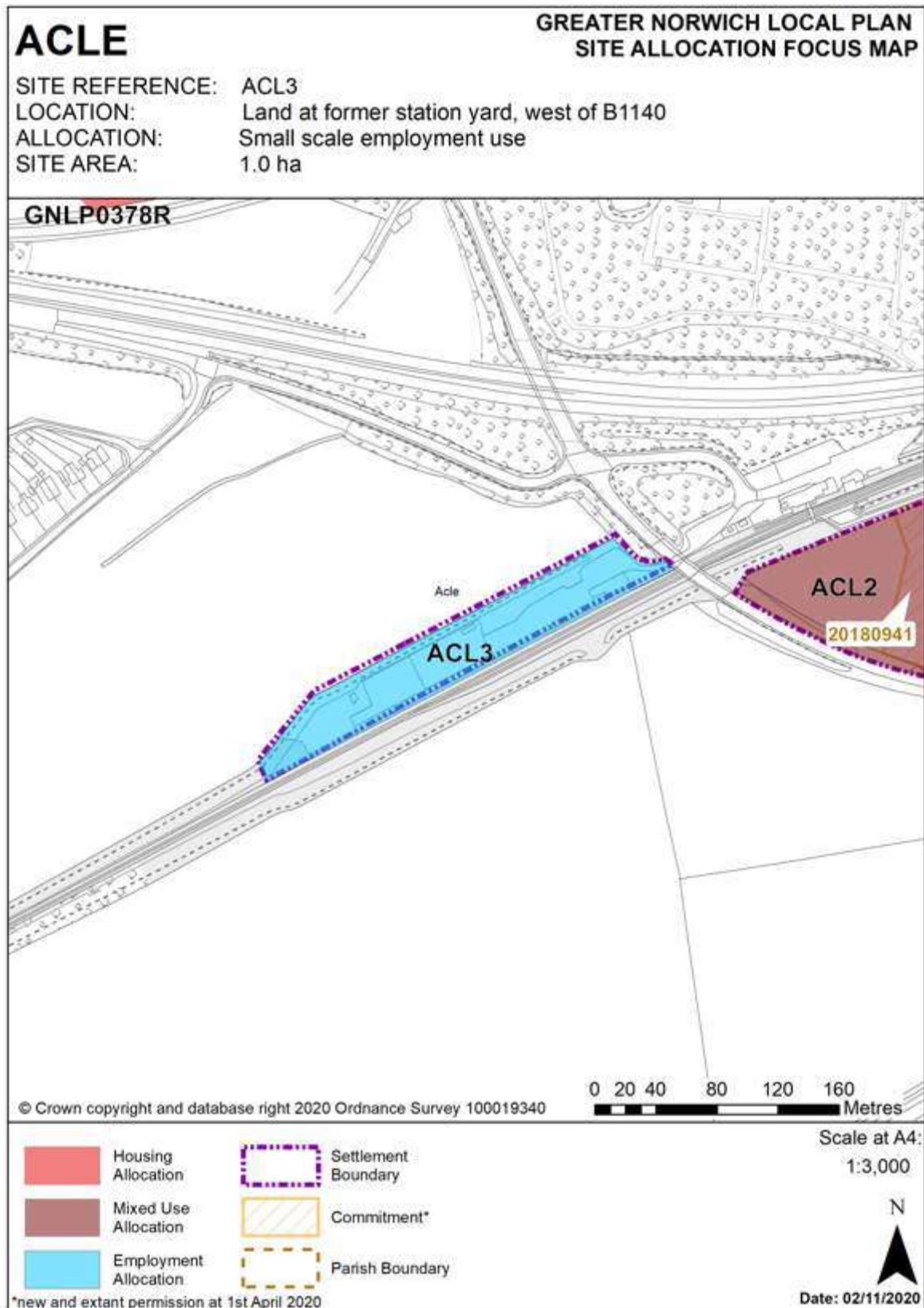
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.18.2.18 Site ACL2 comprises previously undeveloped land. The 2.2ha site is situated on ALC Grade 1 and 2 land, which represents some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

F.18.2.19 Site ACL2 is located adjacent to a minor watercourse. The site policy states that “*pollution control measures should be used to ensure that no harm comes to the water environment*”. Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

### F.18.3 Policy ACL3 – Land at former station yard, west of B1140



**Policy ACL3 – Land at former station yard, west of B1140**

**Allocation** Small scale employment use

**Area** 1.0 ha

**Policy ACL3 Land at the former station yard, west of B1140, Acle (approx. 1 ha) is allocated for small scale employment use. This is likely to be within class B2.**

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be from New Reedham Road.
2. Access is restricted because of the low bridge which crosses the road which serves the site, limiting the size of vehicles.
3. There are no main sewers or water mains on site, and it will be necessary for developers to investigate the possibility of connecting to the public foul sewer or provide other suitable means.
4. There is a metered water supply to the existing station buildings and agreement must be reached with British Rail to connect this supply.
5. No easily accessible gas main exists which is suitable to serve the site. A gas supply may be able to be made available but offsite costs are likely to be relatively high.
6. Pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability.
7. A study to investigate land contamination may be required.

Policy Ref	SA Objective														
	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

**SA Objective 1 – Air Quality and Noise**

F.18.3.1 Site ACL3 is located adjacent to a railway line, and the majority of the site is located within 200m of the A47. Therefore, the proposed development could potentially expose site end users to higher levels of air pollution, noise pollution and disturbance. Furthermore, the proposed employment development would be likely to contribute towards a reduction in local air quality, to some extent.

F.18.3.2 GNLP and Local Plan policies would also be expected to enhance public transport accessibility, reducing the need for personal car use. However, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.18.3.3 Site ACL3 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.18.3.4 Site ACL3 is located approximately 720m north west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Decoy Carr, Acle’ SSSI. The site is located within an IRZ which states “*large non-residential*

*developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m<sup>2</sup> or footprint exceeds 0.2ha*” should be consulted on with Natural England. Site ACL3 comprises previously developed land. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.18.3.5 Site ACL3 is located approximately 350m west of The Broads National Park. The site comprises previously developed land and is situated adjacent to the railway line. Therefore, the proposed development at this site would be unlikely to significantly alter the landscape. In line with GNLP and Local Plan policies, the development would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.18.3.6 Site ACL3 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.

#### **SA Objective 6 – Populations and Community**

F.18.3.7 Site ACL3 is located over 600m from local services in Acle. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.18.3.8 The proposed development at Site ACL3 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.18.3.9 Site ACL3 is located within 600m of the PRow network and public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.18.3.10 However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 14.5km to the south east. The closest GP surgery is Acle Medical Centre, located approximately 1km to the north east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare.

F.18.3.11 Furthermore, the majority of Site ACL3 is located within 200m of the A47. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which could potentially have an adverse impact on the health of site end users. Overall, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.18.3.12 The proposed development at Site ACL3 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.18.3.13 Site ACL3 is proposed for small scale employment development, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

- F.18.3.14 Site ACL3 is proposed for small scale employment use. The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

- F.18.3.15 Site ACL3 is located within 400m of bus stops on Beighton Road, providing regular services. The site is also located in close proximity to Acle Railway Station, which is approximately 200m to the north east. The site policy would be expected to provide suitable vehicular and pedestrian access to the site, and GNLP and Local Plan policies would be expected to enhance public transport provision. Therefore, a major positive impact on transport would be expected.

**SA Objective 13 – Historic Environment**

- F.18.3.16 Site ACL3 is located approximately 490m from the Grade II\* Listed Building 'Church of St Edmund', and approximately 400m from the Grade II Listed Buildings 'Childwall House and Bedlam' and 'Hillside'. However, this site and Listed Building are separated by existing built form in Acle. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

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

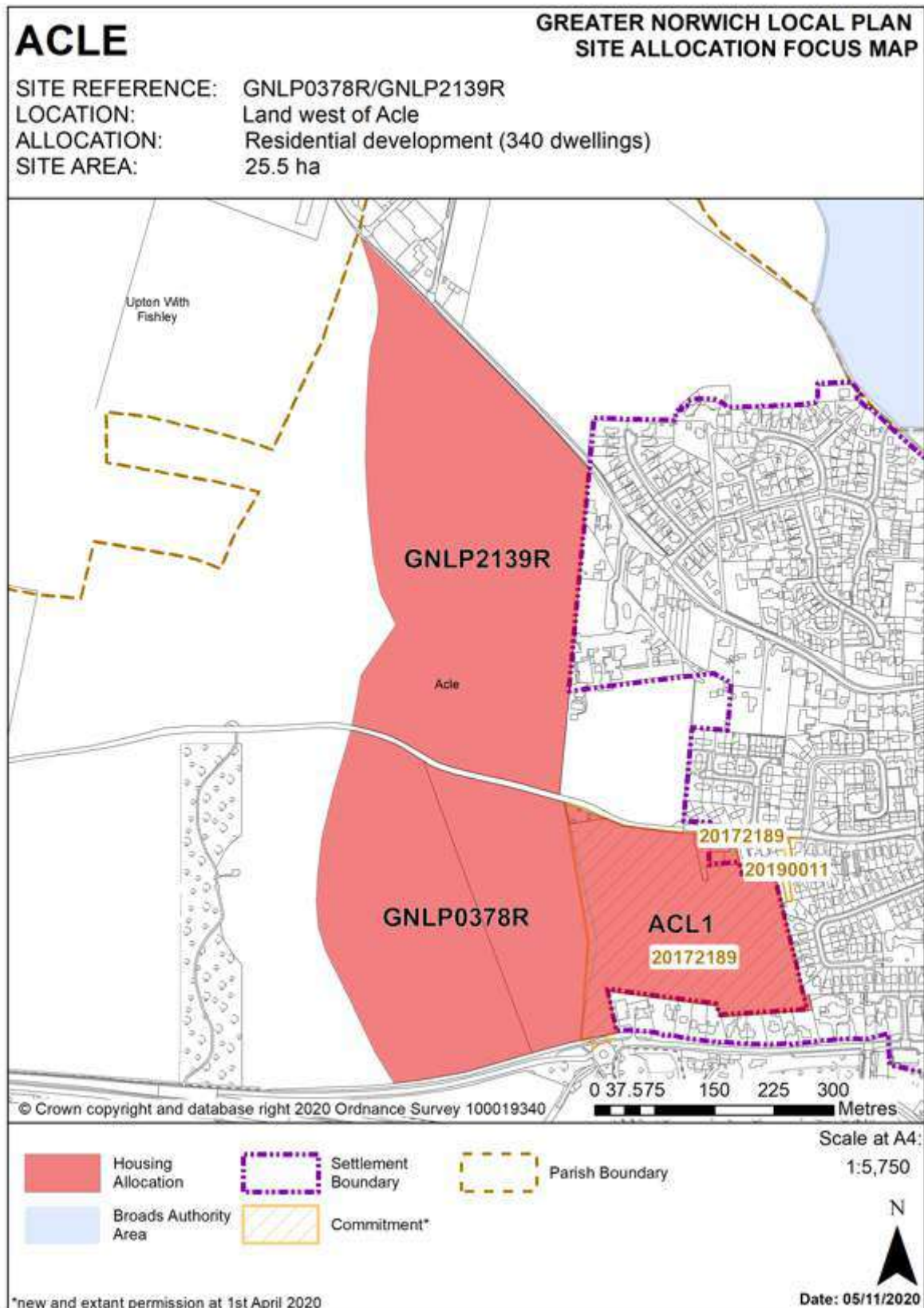
- F.18.3.17 Site ACL3 comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land.

**SA Objective 15 – Water**

- F.18.3.18 Site ACL3 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. The site policy states that "*pollution control measures should be used to ensure that no harm comes to the water environment which is within the proximity of a Major Aquifer of high vulnerability*". Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.



### F.18.4 Policy GNLP0378R / GNLP2139R – Land west of Acle





**Policy GNLPO378R/GNLP2139R – Land west of Acle**

**Allocation** Residential development (340 dwellings)

**Area** 25.5 ha

**Policy GNLPO378R/GNLP2139R Land west of Acle (north of Norwich Road, south of South Walsham Road, approx. 25.5 ha) is allocated for residential development. This will accommodate at least 340 homes, associated open space and community facilities.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

20. Preparation of masterplan to guide the development of the two sites, submitted as part of the application for planning permission.
21. Early assessment of the junction and the A47 at this location is required.
22. The site’s proximity to the Broads

The masterplan should demonstrate:

23. Provision of a link road between Norwich Road and South Walsham Road of a sufficient standard to accommodate HGV and agricultural traffic
24. Access (vehicular and pedestrian) provided through allocation ACL1 to the east.
25. The Public Right of Way along Mill Lane is protected for continued use as a footway and bridle path
26. Development does not prevent the potential future expansion of Acle Academy
27. Open space providing leisure opportunities and enhancing the green infrastructure network
28. Off-site requirements may include a footway along the west of Mill Lane, east at South Walsham Road and other improvements to the highway network as required by the Highway Authority.
29. Mitigation and further investigation with regards to site susceptibility to surface water flooding and any potential risk of flooding from the reservoir.

Policy Ref	SA Objective														
	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
GNLPO378R/ GNLP2139R	-	-	0	-	++	++	+	-	+	+	+	++	0	-	0

**SA Objective 1 – Air Quality and Noise**

- F.18.4.1 Site GNLPO378R/GNLP2139R is proposed for the development of 340 dwellings, and therefore, would be expected to result in an increase in local air pollution to some extent. Furthermore, a proportion of Site GNLPO378R/GNLP2139R is located within 200m of the A47, and therefore, could potentially expose site end users to higher levels of transport associated air and noise pollution.
- F.18.4.2 The site policy states that development should include improved pedestrian access. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport. These measures could potentially help to improve air quality by providing options for transport other than personal cars. However, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

- F.18.4.3 Site GNLP0378R/GNLP2139R is located wholly within Flood Zone 1, however, a proportion of this site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, in accordance with GNLP and Local Plan policies. The site policy states that development should provide “*mitigation and further investigation with regards to site susceptibility to surface water flooding and any potential risk of flooding from the reservoir*”. The development would also be expected to provide enhanced green infrastructure and open space. This would be expected to ensure surface water flooding is minimised.
- F.18.4.4 However, the proposed development of 340 dwellings at Site GNLP0378R/GNLP2139R would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.18.4.5 Site GNLP0378R/GNLP2139R is located approximately 1km north west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Decoy Carr, Acle’ SSSI. The 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 with Natural England. The site policy states that enhanced green infrastructure would be provided. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.18.4.6 Site GNLP0378R/GNLP2139R is located approximately 350m south west of The Broads National Park. The majority of the site is 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. A proportion of the site 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.
- F.18.4.7 The site policy states that the development should take consideration of the proximity to The Broads, and that a site masterplan should be prepared which demonstrates “*open space providing leisure opportunities and enhancing the green infrastructure network*”. In line with GNLP and Local Plan policies, the proposed development would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character.
- F.18.4.8 Nonetheless, Site GNLP0378R/GNLP2139R comprises a large area of previously undeveloped land and is located outside of the existing settlement of Acle. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.18.4.9 Site GNLP0378R/GNLP2139R is proposed for the development of 340 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.18.4.10 The majority of Site GNLP0378R/GNLP2139R is located over 600m from local services in Acle. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. The site policy states that new community facilities would be provided. Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.18.4.11 The proposed development at Site GNLPO378R/GNL2139R would not be expected to have a significant impact on deprivation. The GNL2139R and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.18.4.12 Site GNLPO378R/GNL2139R is located within 600m of the PRoW network and public greenspaces. The site policy states that the PRoW across the site will be protected, and new open space and enhanced green infrastructure would be provided. This would be expected to provide site end users with good access to outdoor space and a diverse range of natural habitats, which are known to have physical and mental health benefits.
- F.18.4.13 The majority of the site is located within 800m of Acle Medical Centre. However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 15km to the south east. The criteria within the site policy, as well as GNL2139R and Local Plan policies, would be likely to improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare.
- F.18.4.14 Furthermore, a proportion of Site GNLPO378R/GNL2139R is located within 200m of the A47. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which could potentially have an adverse impact on the health of site end users. Overall, a minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.18.4.15 The proposed development at Site GNLPO378R/GNL2139R would not be expected to have a significant impact on crime. The GNL2139R and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.18.4.16 Site GNLPO378R/GNL2139R is located adjacent to Acle Academy, however, the site is located over 800m from Acle St Edmund C of E Primary School. The site policy states that “*access (vehicular and pedestrian) provided through allocation ACL1 to the east*”, which would be expected to improve access into Acle and this primary school. The requirements of GNL2139R and Local Plan policies would also be expected to improve local accessibility including access via public transport. These measures would be expected to improve access to primary and secondary schools, and therefore, a minor positive impact would be anticipated.

### **SA Objective 11 – Economy**

- F.18.4.17 Site GNLPO378R/GNL2139R is located within 5km of primary employment locations including Acle town centre. The requirements of GNL2139R and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.18.4.18 Site GNLPO378R/GNL2139R is located within 2km of Acle Railway Station, however, the majority of the site is located over 400m from a bus stop providing regular services. The site policy states that improved vehicular and pedestrian access would be provided. GNL2139R and Local Plan policies would also be expected to provide enhanced public transport connections. Therefore, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.18.4.19 Site GNLPO378R/GNL2139R is located approximately 500m from the Grade I Listed Building ‘Church of St Edmund’ and several Grade II Listed Buildings in the centre of Acle. The site policy states that

development would provide open space and enhance the green infrastructure network. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

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

F.18.4.20 Site GNLP0378R/GNLP2139R comprises previously undeveloped land. The 25.5ha site is situated on ALC Grade 1 land, which represents some of Greater Norwich’s BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

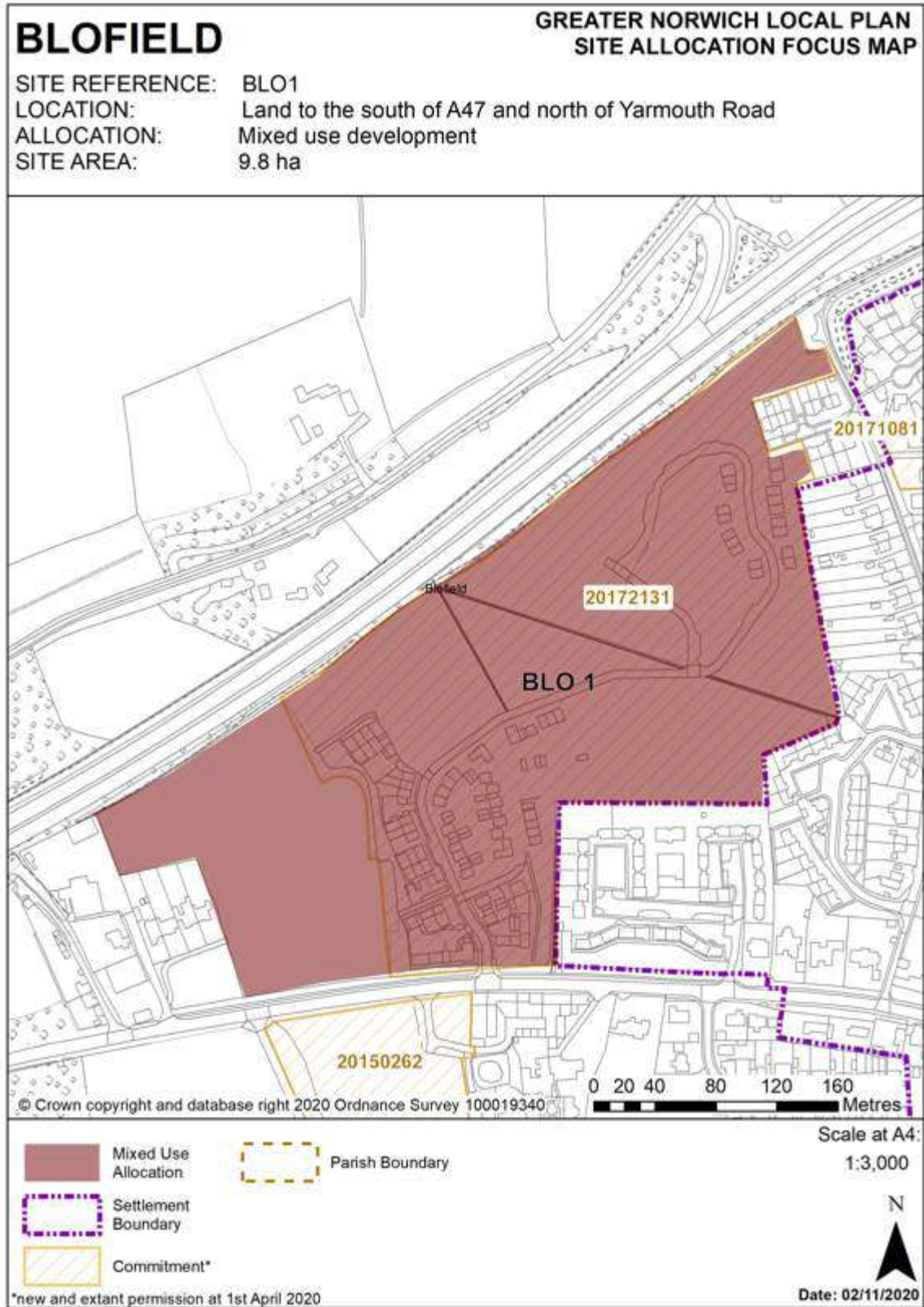
**SA Objective 15 – Water**

F.18.4.21 Site GNLP0378R/GNLP2139R 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.

DRAFT

# F.19 Blofield

## F.19.1 Policy BLO1 – Land to the south of A47 and north of Yarmouth Road





**Policy BLO1 – Land to the south of A47 and north of Yarmouth Road**

**Allocation** Mixed use development

**Area** 9.8 ha

**Policy BLO1 Land to the south of A47 and north of Yarmouth Road, Blofield (approx. 9.8 ha) is to be developed in accordance with planning permission 20140758 and 20160488. This will include a mixed-use development to deliver 175 dwellings, a maximum floor space of 4,000 sqm E(g) use class and open space.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Vehicular access to be achieved from Yarmouth Road.
2. Any development must conserve and enhance the significance of Manor Farm Barn to the south of the site, including any contribution made to that significance by setting.
3. On site public open space to be provided.
4. Provision of allotments.
5. Avoid contamination of groundwater.

Policy Ref	SA Objective														
	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
BLO1	-	-	0	0	++	++	+	-	+	+	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.19.1.1 Site BLO1 is proposed for the development of 175 dwellings and employment space, and therefore, would be expected to result in an increase in local air pollution, to some extent. Furthermore, the site is located adjacent to the A47, and as such, could potentially expose site end users to higher levels of transport associated air and noise pollution.

F.19.1.2 The requirements of GNLP and Local Plan policies would be expected to improve access via public transport, which could potentially help to improve air quality by providing options for transport other than personal cars. However, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.19.1.3 Site BLO1 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised.

F.19.1.4 However, the proposed development of 175 dwellings at Site BLO1 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.



### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.19.1.5 Site BLO1 is located approximately 1.5km north of 'The Broads' SAC and 'Broadland' SPA and Ramsar, and 'Yare Broads and Marshes' SSSI. The site is located within an IRZ which states that "*residential development of 50 units or more*" should be consulted on with Natural England. The site policy states that on-site public open space would be provided, which could potentially help to provide additional green infrastructure and wildlife habitats. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.19.1.6 Site BLO1 is 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 site policy would be expected to ensure that development conserves and enhances the setting of nearby heritage assets and would provide open space alongside the development. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

### **SA Objective 5 – Housing**

- F.19.1.7 Site BLO1 is proposed for the development of 175 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.19.1.8 The majority of Site BLO1 is located within 600m of local services, including Blofield Post Office and Spar. GNLP and Local Plan policies would be expected to improve public transport and accessibility which could also improve access to local services in nearby settlements. The policy also states that allotments would be provided alongside development, with opportunities for community cohesion. Therefore, a major positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.19.1.9 The proposed development at Site BLO1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.19.1.10 Site BLO1 is located within 600m of the PRoW network and public greenspaces. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.19.1.11 Site BLO1 is located within 200m of the A47. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which could potentially have an adverse impact on the health of site end users.

- F.19.1.12 The majority of Site BLO1 is located within 800m of Blofield Surgery. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 15km to the west. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare. Overall, a minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.19.1.13 The proposed development at Site BLO1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.19.1.14 The majority of Site BLO1 is located within 800m of Blofield Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.19.1.15 Site BLO1 is located within 5km of primary employment locations including Broadland Business Park. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment.
- F.19.1.16 Site BLO1 is proposed for mixed use development including 4,000 sqm of employment space in E(g) use class. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.19.1.17 Site BLO1 is located within 2km of Brundall Railway Station, however, the majority of the site is located over 400m from a bus stop. The site policy seeks to provide vehicle access off Yarmouth Road. GNLP and Local Plan policies would be expected to improve access via public transport and enhance pedestrian accessibility. Overall, a minor positive impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.19.1.18 Site BLO1 is located approximately 25m from the Grade II Listed Building ‘Manor Farm Barn’ and approximately 200m from ‘Blofield Court House’ and ‘Holly Bank and attached Garden Wall’. The site policy states that *“any development must conserve and enhance the significance of Manor Farm Barn to the south of the site, including any contribution made to that significance by setting”*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

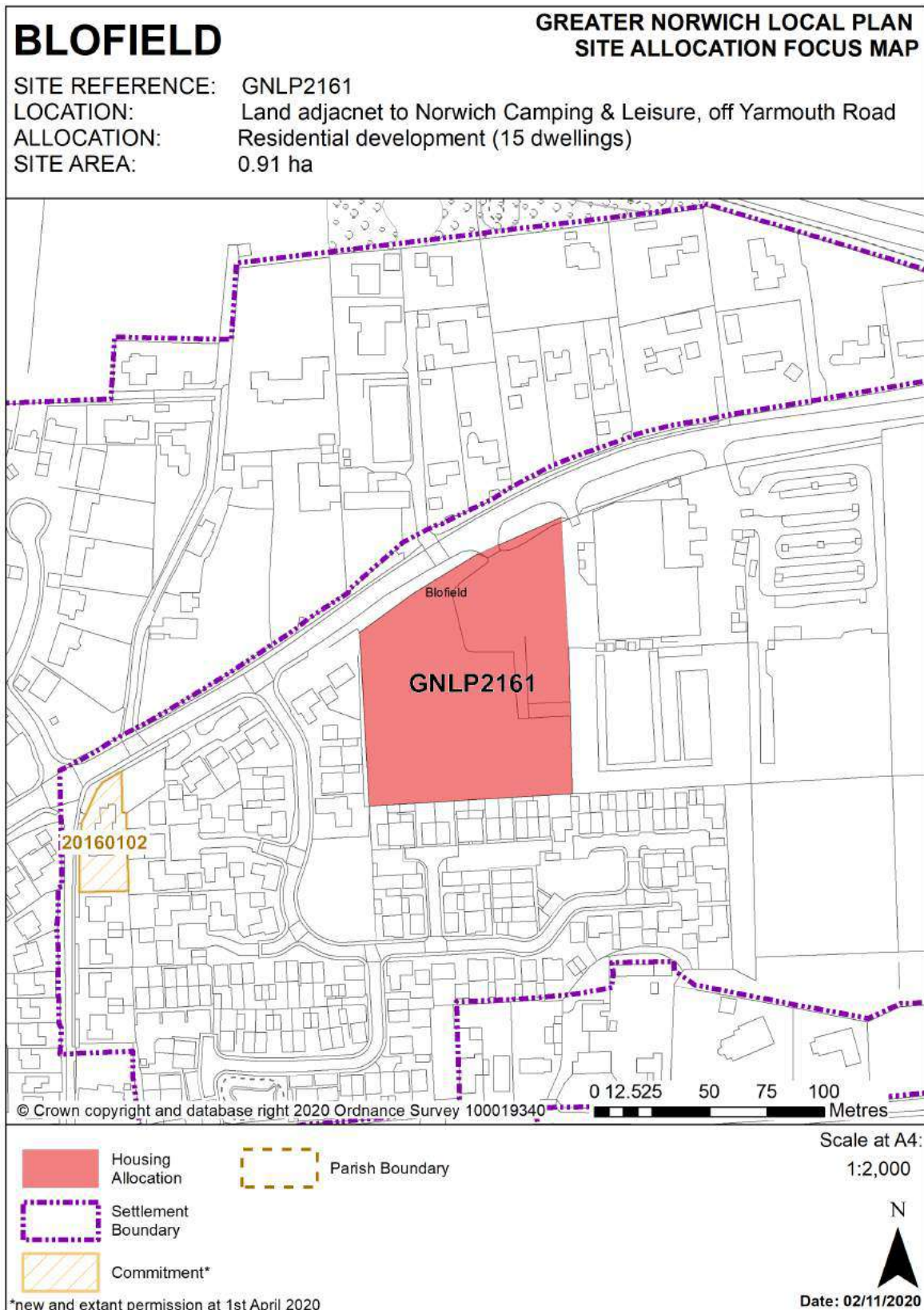
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.19.1.19 The majority of Site BLO1 comprises previously undeveloped land. The 9.8ha site coincides with ALC Grade 2 land, which represents some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.19.1.20 Site BLO1 coincides with a groundwater SPZ (Zone III), and a small proportion in the western corner of the site is located within 200m of the Witton Run. The site is separated from the watercourse by existing built form in Blofield, and the site policy states that development should *“avoid contamination of groundwater”*. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ and watercourse. Overall, these measures would be expected to ensure the proposed development results in a negligible impact on water quality.

## F.19.2 Policy GNLP2161 – Norwich Camping and Leisure



**Policy GNLP2161 – Norwich Camping and Leisure**

**Allocation** Residential development (15 dwellings)

**Area** 0.91 ha

**Policy GNLP2161 Land adjacent to Norwich Camping & Leisure, off Yarmouth Road, Blofield (approx. 0.91 ha) is allocated for residential development. This site is likely to accommodate at least 15 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. The design and layout of the scheme must mitigate amenity impacts relating to the neighbouring business to the east, addressing in particular access to the service yard.
2. Early assessment of the junction and the A47 at this location is required.
3. Provision of a frontage footway.
4. Availability and achievability of an appropriate visibility splay
5. Possible alterations of former trunk road.
6. Avoid contamination of groundwater.
7. The trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.

Policy Ref	SA Objective														
	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
GNLP2161	-	+	0	0	+	+	+	-	+	+	+	++	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.19.2.1 A proportion of Site GNLP2161 is located within 200m of the A47. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Furthermore, the proposed development of 15 dwellings at this site would be likely to contribute towards a reduction in local air quality to some extent. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, overall a minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.19.2.2 Site GNLP2161 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.19.2.3 Site GNLP2161 is located approximately 2.1km north east of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Yare Broads and Marshes’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.19.2.4 Site GNLP2161 comprises partially developed land and is situated amongst the existing settlement of Blofield. The site policy states that the trees and hedgerows surrounding the site will be protected and enhanced, and the “*design and layout of the scheme must mitigate amenity impacts*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

- F.19.2.5 Site GNLP2161 is proposed for the development of 15 dwellings. Therefore, the proposed development at this site would be expected to result in a minor positive impact on housing provision.

#### **SA Objective 6 – Populations and Community**

- F.19.2.6 Site GNLP2161 is located within 600m of local services, including Blofield Farm Shop. GNLP and Local Plan policies would be expected to improve public transport and accessibility which could also improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

- F.19.2.7 The proposed development at Site GNLP2161 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.19.2.8 Site GNLP2161 is located within 600m of the PRow network and public greenspaces. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.19.2.9 A small proportion of Site GNLP2161 is located within 200m of the A47. The site policy states that “*the trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme*”, which could potentially help to protect residents from adverse impacts on health arising from traffic associated air pollution.

- F.19.2.10 Site GNLP2161 is located within 800m of Blofield Surgery. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 16km to the west. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.19.2.11 The proposed development at Site GNLP2161 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.19.2.12 Site GNLP2161 is located within 800m of Blofield Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.19.2.13 Site GNLP2161 is located within 5km of primary employment locations including Broadland Business Park. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.



### **SA Objective 12 – Transport and Access to Services**

- F.19.2.14 Site GNLP2161 is located within 400m of bus stops on Yarmouth Road, providing regular services, and the site policy states that the footpaths would be enhanced. The closest train station is Brundall Railway Station, approximately 2.1km to the south west. The criteria within the site policy, as well as GNL and Local Plan policies, would be expected to improve local accessibility and public transport, and improve connections to the train station. Overall, a major positive impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.19.2.15 Site GNLP2161 is located approximately 80m from the Grade II Listed Building 'Turrett House'. The site is surrounded by existing built form in Blofield, and the site policy states that *"the trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme"*. The criteria set out in the site policy, alongside the GNL and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.19.2.16 The majority of Site GNLP2161 (approx. 0.6ha) comprises previously undeveloped land. The site is situated on ALC Grade 1 land, which represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

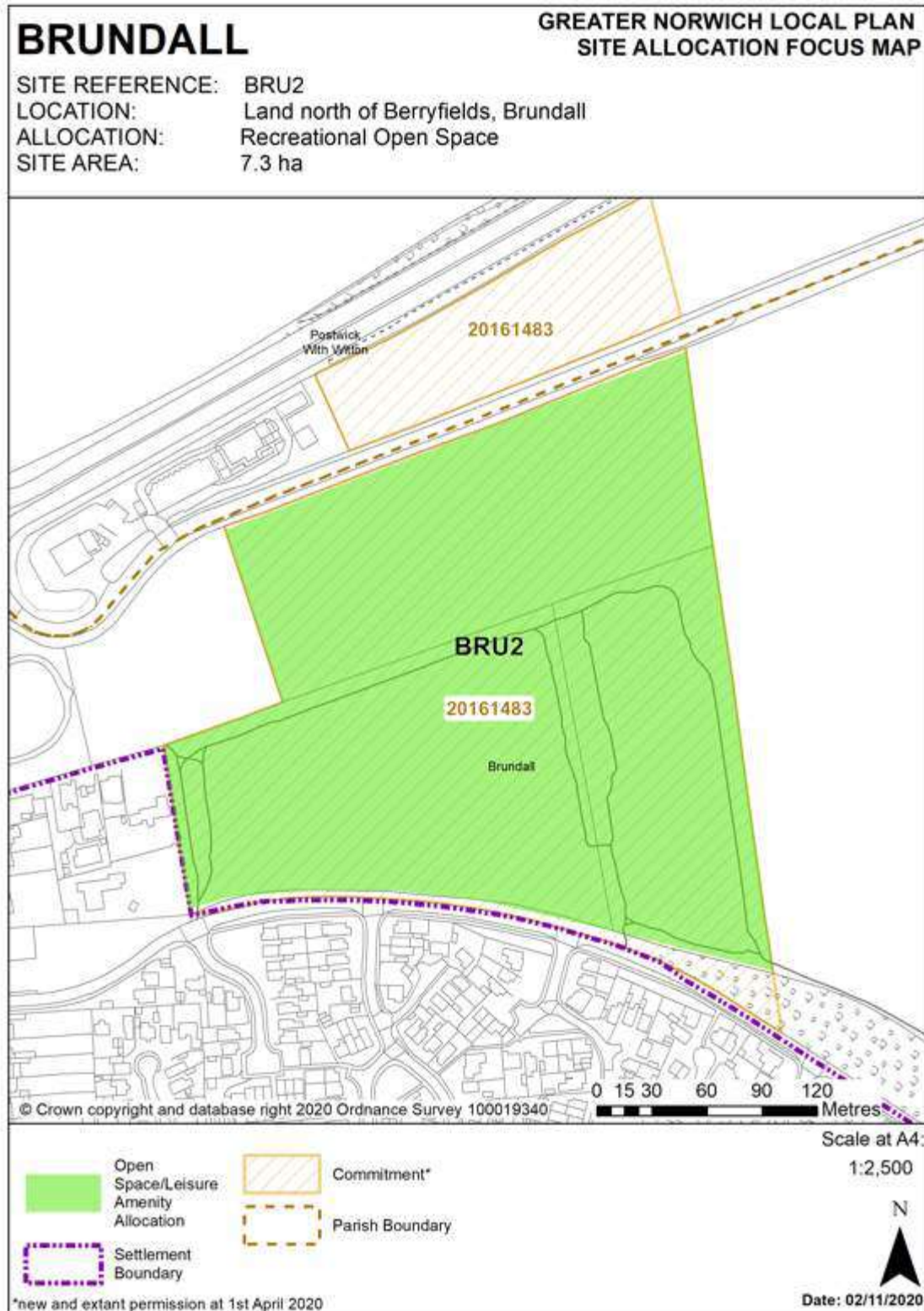
### **SA Objective 15 – Water**

- F.19.2.17 Site GNLP2161 coincides with a groundwater SPZ (Zone III). The site policy states that development should *"avoid contamination of groundwater"*. Alongside GNL and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



# F.20 Brundall and Postwick-with-Witton

## F.20.1 Policy BRU2 – Land north of Berryfields, Brundall



**Policy BRU2 – Land north of Berryfields, Brundall**

**Allocation** Recreational open space

**Area** 7.3 ha

**Policy BRU2 Land north of Berryfields, Brundall (approx. 7.3 ha) is allocated for recreational open space.**

The development will be expected to address the following specific matters:

1. Vehicular access from Berryfields.
2. Footway provision on the northern side of Berryfields and a suitable crossing may be required.
3. Adequate landscaping and green infrastructure should be provided with a particular emphasis on retaining existing trees and hedging where possible.
4. The open space will be primarily for formal recreation uses such as playing pitches.

Policy Ref	SA Objective														
	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
BRU2	0	+	0	+	0	0	0	+	0	0	0	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.20.1.1 Site BRU2 is proposed for recreational open space, and therefore, would be expected to have a negligible impact on local air and noise pollution.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.20.1.2 Site BRU2 is located wholly within Flood Zone 1 and does not coincide with any identified areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.20.1.3 Site BRU2 is located approximately 950m north east of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Yare Broads and Marshes’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. The site policy states that “adequate landscaping and green infrastructure should be provided with a particular emphasis on retaining existing trees and hedging where possible”. The proposed development of recreational open space at this site would be expected to have a negligible impact on these biodiversity assets.

**SA Objective 4 – Landscape**

F.20.1.4 Site BRU2 is located approximately 650m north of The Broads National Park, and 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 BRU2 comprises grassland, with some hedgerow and trees. The proposed development of open space at this site would be likely to protect these key characteristics, help reduce the risk of coalescence and could potentially enhance the local landscape character. Therefore, a minor positive impact would be expected at this site.

**SA Objective 5 – Housing**

F.20.15 Site BRU2 is proposed for recreational open space, 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.

**SA Objective 6 – Populations and Community**

F.20.16 Site BRU2 is proposed for recreational open space. Therefore, this site would be expected to have a negligible impact in relation to access to services.

**SA Objective 7 – Deprivation**

F.20.17 The proposed development of recreational open space at Site BRU2 would be expected to have a negligible impact on deprivation.

**SA Objective 8 – Health**

F.20.18 The proposed development of recreational open space at Site BRU2 would be expected to contribute towards Greater Norwich's network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and recreation. A minor positive impact on health would therefore be expected.

**SA Objective 9 – Crime**

F.20.19 The proposed development of recreational open space at Site BRU2 would be expected to have a negligible impact on crime.

**SA Objective 10 – Education**

F.20.110 Site BRU2 is proposed for non-residential uses, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

F.20.111 Site BRU2 is proposed for recreational open space, which would not be anticipated to result in a net change in employment floorspace. Therefore, a negligible impact would be expected.

**SA Objective 12 – Transport and Access to Services**

F.20.112 Site BRU2 is proposed for recreational open space. The site policy states that "*footway provision on the northern side of Berryfields and a suitable crossing may be required*", and therefore, this could potentially result in a minor positive impact on local accessibility.

**SA Objective 13 – Historic Environment**

F.20.113 The proposed development at Site BRU2 for recreational open space would be unlikely to impact any surrounding heritage assets. Therefore, a negligible impact on the local historic environment would be expected.

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

F.20.114 Site BRU2 is proposed for recreational open space, and therefore, a negligible impact on natural resources and waste would be expected at this site.

**SA Objective 15 – Water**

F.20.115 Site BRU2 coincides with a groundwater SPZ (Zone III). Site BRU2 is proposed for recreational open space, and therefore, a negligible impact on water would be expected.

## F.20.2 Policy BRU3 – Land east of the Memorial Hall, Brundall





**Policy BRU3 – Land east of the Memorial Hall, Brundall**

**Allocation** Recreational open space

**Area** 4.9 ha

**Policy BRU3 Land east of the Memorial Hall, Brundall (approx. 4.9 ha) is allocated for recreational open space.**

The development will be expected to address the following specific matters:

1. Vehicular and pedestrian access from Links Avenue with adequate car parking provision via the existing access.
2. Contributions may be required for a pedestrian crossing scheme at The Street / Braydeston Avenue.
3. Pollution control measures will be required to mitigate the impacts of any development on the Witton Run and Source Protection Zone (3).
4. The open space will be for formal recreational uses, such as playing pitches, together with more informal recreation such as walks, jogging track etc.

Policy Ref	SA Objective														
	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
BRU3	0	+	0	+	0	0	0	+	0	0	0	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.20.2.1 Site BRU3 is proposed for recreational open space, and therefore, would be expected to have a negligible impact on local air and noise pollution.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.20.2.2 Site BRU3 is located wholly within Flood Zone 1 and does not coincide with any identified areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.20.2.3 Site BRU3 is located approximately 650m north east of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Yare Broads and Marshes’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, the proposed development of recreational open space at this site would be expected to have a negligible impact on these biodiversity assets.

**SA Objective 4 – Landscape**

F.20.2.4 Site BRU3 is located approximately 450m north of The Broads National Park, and 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 BRU3 comprises farmland, with some hedgerow and trees. The proposed development of open space at this site would be likely to help protect these key characteristics, reduce the risk of coalescence and could

potentially enhance the local landscape character. Therefore, a minor positive impact would be expected at this site.

**SA Objective 5 – Housing**

F.20.2.5 Site BRU3 is proposed for recreational open space, 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.

**SA Objective 6 – Populations and Community**

F.20.2.6 Site BRU3 is proposed for recreational open space. Therefore, this site would be expected to have a negligible impact in relation to access to services.

**SA Objective 7 – Deprivation**

F.20.2.7 The proposed development of recreational open space at Site BRU3 would be expected to have a negligible impact on deprivation.

**SA Objective 8 – Health**

F.20.2.8 The proposed development of recreational open space at Site BRU3 would be expected to contribute towards Greater Norwich's network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and recreation. A minor positive impact on health would therefore be expected.

**SA Objective 9 – Crime**

F.20.2.9 The proposed development of recreational open space at Site BRU3 would be expected to have a negligible impact on crime.

**SA Objective 10 – Education**

F.20.2.10 Site BRU3 is proposed for non-residential uses, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

F.20.2.11 Site BRU3 is proposed for recreational open space, which would not be anticipated to result in a net change in employment floorspace. Therefore, a negligible impact would be expected.

**SA Objective 12 – Transport and Access to Services**

F.20.2.12 Site BRU3 is proposed for recreational open space. The site policy states that "*contributions may be required for a pedestrian crossing scheme at The Street / Braydeston Avenue*", and therefore, could potentially result in a minor positive impact on local accessibility.

**SA Objective 13 – Historic Environment**

F.20.2.13 The proposed development at Site BRU3 for recreational open space would be unlikely to impact any surrounding heritage assets. Therefore, a negligible impact on the local historic environment would be expected.

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

F.20.2.14 Site BRU3 is proposed for recreational open space, and therefore, a negligible impact on natural resources and waste would be expected at this site.

**SA Objective 15 – Water**

F.20.2.15 Site BRU3 coincides with a groundwater SPZ (Zone III), and the majority of the site is located within 200m of a watercourse. The site policy states that "*pollution control measures will be required to mitigate the impacts of any development on the Witton Run and Source Protection Zone (3)*". In addition to the requirements of GNLP and Local Plan policies, this would be expected to mitigate the

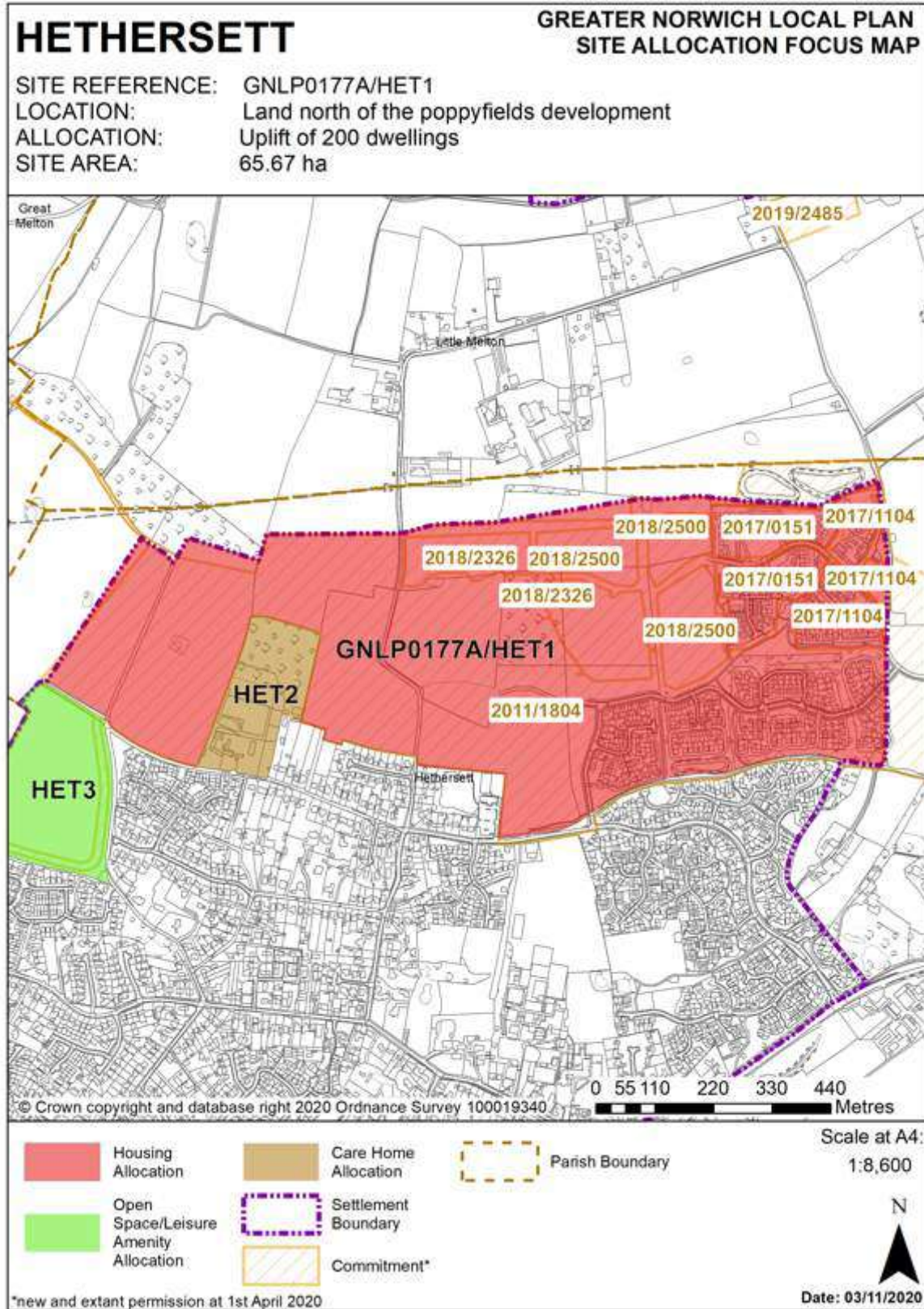


potential adverse impacts on the watercourse and groundwater SPZ, and result in a negligible impact on water quality.

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# F.21 Hethersett

## F.21.1 Policy GNLP0177A / HET1 – Land north of the Poppyfields development



## Policy GNLPO177A / HET1 – Land north of the Poppyfields development

**Allocation** Mixed use (approx. 1369 dwellings)

**Area** 65.24 ha

**Policy HET1 (part of GNLPO177A): Land north Hethersett is allocated for mixed use, to include approximately 1,369 dwellings, community uses, open space and green infrastructure.**

The site lies to the north of the Poppyfields development, the plant nursery on Grove Road, Longview, the village hall and Back Lane, and south of Beckhithe Meadow County Wildlife Site (CWS), Holly Tree Farm and south-west of Braymeadow CWS. The allocation has an outline permission for 1196 dwellings (2011/1804) which is under construction. Within the scope of the outline application, intensification has been possible and there is now scope to 'uplift' this previous allocation by 200 additional dwellings. There is no specific site within the larger allocation, so this uplift is applied to the entire site. Due to the size of the original allocation, a range of supporting infrastructure and facilities is required, and the following policy applies to the additional 200 dwellings, wherever they may be located within the site. Approximately 65 ha is therefore allocated for mixed use, to include housing, community uses, open space and green infrastructure. This will include approximately 1,369 dwellings.

The developer(s) of the additional 200 homes on the site will be required to ensure the following:

### Masterplan and Phasing Plan

1. A comprehensive master plan must include provision of social and green infrastructure and highway improvements, including Thickthorn junction.
2. A phasing plan which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents.
3. The site should be masterplanned alongside HET2.

### Enhanced Facilities

4. Community facilities, such as formal open space and/or buildings dedicated to community uses will need to be included within the overall development in accordance with the most up to date needs assessment.
5. Expansion of local schools or provision of land for additional school/s will need to be agreed with the Education Authority.
6. Development of the site may require financial contributions to fund improvements to the surrounding road network in addition to any Thickthorn junction improvements.

### Landscaping and Green Infrastructure

7. Layout and landscaping of final scheme must minimise the impact on the strategic gap between Hethersett and neighbouring settlements.
8. Design should respond to the layout of earlier settlement patterns around commons and greens or other focal points.
9. Design of scheme must integrate landscape, open space and footpaths with the existing settlement.
10. Maximise the benefit of green infrastructure provision and avoid adverse impact designated sites, linking ponds, water courses and hedgerows.
11. The landscape buffer to the north should provide green infrastructure links between Beckhithe Meadow and Braymeadow County Wildlife Sites and incorporate existing woodland and hedgerow features across the site.

### Transport

12. A transport assessment must consider the capacity of the improved A47 Thickthorn Interchange
13. Highways and transport enhancements to be agreed with the Highways Authority and where appropriate the Highways England.
14. Vehicular access onto Colney Lane will be required.
15. Footpath and cycle routes to Norwich Research Park and Little Melton will be required, and additional public rights of way to increase access to the countryside.
16. Design of scheme must minimise impact on existing roads in the village by limiting the amount of additional traffic accessing the local road network.

### Site Conditions and Constraints

17. Site layout must account for high voltage power lines to the north of the site, which will need a suitable separation buffer. Other factors affecting the final layout include an oil pipeline crossing north-eastern corner of the site, water mains and sewers crossing the site, and the need for a buffer zone around sewage pumping stations.
18. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
19. Wastewater infrastructure capacity must be confirmed prior to development taking place.
20. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.
21. Mitigation and further investigation with regards to site susceptibility to surface water flooding.
22. Avoid contamination of groundwater.

Policy Ref	SA Objective														
	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
GNLPO177A/HET1	-	-	0	-	++	++	+	++	+	++	+	+	0	-	0

**SA Objective 1 – Air Quality and Noise**

F.21.1.1 Site GNLPO177A/HET1 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy states that a transport assessment should be undertaken, and seeks to ensure that highways, pedestrian and cycle links are provided. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of approximately 1,369 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.21.1.2 Site GNLPO177A/HET1 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, in accordance with GNLP and Local Plan policies. The site policy states that the development should ensure “mitigation and further investigation with regards to site susceptibility to surface water flooding” and “maximise the benefit of green infrastructure provision”. This would be expected to ensure surface water flooding is minimised.

F.21.1.3 However, the proposed development of approximately 1,369 dwellings at Site GNLPO177A/HET1 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.21.1.4 Site GNLPO177A/HET1 is located approximately 5.8km south of the ‘River Wensum’ SAC and SSSI, and approximately 7km north of ‘Lower Wood, Ashwellthorpe’ SSSI. A proportion of the site is located within an IRZ which states “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. The site is also located adjacent to ‘Beckhithe Meadow’ CWS.

- F.21.1.5 The site policy sets out a number of landscaping requirements, and states that *“the landscape buffer to the north should provide green infrastructure links between Beckhithe Meadow and Braymeadow County Wildlife Sites and incorporate existing woodland and hedgerow features across the site”*. Therefore, the proposed development at this site would be expected to ensure that development retains and enhances habitat connectivity. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.21.1.6 Site GNLP0177A/HET1 is 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. The site policy sets out a number of requirements to ensure the impact on the landscape is minimised, including stating that development *“must integrate landscape, open space and footpaths with the existing settlement”* and *“respond to the layout of earlier settlement patterns around commons and greens or other focal points”*. The site policy also seeks to ensure the woodland and hedgerow on site are retained. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

- F.21.1.7 Nonetheless, the majority of Site GNLP0177A/HET1 comprises previously undeveloped land and extends outside of the existing settlement of Hethersett. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.21.1.8 Site GNLP0177A/HET1 is proposed for the development of 1,369 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.21.1.9 Site GNLP0177A/HET1 is located partially over 600m from local services in Hethersett. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be likely to improve local accessibility through providing enhanced pedestrian and cycle links and public transport. The site policy states that *“community facilities, such as formal open space and/or buildings dedicated to community uses will need to be included within the overall development in accordance with the most up to date needs assessment”*. Therefore, a major positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.21.1.10 The proposed development at Site GNLP0177A/HET1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.21.1.11 Site GNLP0177A/HET1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The majority of the site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access and provide new open space and green infrastructure. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.21.1.12 Site GNLP0177A/HET1 is located within a sustainable distance to Norfolk and Norwich University Hospital, situated approximately 3.5km to the north east. However, the majority of the site is located over 800m from Hethersett Surgery. The site policy would be expected to ensure that the site is accessible for pedestrians, cyclists and public transport. Alongside the requirements of GNLP and Local



Plan policies to enhance public transport accessibility, the proposed development at this site would be likely to ensure that the site has good access to a range of healthcare facilities, including GP surgeries. Overall, a major positive impact on health would be expected.

#### **SA Objective 9 – Crime**

- F.21.1.13 The proposed development at Site GNLPO177A/HET1 would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.21.1.14 Site GNLPO177A/HET1 is located within 1.5km of Hethersett Academy, however, the majority of the site is located over 800m from Hethersett VC Junior School and Hethersett Woodside Infant and Nursery School. The site policy states that “*expansion of local schools or provision of land for additional school/s will need to be agreed with the Education Authority*”. The site policy would also be expected to ensure that the site is well connected to pedestrian routes into Hethersett and Little Melton, providing sustainable access to primary schools. Alongside the requirements of GNLPO and Local Plan policies to improve local accessibility including via public transport, these measures would be expected to improve access to schools and increase school capacity. Overall, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.21.1.15 Site GNLPO177A/HET1 is located within 5km of primary employment locations in the outskirts of Norwich city including the University of East Anglia and the Norfolk and Norwich University Hospital. The requirements of GNLPO and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.21.1.16 The majority of Site GNLPO177A/HET1 is located over 400m from a bus stop, and the site is located approximately 6.3km north east of Wymondham Railway Station. The site policy sets out a number of requirements for transport improvements, including highways, pedestrian and cycle access, as well as carrying out a transport assessment. Alongside GNLPO and Local Plan policies, this would be expected to improve public transport provision and could potentially improve connections to the train station. Overall, a minor positive impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.21.1.17 Site GNLPO177A/HET1 is located approximately 200m from the Grade II Listed Buildings ‘Myrtle Cottage’ and ‘The Thatched Cottage’. However, the site and Listed Buildings are separated by existing built form in Hethersett. The site policy states that the Historic Environment Record should be consulted “*to determine any need for archaeological surveys prior to development*” and sets out a number of layout and landscaping requirements including the integration of “*landscape, open space and footpaths with the existing settlement*” and “*maximise the benefit of green infrastructure provision*”. The criteria set out in the site policy, alongside the GNLPO and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.21.1.18 The majority of Site GNLPO177A/HET1 comprises previously undeveloped land. The 65ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

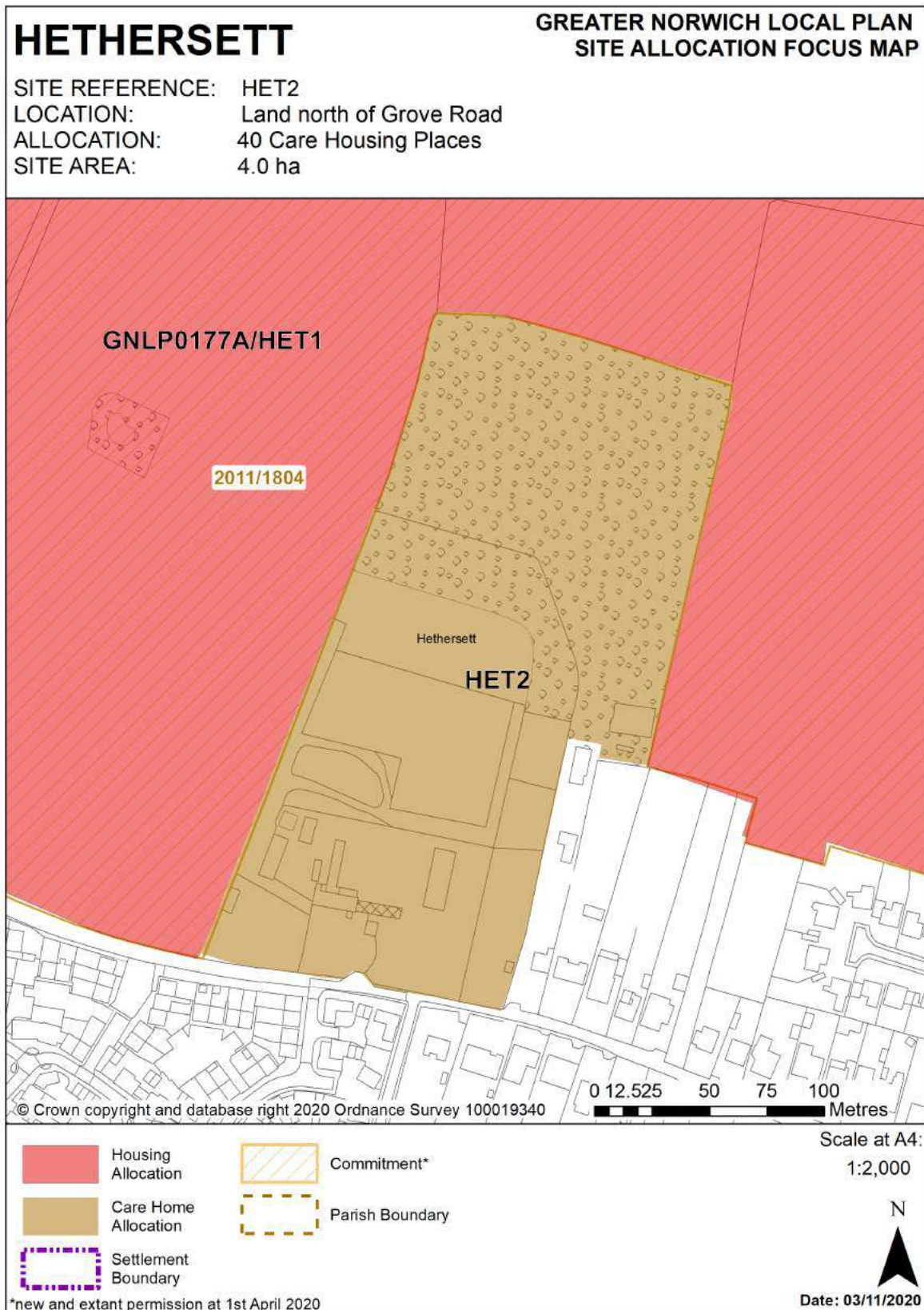


**SA Objective 15 – Water**

- F.21.1.19 Site GNLPO177A/HET1 coincides with a groundwater SPZ (Zone III). The site policy states that development should “*avoid contamination of groundwater*”. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

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### F.21.2 Policy HET2 – Land north of Grove Road



**Policy HET2 – Land north of Grove Road**

**Allocation** 40 care housing places

**Area** 4.0 ha

**Policy HET 2 Land north of Grove Road (approx. 3.8ha) is allocated for at least 40 places of extra care housing.**

This site includes the plant nursery and adjacent land forming the curtilage of 36 Grove Road. The JCS identifies a need for mixed tenure housing with care in Hethersett. Land amounting to some 3.8 hectares is allocated for at least 40 places of ‘extra care housing’, or a different figure in line with the most up to date needs assessment. Vehicular access will need to be from the north of the site, via HET1.

The developer of the site is required to ensure the following:

1. The site should integrate with existing development and development under policy HET 1, and should be master-planned alongside HET 1.
2. If developed independently, proposals for the site should accord with the principles of any agreed masterplan for HET 1.
3. Wastewater infrastructure capacity must be confirmed prior to development taking place.
4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration
5. Mitigation and further investigation with regards to site susceptibility to surface water flooding.
6. Avoid contamination of groundwater.

Policy Ref	SA Objective														
	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
HET2	-	0	0	0	+	+	+	++	+	0	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.21.2.1 Site HET2 is located over 200m from major sources of air pollution including main roads and AQMAs. In accordance with Policy HET1, the proposed development at this site would be expected to ensure a transport assessment is undertaken and highways, pedestrian and cycle links are provided. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 40 units of extra care housing could potentially result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.21.2.2 Site HET2 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, in accordance with GNLP and Local Plan policies. The site policy states that the development should ensure “mitigation and further investigation with regards to site susceptibility to surface water flooding”. This would be expected to ensure surface water flooding is minimised, and therefore, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.21.2.3 Site HET2 is located approximately 6.2km south of the ‘River Wensum’ SAC and SSSI, and approximately 7km north of ‘Lower Wood, Ashwellthorpe’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.21.2.4 Site HET2 is 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. The site is partially developed, and generally in line with the existing built form in Hethersett. The site policy states that development “*should integrate with existing development and development under policy HET 1, and should be master-planned alongside HET 1*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

### **SA Objective 5 – Housing**

- F.21.2.5 Site HET2 is proposed for the development of 40 units of extra care housing. Therefore, the proposed development at this site would be expected to result in a minor positive impact on housing provision.

### **SA Objective 6 – Populations and Community**

- F.21.2.6 Site HET2 is located partially over 600m from local services in Hethersett. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.21.2.7 The proposed development at Site HET2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.21.2.8 Site HET2 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.21.2.9 Site HET2 is located within 800m of Hethersett Surgery, and approximately 3.5km south west of Norfolk and Norwich University Hospital. Alongside the requirements of GNLP and Local Plan policies to enhance public transport accessibility, the proposed development at this site would be likely to ensure that the site has good access to a range of healthcare facilities. The site is proposed for specialist housing for older people, and as such, would be expected to benefit human health and wellbeing. Overall, a major positive impact on health would be expected.

### **SA Objective 9 – Crime**

- F.21.2.10 The proposed development at Site HET2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.21.2.11 Site HET2 is proposed for the development of 40 units of extra care housing. Therefore, a negligible impact on education would be expected.

**SA Objective 11 – Economy**

- F.21.2.12 Site HET2 is proposed for the development of specialist housing for older people. The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

- F.21.2.13 Site HET2 is located over 400m from a bus stop, and the site is located approximately 6km north east of Wymondham Railway Station. Policy HET1 sets out a number of requirements for transport improvements, including highways, pedestrian and cycle access. Alongside GNLP and Local Plan policies, this would be expected to improve public transport provision and could potentially improve connections to the train station. Overall, a minor positive impact would be expected.

**SA Objective 13 – Historic Environment**

- F.21.2.14 Site HET2 is located approximately 150m from the Grade II Listed Buildings ‘Myrtle Cottage’ and ‘The Thatched Cottage’. However, the site and Listed Buildings are separated by existing built form in Hethersett. The criteria set out in Policy HET1, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

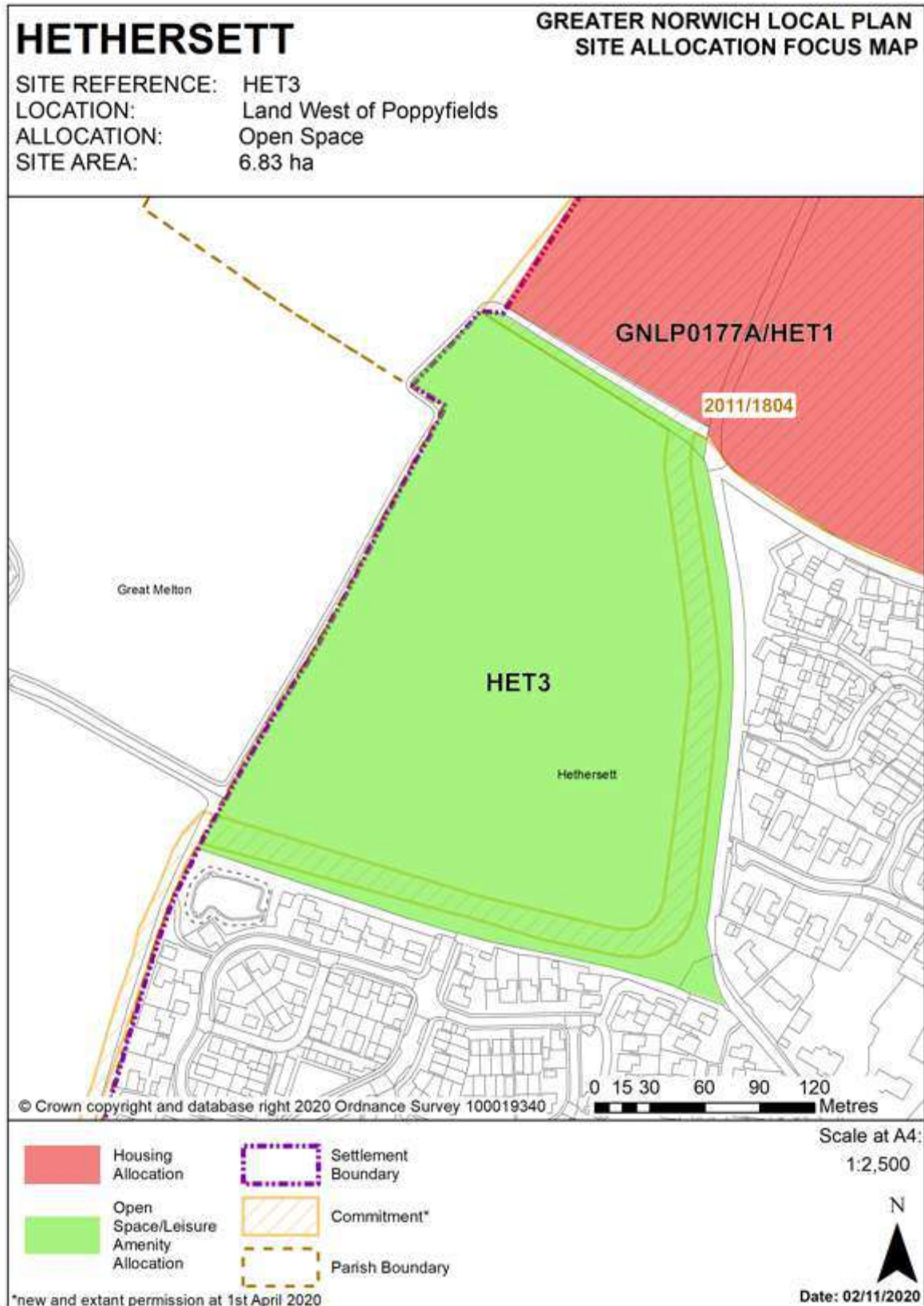
- F.21.2.15 The majority of Site HET2 comprises previously undeveloped land. The 4ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

- F.21.2.16 Site HET2 coincides with a groundwater SPZ (Zone III). The site policy states that development should “*avoid contamination of groundwater*”. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



### F.21.3 Policy HET3 – Land west of Poppyfields





**Policy HET3 – Land west of Poppyfields**

**Allocation** Open space

**Area** 6.83 ha

**Policy HET 3: Land west of Poppyfields (approx. 6.6ha) is allocated for informal open space.**

This site lies to the south-west of HET 1 policy area, and to the west of the Poppyfields development, and is underlain by a significant archaeological site. The Historic Environment Service has advised that informal open space would be the preferred use here. Permission has been granted to use part of the site as an access road to HET 1 and this should minimise impact on the archaeological site.

The remainder of the site should remain open and undeveloped to protect the archaeological remains. In this context the site has the potential to be used as open space in connection with housing development at HET 1 and HET 2. The land amounts to approximately 6.5ha. In bringing forward the site for informal open space, it should be ensured that:

1. Open space provision integrates with the existing settlement and new development to the north of the village under policy HET 1 and to the Heathfields development to the south.
2. Archaeological surveys must be carried out prior to any groundwork, and the views of the Historic Environment Service should be sought at the earliest stage.

Policy Ref	SA Objective														
	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
HET3	0	+	0	+	0	0	0	+	0	0	0	0	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.21.3.1 Site HET3 is proposed for open space, and therefore, would be expected to have a negligible impact on local air and noise pollution.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.21.3.2 Site HET3 is located wholly within Flood Zone 1 and does not coincide with any identified areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.21.3.3 Site HET3 is located approximately 6.5km south of the ‘River Wensum’ SAC and SSSI, and approximately 6.8km north of ‘Lower Wood, Ashwellthorpe’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. Subject to no significant effects being identified in the HRA, the proposed development of open space at this site would be expected to have a negligible impact on these biodiversity assets.

**SA Objective 4 – Landscape**

F.21.3.4 Site HET3 is 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. Site

HET3 comprises farmland. The proposed development of open space at this site would be likely to help protect these key characteristics and could potentially enhance the local landscape character. Therefore, a minor positive impact would be expected at this site.

**SA Objective 5 – Housing**

F.21.3.5 Site HET3 is proposed for open space, 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.

**SA Objective 6 – Populations and Community**

F.21.3.6 Site HET3 is proposed for open space. Therefore, this site would be expected to have a negligible impact in relation to access to services.

**SA Objective 7 – Deprivation**

F.21.3.7 The proposed development of open space at Site HET3 would be expected to have a negligible impact on deprivation.

**SA Objective 8 – Health**

F.21.3.8 The proposed development of open space at Site HET3 would be expected to contribute towards Greater Norwich's network of multi-functional green infrastructure, and as such, would provide access to outdoor space with opportunities for exercise and recreation. A minor positive impact on health would therefore be expected.

**SA Objective 9 – Crime**

F.21.3.9 The proposed development of open space at Site HET3 would be expected to have a negligible impact on crime.

**SA Objective 10 – Education**

F.21.3.10 Site HET3 is proposed for non-residential uses, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

F.21.3.11 Site HET3 is proposed for open space, which would not be anticipated to result in a net change in employment floorspace. Therefore, a negligible impact would be expected.

**SA Objective 12 – Transport and Access to Services**

F.21.3.12 Site HET3 is proposed for open space, and therefore, would be expected to have a negligible impact in terms of transport and access to services.

**SA Objective 13 – Historic Environment**

F.21.3.13 The proposed development at Site HET3 for open space would be unlikely to impact any surrounding heritage assets. The site policy states that the Historic Environment Service should be consulted and the majority of the development "*should remain open and undeveloped to protect the archaeological remains*". Therefore, a negligible impact on the local historic environment would be expected.

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

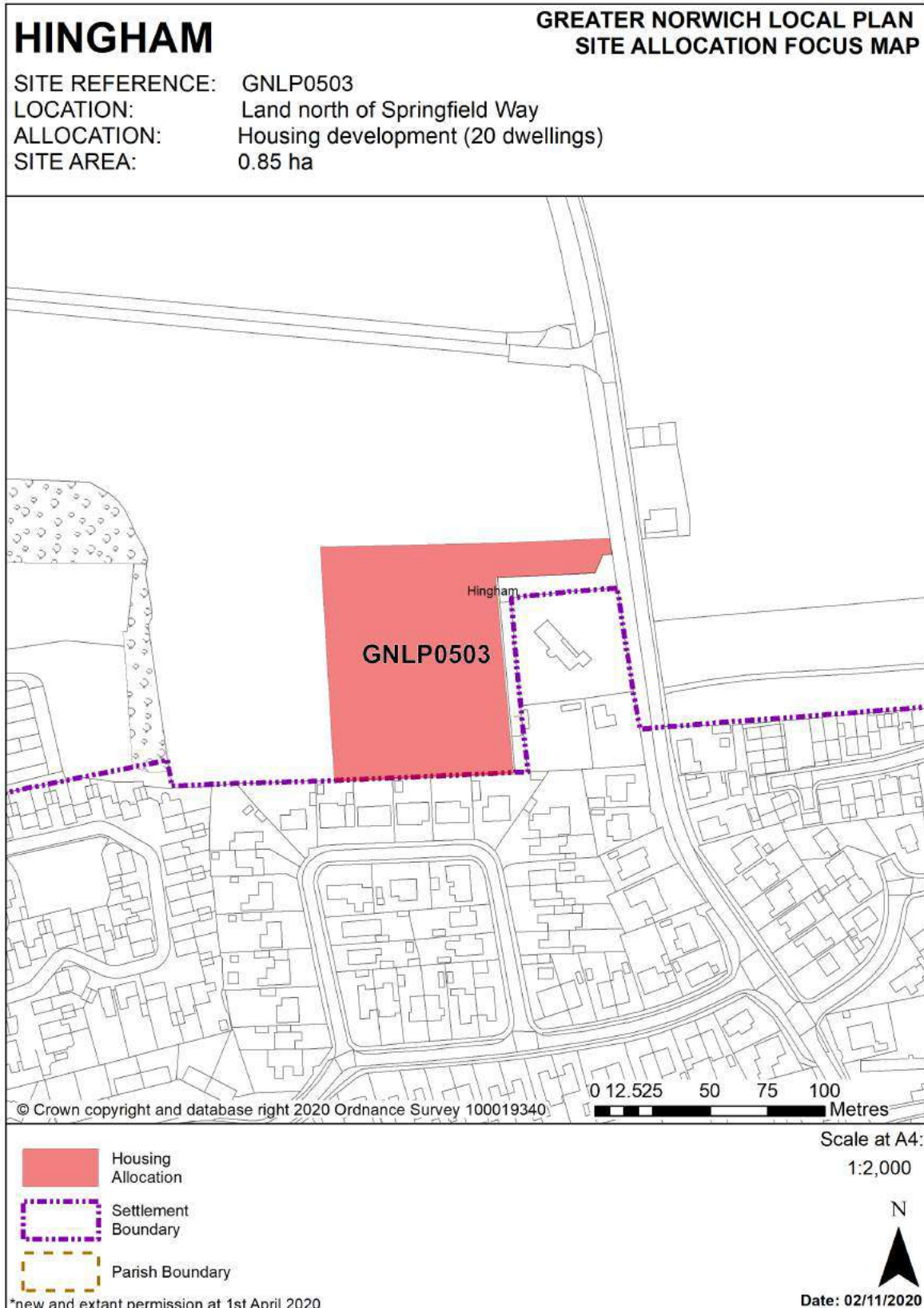
F.21.3.14 Site HET3 is proposed for open space, and therefore, a negligible impact on natural resources and waste would be expected at this site.

**SA Objective 15 – Water**

F.21.3.15 Site HET3 coincides with a groundwater SPZ (Zone III). Site HET3 is proposed for open space, and therefore, a negligible impact on water would be expected.

# F.22 Hingham

## F.22.1 Policy GNLP0503 – Land north of Springfield Way



**Policy GNLP0503 – Land north of Springfield Way**

**Allocation** Residential development (20 dwellings)

**Area** 0.85 ha

**Policy GNLP0503 Land north of Springfield Way and west of Dereham Road, Hingham (approx. 0.85 ha) is allocated for residential development. This will accommodate 20 homes.**

More homes may be accommodated, subject to an acceptable design and layout being achieved, and any infrastructure issues addressed.

The development will be expected to address the following specific matters:

1. The provision of a safe access onto Dereham Road, including promotion of a Traffic Regulation Order to extend the existing 30mph speed limit along the site frontage.
2. Provision of a continuous footway at the west side of Dereham Road from the site access to Pottles Alley.
3. The design and layout of the scheme will need to consider and mitigate potential amenity impacts of the neighbouring farm operations.
4. Design and layout of the scheme will need to consider and mitigate the areas of surface water flood risk.
5. Avoid contamination of groundwater.

Policy Ref	SA Objective														
	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
GNLP0503	-	0	0	-	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.22.1.1 Site GNLP0503 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 20 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.22.1.2 Site GNLP0503 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low risk of surface water flooding. The site policy states that the “*design and layout of the scheme will need to consider and mitigate the areas of surface water flood risk*”. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised, and therefore, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.22.1.3 Site GNLP0503 is located approximately 5.5km south west of ‘Norfolk Valley Fens’ SAC and ‘Coston Fen, Runhall’ SSSI. The site is also located approximately 1.6km north west of ‘Sea Mere, Hingham’ SSSI and 3km north east of ‘Scolton Mere’ SSSI. The site is located within an IRZ which does not indicate

the proposed use as a threat to these SSSIs. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.22.1.4 Site GNLP0503 is 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. The site policy states that *“the design and layout of the scheme will need to consider and mitigate potential amenity impacts of the neighbouring farm operations”*. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.22.1.5 Nonetheless, Site GNLP0503 comprises previously undeveloped land and is located outside of the existing settlement of Hingham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.22.1.6 Site GNLP0503 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.22.1.7 Site GNLP0503 is located within 600m of local services, including Bond Street Grocers. GNLP and Local Plan policies would be expected to improve public transport and accessibility which could also improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.22.1.8 The proposed development at Site GNLP0503 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.22.1.9 Site GNLP0503 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.22.1.10 Site GNLP0503 is located within 800m of Hingham Surgery, However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 16.5km to the north east. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare, and therefore, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.22.1.11 The proposed development at Site GNLP0503 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.22.1.12 Site GNLP0503 is located within 800m of Hingham Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is

well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.22.1.13 Site GNLP0503 is located within 5km of primary employment locations including Hingham town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.22.1.14 Site GNLP0503 is located within 400m of bus stops on Watton Road, providing regular services. The site policy states that footway improvements would be provided. The closest train station is Wymondham Railway Station, approximately 9.5km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.22.1.15 Site GNLP0503 is located approximately 90m from the Grade II Listed Building ‘Westview’ and approximately 150m from Hingham Conservation Area. However, the site and these heritage assets are separated by existing built form in Hingham. The site policy states that *“the design and layout of the scheme will need to consider and mitigate potential amenity impacts”*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

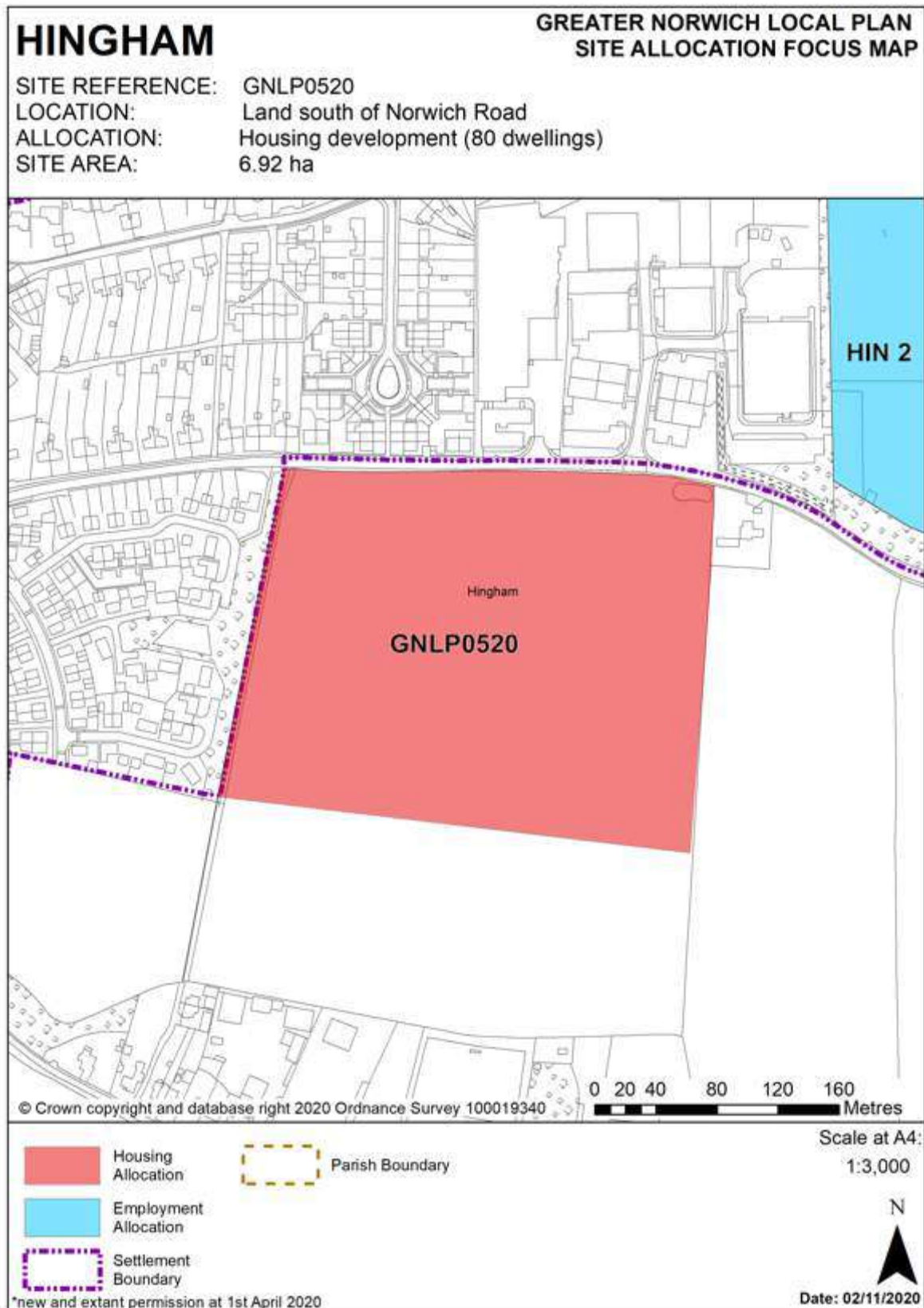
- F.22.1.16 Site GNLP0503 comprises previously undeveloped land. The 0.85ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

- F.22.1.17 Site GNLP0503 coincides with a groundwater SPZ (Zone III). The site policy states that development should *“avoid contamination of groundwater”*. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



## F.22.2 Policy GNLP0520 – Land to the south of Norwich Road



**Policy GNLP0520 – Land to the south of Norwich Road**

**Allocation** Residential development (80 dwellings)

**Area** 6.92 ha

**Policy GNLP0520 (part of) Land south of Norwich Road, Hingham (approx. 6.92 ha) is allocated for residential development. This will accommodate approximately 80 homes.**

More homes may be accommodated, subject to an acceptable design and layout being achieved, and any infrastructure issues addressed.

The development will be expected to address the following specific matters:

1. TPO oak trees on south side of Norwich Road to be retained.
2. Design and layout of the site to create an active frontage along Norwich Road and show regard to the site’s gateway role.
3. Provision of an adequate visibility splay incorporating footways, to be provided along the whole site frontage.
4. Pedestrian refuge in the proximity of Ironside Way, to access local employment opportunities.
5. Connectivity of the site to Public Right of Way (PROW) Hingham F9.
6. Mitigation and further investigation with regards to site susceptibility to surface water flooding.
7. Avoid contamination of groundwater.
8. Mitigation of impacts on Sea Mere SSSI
9. Any development must conserve and enhance the significance of Lilac Farmhouse and Blenheim Cottage to the south of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the southern edge of the site.

Policy Ref	SA Objective														
	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
GNLP0520	-	-	0	-	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.22.2.1 Site GNLP0520 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 80 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.22.2.2 Site GNLP0520 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low risk of surface water flooding. The site policy states that the development should include “mitigation and further investigation with regards to site susceptibility to surface water flooding”. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised.

- F.22.2.3 However, the proposed development of 80 dwellings at Site GNLPO520 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.22.2.4 Site GNLPO503 is located approximately 5.2km south west of ‘Norfolk Valley Fens’ SAC and ‘Coston Fen, Runhall’ SSSI. The site is also located approximately 600m north of ‘Sea Mere, Hingham’ SSSI. The site 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 with Natural England. The site policy states that the development should include “*mitigation of impacts on Sea Mere SSSI*” and would be expected to retain on-site biodiversity features including trees. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

- F.22.2.5 Site GNLPO520 is 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. The site policy states that the development should incorporate “*design and layout of the site to create an active frontage along Norwich Road and show regard to the site’s gateway role*”. Alongside GNLPO and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

- F.22.2.6 Nonetheless, Site GNLPO520 comprises previously undeveloped land and is located outside of the existing settlement of Hingham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

**SA Objective 5 – Housing**

- F.22.2.7 Site GNLPO520 is proposed for the development of 80 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

- F.22.2.8 The majority of Site GNLPO520 is located within 600m of local services, including Co-op Food. The site policy would be expected to enhance local pedestrian accessibility, and GNLPO and Local Plan policies would be expected to improve public transport which could improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

**SA Objective 7 – Deprivation**

- F.22.2.9 The proposed development at Site GNLPO520 would not be expected to have a significant impact on deprivation. The GNLPO and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

- F.22.2.10 Site GNLPO520 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.22.2.11 Site GNLPO520 is located within 800m of Hingham Surgery. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 16km to the north east. The criteria within the site policy, as well as GNLPO and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare, and therefore, a minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.22.2.12 The proposed development at Site GNLP0520 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.22.2.13 The majority of Site GNLP0520 is located within 800m of Hingham Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.22.2.14 Site GNLP0520 is located within 5km of primary employment locations including Hingham town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.22.2.15 Site GNLP0520 is located within 400m of bus stops on Norwich Road, providing regular services. The site policy states that footway improvements would be provided, including connectivity to the PRoW network. The closest train station is Wymondham Railway Station, approximately 8.5km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.22.2.16 Site GNLP0520 is located approximately 200m from the Grade II Listed Buildings ‘Lilac Farmhouse’ and ‘Blenheim Cottage’ and approximately 250m from Hingham Conservation Area. The site policy states that “*development must conserve and enhance the significance of Lilac Farmhouse and Blenheim Cottage to the south of the site, including any contribution made to that significance by setting*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

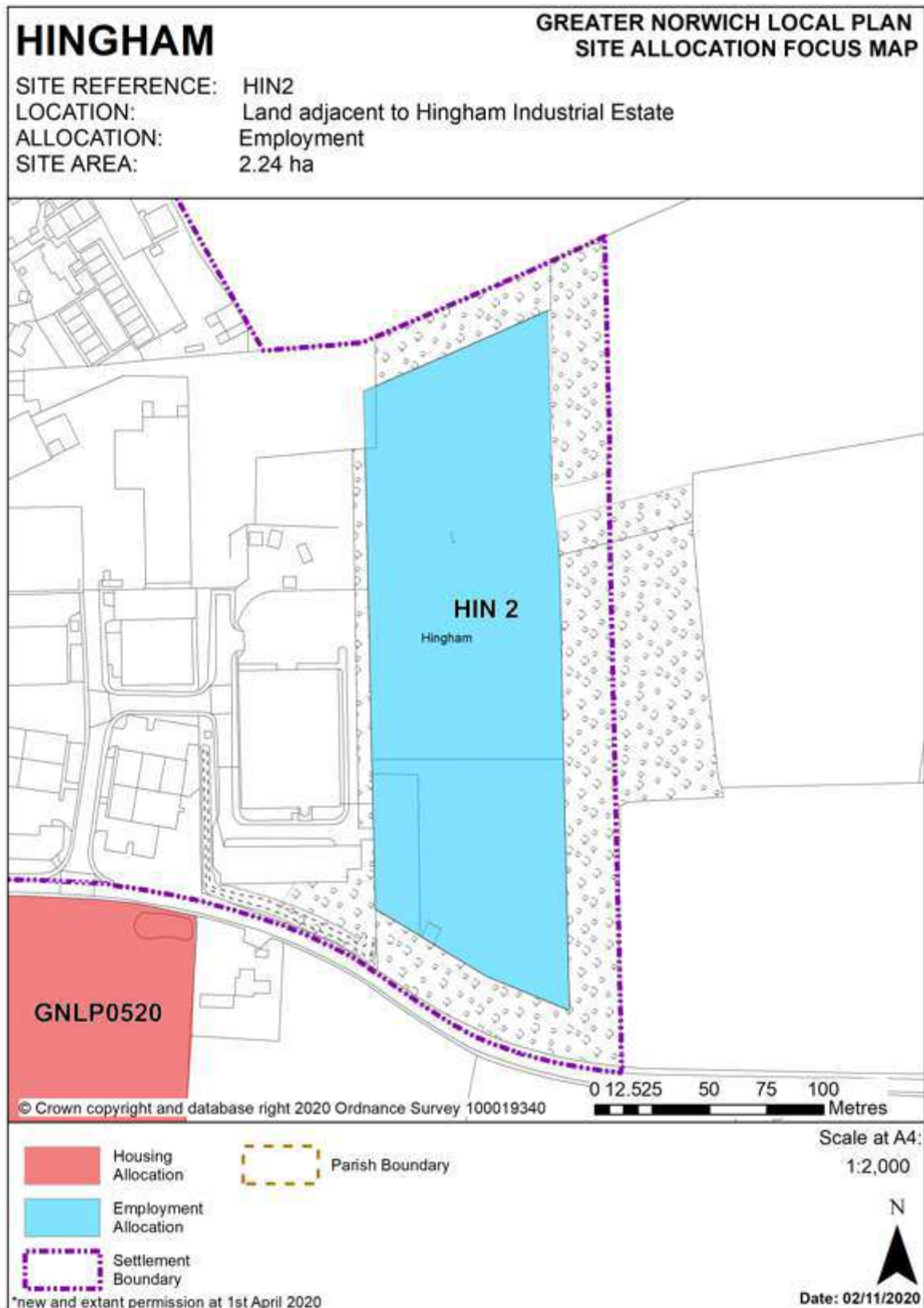
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.22.2.17 Site GNLP0520 comprises previously undeveloped land. The 6.92ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.22.2.18 Site GNLP0520 coincides with a groundwater SPZ (Zone III). The site policy states that development should “*avoid contamination of groundwater*”. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

### F.22.3 Policy HIN2 – Hingham Industrial Estate at Ironside Way





**Policy HIN2 – Hingham Industrial Estate at Ironside Way**

**Allocation** Employment

**Area** 2.24 ha

**Policy HIN2 Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham (approx. 2.24 ha) is allocated for employment uses in Classes E(g)/B2/B8 as an extension to the existing industrial estate.**

The development will be expected to address the following specific matters:

1. Local road improvements and a safe access with road access to the site from the existing industrial estate at Ironside Way.
2. Wastewater infrastructure capacity must be confirmed prior to development taking place.
3. Retention of existing tree belts along northern, eastern and southern boundaries.
4. Any development must conserve and enhance the significance of Alexander’s Farmhouse to the east and White Lodge to the north of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the site boundary
5. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
6. Mitigation and further investigation with regards to site susceptibility to surface water flooding
7. Avoid contamination of groundwater.

Policy Ref	SA Objective														
	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
HIN2	-	0	0	0	0	+	+	-	+	0	++	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.22.3.1 Site HIN2 is located over 200m from major sources of air pollution including main roads and AQMAs. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed employment development at this site would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.22.3.2 Site HIN2 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that the development should include “mitigation and further investigation with regards to site susceptibility to surface water flooding”. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised, and therefore, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.22.3.3 Site HIN2 is located approximately 4.8km south west of ‘Norfolk Valley Fens’ SAC and ‘Coston Fen, Runhall’ SSSI. The site is also located approximately 800m north of ‘Sea Mere, Hingham’ SSSI. The site



is located within an IRZ which states that “*large non-residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m<sup>2</sup> or footprint exceeds 0.2ha*” should be consulted on with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.22.3.4 Site HIN2 comprises an enclosed area of grassland, adjacent to an existing employment site. The site policy states that the development should ensure the “*retention of existing tree belts along northern, eastern and southern boundaries*”, which would be expected to help screen the development from view. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character, and result in a negligible impact overall.

#### **SA Objective 5 – Housing**

F.22.3.5 Site HIN2 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.

#### **SA Objective 6 – Populations and Community**

F.22.3.6 Site HIN2 is located over 600m from local services in Hingham. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.22.3.7 The proposed development at Site HIN2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.22.3.8 Site HIN2 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRow network and public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.22.3.9 Site HIN2 is located within 800m of Hingham Surgery, however, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 15.5km to the north east. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare, and therefore, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.22.3.10 The proposed development at Site HIN2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.22.3.11 Site HIN2 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.22.3.12 Site HIN2 is proposed for employment development. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.22.3.13 The majority of Site HIN2 is located within 400m of bus stops on Norwich Road, providing regular services. However, the closest train station is Wymondham Railway Station, approximately 8.2km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve local accessibility and public transport, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.22.3.14 Site HIN2 is located approximately 190m from the Grade II Listed Building ‘Alexander’s Farmhouse’ and approximately 280m south of ‘White Lodge’. The site policy states that the Historic Environment Record should be consulted “to determine any need for archaeological surveys prior to development”, and that “development must conserve and enhance the significance of Alexander’s Farmhouse to the east and White Lodge to the north of the site, including any contribution made to that significance by setting”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

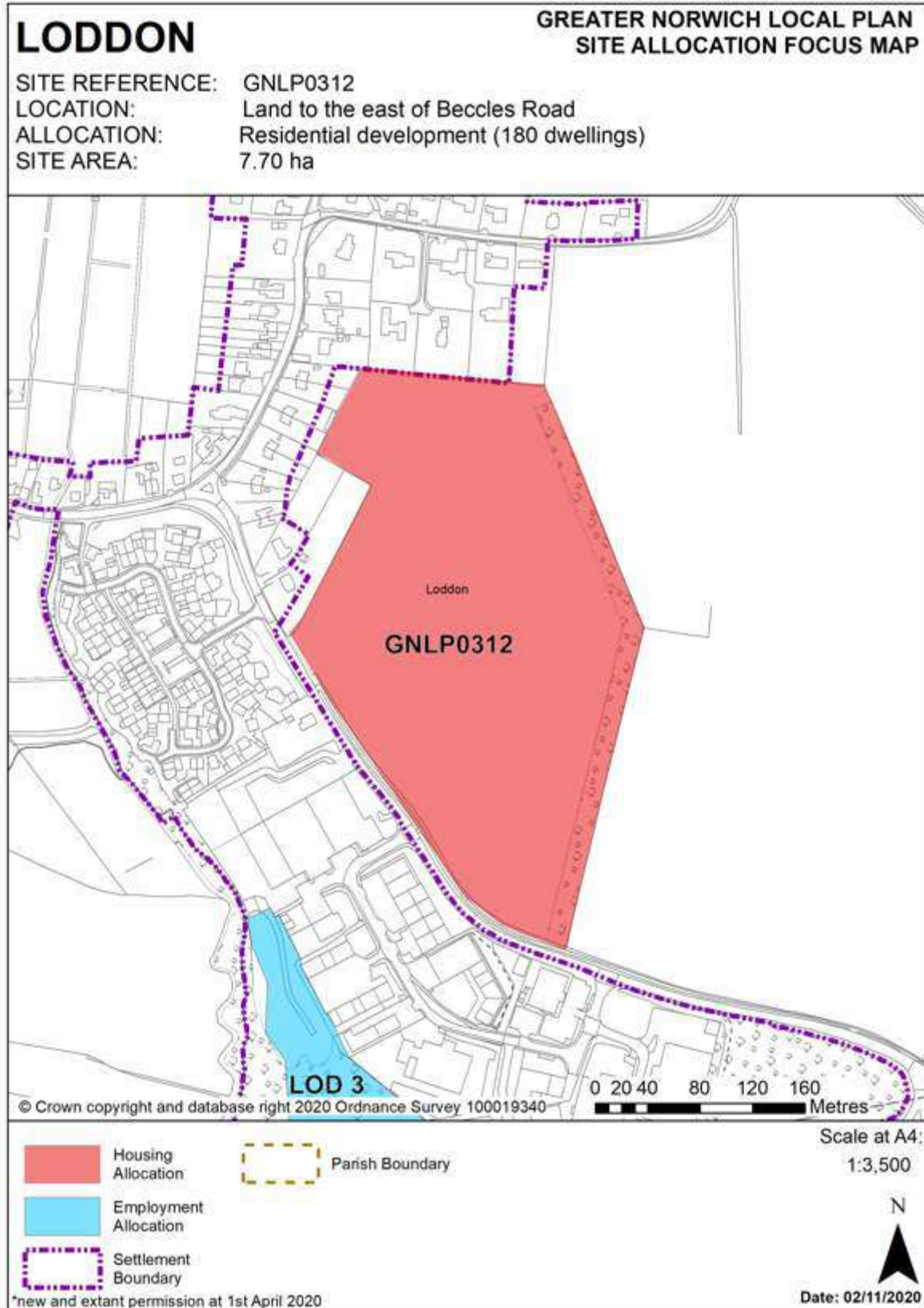
- F.22.3.15 Site HIN2 comprises previously undeveloped land. The 2.24ha site is situated on ALC Grade 2 land, which represents some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.22.3.16 Site HIN2 coincides with a groundwater SPZ (Zone III). The site policy states that development should “avoid contamination of groundwater”. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

## F.23 Loddon and Chedgrave

### F.23.1 Policy GNLP0312 – Land to the east of Beccles Road



**Policy GNLPO312 – Land to the east of Beccles Road**

**Allocation** Residential development (180 dwellings)

**Area** 7.70 ha

**Policy GNLPO312 Land to the east of Beccles Road Loddon (approx. 7.70 ha) is allocated for residential development. This site is likely to accommodate at least 180 homes.**

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.

The development will be expected to address the following specific matters:

1. Two points of vehicular access to be provided into the site.
2. Areas of surface water flooding on the Beccles Road boundary or elsewhere in the site to be addressed
3. Any development must conserve and enhance the significance of Listed Buildings within the Loddon and Chedgrave Conservation Area to the north-west of the site, including any contribution made to that significance by setting
4. Design and layout must address the topography of the site and potential impact on views, particularly to and from the Broads.
5. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
6. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated
7. The design and layout of the scheme must consider amenity impacts relating to the nearby business area.

Policy Ref	SA Objective														
	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
GNLPO312	-	-	0	-	++	+	+	-	+	++	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.23.1.1 Site GNLPO312 is located over 200m from major sources of air pollution including main roads and AQMAs. GNLPO and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 180 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.23.1.2 Site GNLPO312 is located wholly within Flood Zone 1, however, a proportion of this site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, in accordance with GNLPO and Local Plan policies. The site policy states that the development should ensure “*areas of surface water flooding on the Beccles Road boundary or elsewhere in the site [are] addressed*”. The development would also be expected to provide enhanced green infrastructure through protecting and enhancing trees and hedgerows. This would be expected to ensure surface water flooding is minimised.

- F.23.1.3 However, the proposed development of 180 dwellings at Site GNLPO312 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.23.1.4 Site GNLPO312 is located approximately 970m south west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Hardley Flood’ SSSI. The site 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 with Natural England. The site policy states that “*an ecological assessment must be carried out, and any identified impacts on nearby sites mitigated*”, and that “*the trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

- F.23.1.5 Site GNLPO312 is located approximately 200m south of The Broads National Park, and 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.

- F.23.1.6 The site policy states that the “*design and layout must address the topography of the site and potential impact on views, particularly to and from the Broads*”, and seeks to ensure the “*trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme*”. In line with GNLPO and Local Plan policies, the proposed development would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character.

- F.23.1.7 Nonetheless, Site GNLPO312 comprises a large area of previously undeveloped land and is located outside of the existing settlement of Loddon. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

**SA Objective 5 – Housing**

- F.23.1.8 Site GNLPO312 is proposed for the development of 180 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

**SA Objective 6 – Populations and Community**

- F.23.1.9 Site GNLPO312 is located over 600m from local services in Loddon. Criteria set out in the site policy, alongside the GNLPO and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

**SA Objective 7 – Deprivation**

- F.23.1.10 The proposed development at Site GNLPO312 would not be expected to have a significant impact on deprivation. The GNLPO and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

- F.23.1.11 Site GNLPO312 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.23.1.12 However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 15km to the north east. The closest GP surgery is Chet Valley Medical Practice, located approximately 1.1km south east of the site. GNLPO and Local Plan policies would be likely to improve



access to the GP surgery through enhanced pedestrian and public transport accessibility but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.23.1.13 The proposed development at Site GNLPO312 would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.23.1.14 Site GNLPO312 is located within 1.5km of Hobart High School, and the majority of the site is located within 800m of Loddon Infant and Nursery School. However, the site is located over 800m from Loddon Junior School. GNLPO and Local Plan policies would be expected to ensure the site is well connected to the local footpath network and could potentially improve access to the Junior School. Therefore, a major positive impact on access to education would be expected.

#### **SA Objective 11 – Economy**

- F.23.1.15 Site GNLPO312 is located within 5km of primary employment locations including Loddon town centre. The requirements of GNLPO and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.23.1.16 Site GNLPO312 is located over 400m from bus stops. The closest railway station is Haddiscoe Railway Station, located approximately 9km to the east. The criteria within the site policy, as well as GNLPO and Local Plan policies, could potentially improve local accessibility and public transport, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.23.1.17 Site GNLPO312 is located approximately 50m from Loddon Conservation Area, which includes several Grade II Listed Buildings including '5, Norton Road' and 'Church Grove'. The site policy states that "*development must conserve and enhance the significance of Listed Buildings within the Loddon and Chedgrave Conservation Area to the north-west of the site, including any contribution made to that significance by setting*" and the "*design and layout must address the topography of the site and potential impact on views*". The criteria set out in the site policy, alongside the GNLPO and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.23.1.18 Site GNLPO312 comprises previously undeveloped land. The 7.7ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

- F.23.1.19 A small proportion of Site GNLPO312 is located within 200m of a minor watercourse. The site is separated from this watercourse by existing built form in Loddon, and the site policy states that "*the trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme*". Overall, these measures would be expected to ensure the proposed development results in a negligible impact on water quality.



### F.23.2 Policy GNLP0463R – Land off Langley Road



**Policy GNLP0463R – Land off Langley Road**

**Allocation** Residential development (60 dwellings)

**Area** 5.58 ha

**Policy GNLP0463R Land off Langley Road, Chedgrave (approx. 5.58 ha) is allocated for residential development. This site is likely to accommodate at least 60 homes and open space.**

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.

The development will be expected to address the following specific matters:

1. A design brief for landscape impacts will be required.
2. Any development must conserve and enhance the significance of Langley Park to the west of the site, including its associated Listed Buildings and any contribution made to its significance by setting.
3. Open space in the elevated southern part of the site to provide leisure opportunities and enhance the green infrastructure network
4. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated
5. A ground contamination survey will be required
6. A transport survey will be required, and implementation of any agreed measures, including off-site measures
7. Visibility improvement and frontage development at Langley Road to the north.
8. A 2.0m footway will be required for the full extent of the site frontage, extending southwards to Hillside to link site frontage with existing facilities in Loddon.
9. Carriageway widening may be required at Langley Lane
10. Mitigation and further investigation with regards to the site’s susceptibility to surface water flooding.

Policy Ref	SA Objective														
	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
GNLP0463R	-	0	0	-	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.23.2.1 Site GNLP0463R is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy states that a transport survey will be required, and that improved pedestrian access would be provided. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 60 or more dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.23.2.2 Site GNLP0463R is located wholly within Flood Zone 1, however, a small proportion in the west of the site coincides with areas determined to be at low and medium risk of surface water flooding. The site policy states that development should include “mitigation and further investigation with regards to the site’s susceptibility to surface water flooding”. The development would also be expected to provide

enhanced green infrastructure and open space. This would be expected to ensure surface water flooding is minimised, and result in a negligible impact.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.23.2.3 Site GNLP0463R is located approximately 1.2km north west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Hardley Flood’ SSSI. The site 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 with Natural England. The site policy states that “*an ecological assessment must be carried out, and any identified impacts on nearby sites mitigated*”, and seeks to enhance the green infrastructure network. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.23.2.4 Site GNLP0463R is located approximately 550m north of The Broads National Park, and 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. The site policy states that a “*design brief for landscape impacts will be required*” and the development would include open space and enhanced green infrastructure. In line with GNLP and Local Plan policies, the proposed development would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character.

- F.23.2.5 Nonetheless, Site GNLP0463R comprises previously undeveloped land and is located outside of the existing settlement of Loddon. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.23.2.6 Site GNLP0463R is proposed for the development of approximately 60 dwellings. Therefore, the proposed development at this site would be expected to result in a minor positive impact on housing provision.

### **SA Objective 6 – Populations and Community**

- F.23.2.7 The majority of Site GNLP0463R is located within 600m of local services. The site policy states that “*a 2.0m footway will be required for the full extent of the site frontage ... to link site frontage with existing facilities in Loddon*”. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.23.2.8 The proposed development at Site GNLP0463R would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.23.2.9 Site GNLP0463R is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of public greenspaces, and the site policy seeks to improve pedestrian access. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.23.2.10 However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 16km to the east. The closest GP surgery is Chet Valley Medical Practice, located approximately 1.4km south west of the site. The site policy, alongside GNLP and Local Plan policies, would be likely to improve access to the GP surgery through enhanced pedestrian and public transport

accessibility but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.23.2.11 The proposed development at Site GNLP0463R would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.23.2.12 Site GNLP0463R is located over 800m from primary schools, and over 1.5km from secondary schools. The site policy states that “a 2.0m footway will be required for the full extent of the site frontage ... to link site frontage with existing facilities in Loddon”, which would be expected to improve access to Loddon Infant and Junior Schools, and Hobart High School. The requirements of GNLP and Local Plan policies would also be expected to improve local accessibility including access via public transport. These measures would be expected to improve access to primary and secondary schools, and therefore, a minor positive impact would be anticipated.

#### **SA Objective 11 – Economy**

F.23.2.13 Site GNLP0463R is located within 5km of primary employment locations including Loddon town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

F.23.2.14 Site GNLP0463R is located over 400m from bus stops. The closest railway station is Haddiscoe Railway Station, located approximately 9.8km to the east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve local accessibility and public transport, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

F.23.2.15 Site GNLP0463R is located approximately 15m from ‘Langley Park’ RPG. The site is also located approximately 370m from Chedgrave Conservation Area and the Grade II Listed Building ‘7 and 9, Hardley Road’. The site policy states that “development must conserve and enhance the significance of Langley Park to the west of the site, including its associated Listed Buildings and any contribution made to its significance by setting”. The development would also provide enhanced green infrastructure and open space on site. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

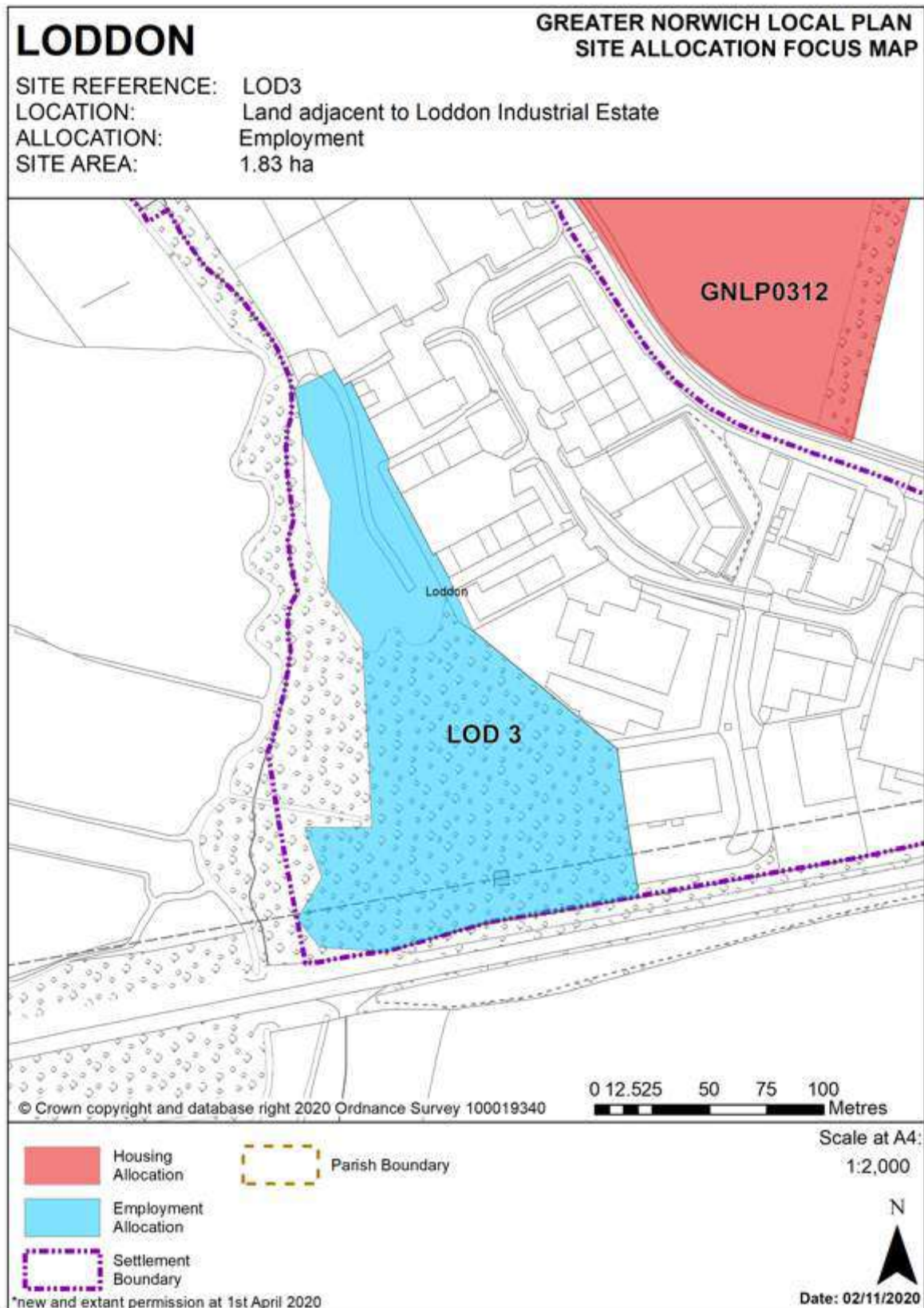
F.23.2.16 Site GNLP0463R comprises previously undeveloped land. The 5.58ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

F.23.2.17 Site GNLP0463R 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.



### F.23.3 Policy LOD3 - Land adjacent to Loddon Industrial Estate



**Policy LOD3 – Land adjacent to Loddon Industrial Estate**

**Allocation** Employment

**Area** 1.83 ha

**Policy LOD 3 Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon (approx. 1.83 ha) is allocated for employment uses in Classes E(g)/B2/B8.**

The development will be expected to address the following specific matters:

1. Local highways improvements and safe access, with road access to the site from Little Money Road.
2. Landscape enhancements to western and southern boundaries.
3. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated
4. 15m exclusion zone around pumping station at northern end of site.
5. Wastewater infrastructure capacity must be confirmed prior to development taking place.
6. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
7. Mitigation and further investigation with regards to the site’s susceptibility to surface water flooding.

Policy Ref	SA Objective														
	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
LOD3	-	+	0	0	0	+	+	-	+	0	++	-	0	0	-

**SA Objective 1 – Air Quality and Noise**

F.23.3.1 Site LOD3 is located adjacent to the A146. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Furthermore, the proposed employment development at this site would be likely to contribute towards a reduction in local air quality to some extent. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, overall a minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.23.3.2 Site LOD3 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with an area determined to be at low risk of surface water flooding. The site policy states that the development should include “mitigation and further investigation with regards to the site’s susceptibility to surface water flooding”. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.23.3.3 Site LOD3 is located approximately 1.4km south west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Hardley Flood’ SSSI. The site is located within an IRZ which states that “large non-residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m<sup>2</sup> or footprint exceeds 0.2ha” should be consulted on with Natural England. The site policy states that “an ecological assessment must be carried out, and any identified impacts on



*nearby sites mitigated*". Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.23.3.4 Site LOD3 is located approximately 720m south of The Broads National Park, and 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. Site LOD3 comprises an enclosed area of grassland, adjacent to an existing employment site. The site policy states that the development should include "*landscape enhancements to western and southern boundaries*", which would be expected to help screen the development from view. Alongside GNLP and Local Plan policies, this would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character, and result in a negligible impact overall.

#### **SA Objective 5 – Housing**

F.23.3.5 Site LOD3 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.

#### **SA Objective 6 – Populations and Community**

F.23.3.6 Site LOD3 is located over 600m from local services in Loddon. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.23.3.7 The proposed development at Site LOD3 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.23.3.8 Site LOD3 is located within 600m of the PRoW network and public greenspaces. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.23.3.9 However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 16km to the north east. The closest GP surgery is Chet Valley Medical Practice, located approximately 1.3km north west of the site. GNLP and Local Plan policies would be likely to improve access to the GP surgery through enhanced pedestrian and public transport accessibility but would not be expected to fully mitigate the poor access to emergency healthcare.

F.23.3.10 Furthermore, Site LOD3 is located within 200m of the A146. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which could potentially have an adverse impact on the health of site end users. Overall, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.23.3.11 The proposed development at Site LOD3 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.23.3.12 Site LOD3 is proposed for employment development, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.23.3.13 Site LOD3 is proposed for employment use in Classes E(g)/B2/B8. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.23.3.14 Site LOD3 is located over 400m from bus stops. The closest railway station is Haddiscoe Railway Station, located approximately 9.1km to the east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve local accessibility and public transport, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.23.3.15 Site LOD3 is located approximately 330m south of Loddon Conservation Area and several Grade II Listed Buildings, however, this site and heritage assets are separated by existing built form in Loddon. The site policy states that the “*Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development*”. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

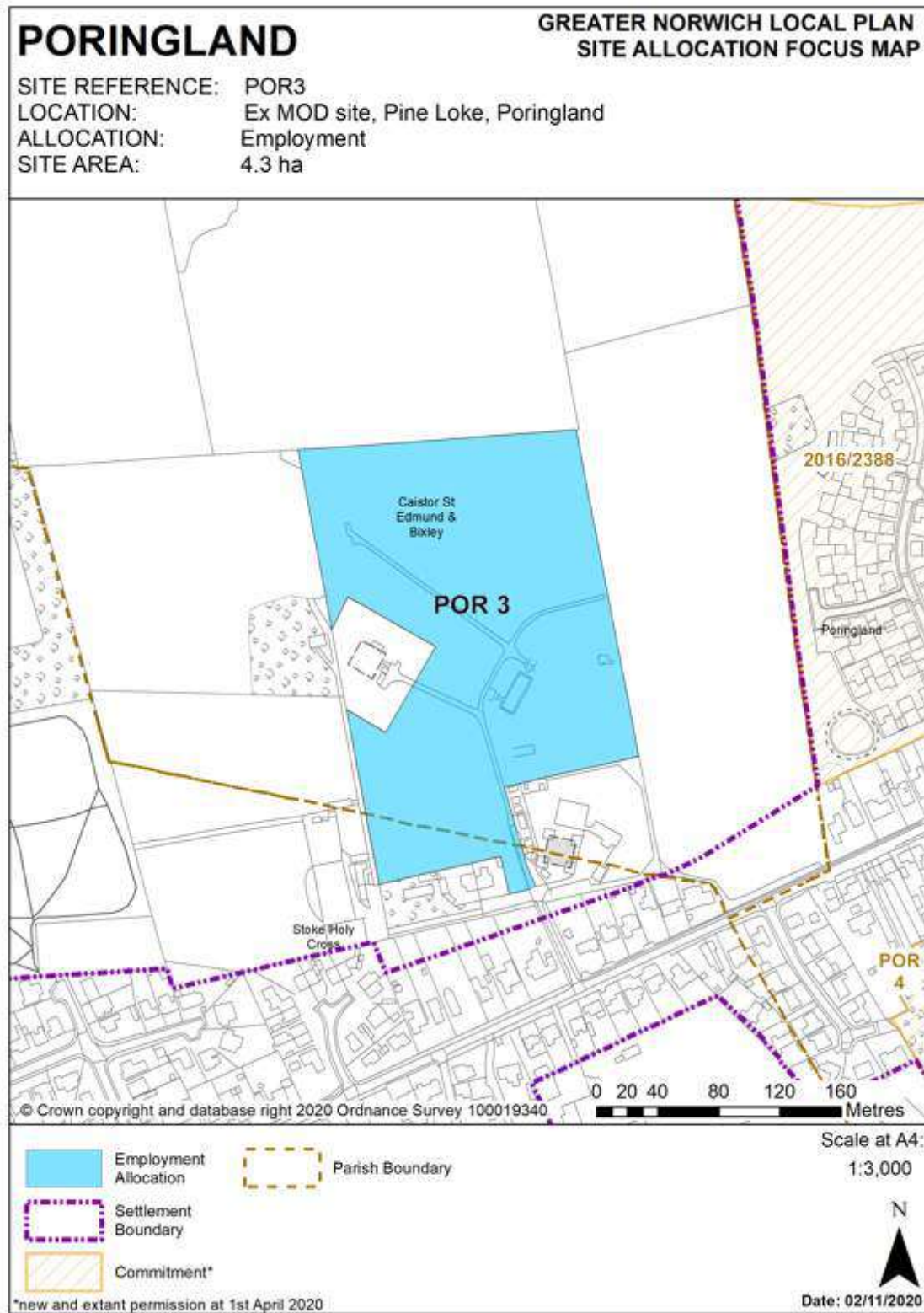
- F.23.3.16 Site LOD3 comprises previously undeveloped land. The 1.83ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.23.3.17 Site LOD3 is located approximately 30m from a minor watercourse. The site policy states that “*wastewater infrastructure capacity must be confirmed prior to development taking place*”, and that the development should ensure “*landscape enhancements to western and southern boundaries*”. However, development in such close proximity to the watercourse could potentially result in a minor negative impact on water quality overall.

# F.24 Poringland, Framingham Earl and Framingham Pigot

## F.24.1 Policy POR3 – Ex MOD site, Pine Loke, Poringland



**Policy POR3 – Ex MOD site, Pine Loke, Poringland**

**Allocation** Employment

**Area** 4.3 ha

**Policy POR3 Ex MOD site, Pine Loke, Poringland (approx. 4.3 ha) is allocated for employment uses in Class E(g).**

The development will be expected to address the following specific matters:

1. Use E(g) must be compatible with adjacent housing and equestrian uses, and not harm amenity for existing and future residents of the area.
2. An appropriate landscape buffer to reduce noise impacts on neighbouring properties and land uses.
3. Appropriate access to the site.
4. There should be sensitive treatment of the boundaries facing the wider landscape and the design should incorporate existing hedgerows and blocks of mature trees within the site design.
5. A full drainage assessment should be carried out prior to development, including on-site and off-site flood risk.
6. Wastewater infrastructure capacity must be confirmed prior to development taking place.
7. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
POR3	-	+	0	-	0	+	+	-	+	0	++	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.24.1.1 Site POR3 is located over 200m from major sources of air pollution including main roads and AQMAs. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.24.1.2 Site POR3 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The site policy states that “a full drainage assessment should be carried out prior to development, including on-site and off-site flood risk”. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.24.1.3 Site POR3 is located approximately 6km south west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Yare Broads and Marshes’ SSSI. The site is also located approximately 2.2km south east

of 'Caistor St Edmund Chalk Pit' SSSI and approximately 3.1km north east of 'Shotesham Common' SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.24.1.4 Site POR3 is 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. The site policy states that the development should ensure "*sensitive treatment of the boundaries facing the wider landscape and ... should incorporate existing hedgerows and blocks of mature trees within the site design*". Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.24.1.5 Nonetheless, Site POR3 comprises previously undeveloped land and is located outside of the existing settlements of Poringland and Upper Stoke. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.24.1.6 Site POR3 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.

#### **SA Objective 6 – Populations and Community**

F.24.1.7 The majority of Site POR3 is located over 600m from local services in Poringland. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.24.1.8 The proposed development at Site POR3 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.24.1.9 Site POR3 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.24.1.10 Site POR3 is located within 800m of Old Mill Surgery, however, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 8.8km to the north west. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare, and therefore, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.24.1.11 The proposed development at Site POR3 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

**SA Objective 10 – Education**

F.24.1.12 Site POR3 is proposed for employment development, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

F.24.1.13 Site POR3 is proposed for employment use in Classes E(g). The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

F.24.1.14 Site POR3 is located over 400m from bus stops. The closest railway station is Norwich Railway Station, located approximately 5.8km to the north. The site policy seeks to ensure that “*appropriate access to the site*” is provided, which would be expected to include pedestrian and vehicular access. GNLP and Local Plan policies would also be expected to improve public transport provision and could potentially improve connections to the train station. Overall, a minor positive impact would be expected.

**SA Objective 13 – Historic Environment**

F.24.1.15 The proposed development at Site POR3 would be unlikely to impact any surrounding designated heritage assets. The site policy states that the “*Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development*”. Therefore, a negligible impact on the local historic environment would be expected.

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

F.24.1.16 The majority of Site POR3 comprises previously undeveloped land. The 4.3ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

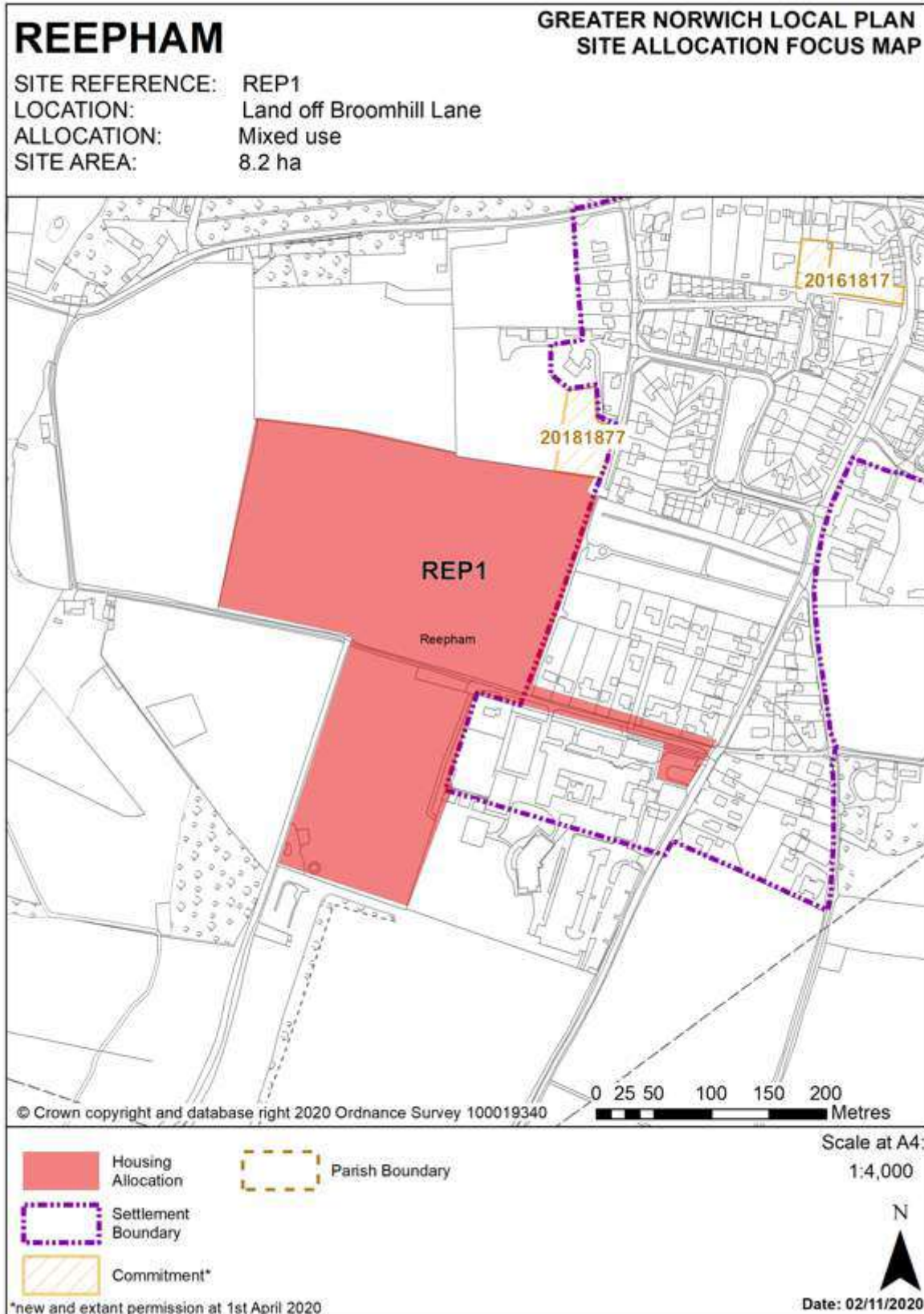
**SA Objective 15 – Water**

F.24.1.17 Site POR3 coincides with a groundwater SPZ (Zone III). The site policy states that “*a full drainage assessment should be carried out prior to development*” and that “*wastewater infrastructure capacity must be confirmed prior to development taking place*”. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.



# F.25 Reepham

## F.25.1 Policy REP1 – Land off Broomhill Lane



**Policy REP1 – Land off Broomhill Lane**

**Allocation** Mixed use (including 100 dwellings)

**Area** 8.2 ha

**Policy REP1 Land off Broomhill Lane, Reepham (approx. 8.2ha) is allocated for residential development & community facilities (including cemetery land, recreational open space and a sports hall). This comprises land to the north (approx. 5.7 ha) and south (approx. 2.5 ha) of Broomhill Lane, Reepham. The site will accommodate approximately 100 homes in total.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Vehicular access to be from a realigned and improved Broomhill Lane, incorporating appropriate traffic management measures and footway provision, with pedestrian access linking to Park Lane and Broomhill Lane.
2. Off-site improvements to the highway network may also be necessary, as required by the highway authority, potentially including extension of the 30mph speed limit on Whitwell Road and consideration of extending the 20mph speed limit to the High School.
3. Provision of a sports hall for the high school to be located in proximity to the existing school facilities.
4. Provision to be made for an extension of the existing town cemetery.
5. Due to the proximity of Broomhill Meadows CWS, an ecological appraisal will be required prior to development, to include evaluation of drainage impacts, provision of net gain biodiversity and buffering measures
6. Mitigation and further investigation with regards to site susceptibility to surface water flooding.
7. Avoid contamination of groundwater.
8. Norfolk Mineral and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
REP1	-	-	0	-	++	++	+	-	+	++	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.25.1.1 Site REP1 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy states that improved pedestrian and vehicular access would be provided. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 100 dwellings and a sports hall would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.25.1.2 Site REP1 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, in accordance with GNLP and Local Plan policies.

The site policy states that development should provide *“mitigation and further investigation with regards to site susceptibility to surface water flooding”*. A proportion of the site is allocated for open space. These measures would be expected to ensure surface water flooding is minimised.

- F.25.1.3 However, the proposed development of 100 dwellings at Site REP1 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

#### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.25.1.4 Site REP1 is located approximately 1.2km west of ‘Norfolk Valley Fens’ SAC and ‘Booton Common’ SSSI. The site is also located approximately 3.7km north of the ‘River Wensum’ SAC and SSSI, and approximately 1.2km north east of ‘Whitewell Common’ SSSI. The 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 with Natural England. Site REP1 is also located approximately 10m from ‘Broomhill Meadows’ CWS.

- F.25.1.5 The site policy states that *“an ecological appraisal will be required prior to development, to include evaluation of drainage impacts, provision of net gain biodiversity and buffering measures”*. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.25.1.6 Site REP1 is 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 developed would incorporate open space and an extension to the cemetery alongside built development. The site policy states that *“buffering measures”* would be provided which could potentially enhance the green infrastructure on site. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

- F.25.1.7 Nonetheless, Site REP1 comprises previously undeveloped land and is located outside of the existing settlement of Reepham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.25.1.8 Site REP1 is proposed for the development of 100 dwellings; therefore, a major positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.25.1.9 Site REP1 is located over 600m from local services in Reepham. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. The site policy states that new community facilities would be provided, including a sports hall. Therefore, a major positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.25.1.10 The proposed development at Site REP1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.25.1.11 Site REP1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental

to health. The site is located within 600m of public greenspaces and the PRoW network, and the proposed development includes open space. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.25.1.12 Site REP1 is located within 800m of Reepham Surgery, however, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 17.5km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare, and therefore, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.25.1.13 The proposed development at Site REP1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.25.1.14 Site REP1 is located within 800m of Reepham Primary School and adjacent to Reepham High School and College. The proposed development at this site includes a sports hall for the high school. Overall, a major positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.25.1.15 Site REP1 is located within 5km of primary employment locations including Reepham town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.25.1.16 The majority of Site REP1 is located within 400m of a bus stop providing regular services. The site policy would be expected to improve vehicular access and provide safe footpaths. However, the closest railway station is Norwich Railway Station, located approximately 20km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve local accessibility and public transport, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.25.1.17 Site REP1 is located approximately 160m from the Grade II Listed Buildings ‘Vale House’ and ‘The Old Vicarage’. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

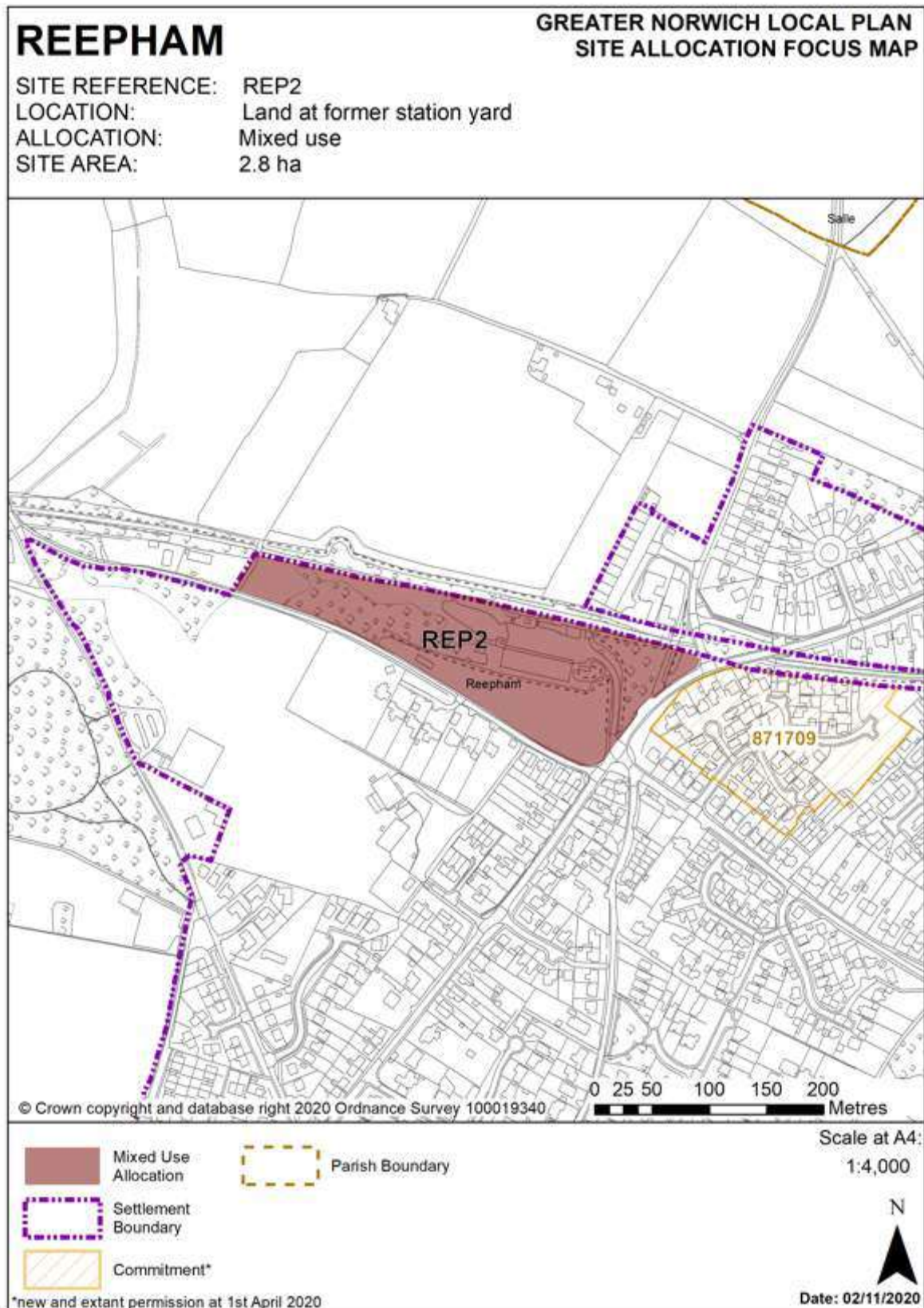
- F.25.1.18 Site REP1 comprises previously undeveloped land. The 8.2ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

- F.25.1.19 Site REP1 coincides with a groundwater SPZ (Zone III) and a small proportion of the site is located within 200m of a minor watercourse. The site policy states that the development should “*avoid contamination of groundwater*”, and an “*evaluation of drainage impacts*” would be required. Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts of Site REP1 on the watercourse and groundwater SPZ, and result in a negligible impact on water quality.



### F.25.2 Policy REP2 – Land at former station yard, Station Road



**Policy REP2 – Land at former station yard, Station Road**

**Allocation** Mixed use

**Area** 2.8 ha

**Policy REP2 Land at former station yard, Station Road, Reepham (approx. 2.8 ha) is allocated for a mixed development of residential and employment. This will accommodate approximately 20 homes, E(g) and B2 employment uses.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be from Station Road, with possible pedestrian access to Stoney Lane.
2. Pollution control measures should ensure that development does not lead to pollution of the water environment as source protection zone nearby.

Policy Ref	SA Objective														
	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
REP2	-	0	0	0	+	+	+	-	+	+	++	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.25.2.1 Site REP2 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy states that improved pedestrian and vehicular access would be provided. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 20 dwellings and employment land would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.25.2.2 Site REP2 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised, and therefore, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.25.2.3 Site REP2 is located approximately 870m north west of ‘Norfolk Valley Fens’ SAC and ‘Booton Common’ SSSI. The site is also located approximately 4.7km north of the ‘River Wensum’ SAC and SSSI, and approximately 2.5km north east of ‘Whitewell Common’ SSSI. The site is located within an IRZ which states that “residential development of 100 units or more” should be consulted on with Natural England.

F.25.2.4 Site REP2 is located adjacent to, and partially coincides with, ‘Marriott’s Way’ CWS. A proportion of the site also coincides with deciduous woodland priority habitat. GNLP Policy 3 seeks to ensure development proposals do not result in “harm to designated and non-designated assets of the natural



*environment*” and requires development to *“conserve and enhance the natural environment ... including priority habitats”*. Subject to no significant effects being identified in the HRA, the proposed development of 20 dwellings and employment land at this site would be expected to result in a negligible impact on biodiversity.

#### **SA Objective 4 – Landscape**

F.25.2.5 The majority of Site REP2 is located within the LCA ‘urban’, and a proportion is 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. Site REP2 comprises partially developed land and is situated amongst the existing settlement of Reepham. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character. In accordance with GNLP Policy 3, the development would be expected to *“conserve and enhance the natural environment ... including priority habitats”* which would protect the woodland on site. Overall, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.25.2.6 Site REP2 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.25.2.7 The majority of Site REP2 is located within 600m from local services, including Reepham Spar. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.25.2.8 The proposed development at Site REP2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.25.2.9 Site REP2 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of public greenspaces and the PRoW network. This would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.25.2.10 Site REP2 is located within 800m of Reepham Surgery, however, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 18km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare, and therefore, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.25.2.11 The proposed development at Site REP2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.25.2.12 Site REP2 is located within 1.5km of Reepham High School and College, however, the site is located over 800m from Reepham Primary School. The site policy states that pedestrian access would be provided, which would be expected to improve access into Reepham and this primary school. The requirements of GNLP and Local Plan policies would also be expected to improve local accessibility

including access via public transport. These measures would be expected to improve access to primary and secondary schools, and therefore, a minor positive impact would be anticipated.

#### **SA Objective 11 – Economy**

F.25.2.13 Site REP2 is located within 5km of primary employment locations including Reepham town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment.

F.25.2.14 The site is proposed for mixed-use development including employment. Therefore, the proposed development at this site 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.

#### **SA Objective 12 – Transport and Access to Services**

F.25.2.15 Site REP2 is located adjacent to bus stops providing regular services. The site policy would be expected to improve vehicular access and provide safe footpaths. However, the closest railway station is Norwich Railway Station, located approximately 20km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve local accessibility and public transport, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

F.25.2.16 Site REP2 is located approximately 350m from Reepham Conservation Area and several Grade II Listed Buildings. However, the site and heritage assets are separated by existing built form in Reepham. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

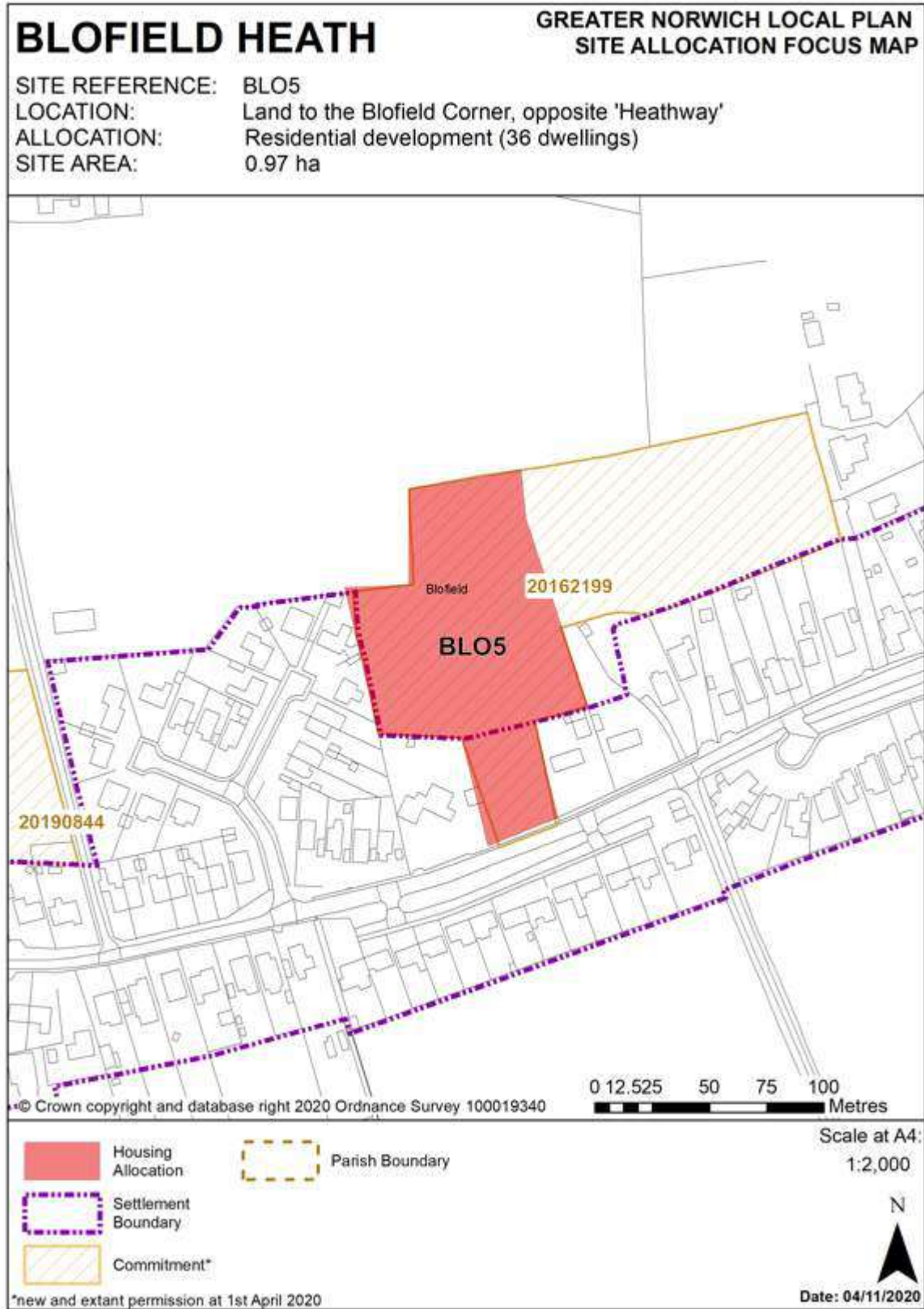
F.25.2.17 Site REP2 primarily comprises previously undeveloped land. The 2.8ha site is situated on ALC Grade 2 and 3 land. ALC Grade 2, and potentially Grade 3, represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

F.25.2.18 Site REP2 coincides with a groundwater SPZ (Zone III) and a small proportion of the site is located within 200m of a minor watercourse. The site policy states that the development should include "*pollution control measures should ensure that development does not lead to pollution of the water environment*". Alongside GNLP and Local Plan policies, this would be expected to mitigate the potential adverse impacts on the watercourse and groundwater SPZ, and result in a negligible impact on water quality.

# F.26 Blofield Heath

## F.26.1 Policy BLO5 - Land to the north of Blofield Corner, opposite 'Heathway'



**Policy BLO5 – Land to the north of Blofield Corner, opposite ‘Heathway’**

**Allocation** Residential development (approx. 36 homes)

**Area** 0.97 ha

**Policy BLO5 - Land to the north of Blofield Corner, 'Heathway', Blofield Heath (approx. 0.97ha) is allocated for residential development. This will accommodate approximately 36 homes.**

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) via Blofield Corner Road.
2. Off-site improvements to the highway network may also be necessary, including footway and cycleway improvements.

Policy Ref	SA Objective														
	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
BLO5	-	+	0	0	+	+	+	-	+	+	+	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.26.1.1 Site BLO5 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 36 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.26.1.2 Site BLO5 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.26.1.3 Site BLO5 is located approximately 3.3km north of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Yare Broads and Marshes’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.26.1.4 Site BLO5 comprises a small area of grassland and is situated amongst the existing linear settlement of Blofield Heath. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character. Therefore, a negligible impact would be expected.

**SA Objective 5 – Housing**

F.26.1.5 Site BLO5 is proposed for the development of 36 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.26.1.6 Site BLO5 is located within 600m of local services in Blofield Heath. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.26.1.7 The proposed development at Site BLO5 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.26.1.8 Site BLO5 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.26.1.9 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 15km to the south west. The closest GP surgery is Blofield Surgery, located approximately 1.6km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.26.1.10 The proposed development at Site BLO5 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.26.1.11 Site BLO5 is located within 800m of Hemblington Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.26.1.12 Site BLO5 is located within 5km of primary employment locations including Broadland Business Park. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.26.1.13 Site BLO5 is located over 400m from a bus stop. The closest train stations are Brundall Gardens Railway Station and Brundall Railway Station, approximately 3.2km to the south. The site policy states that vehicular and pedestrian access would be provided as well as off-site highways, pedestrian and cycle improvements. GNLP and Local Plan policies would be expected to improve public transport provision and could potentially improve connections to the train station. Overall, a minor positive impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.26.1.14 The proposed development at Site BLO5 would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

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

- F.26.1.15 Site BLO5 comprises previously undeveloped land. The 0.97ha site is situated on ALC Grade 2 land, which represents some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

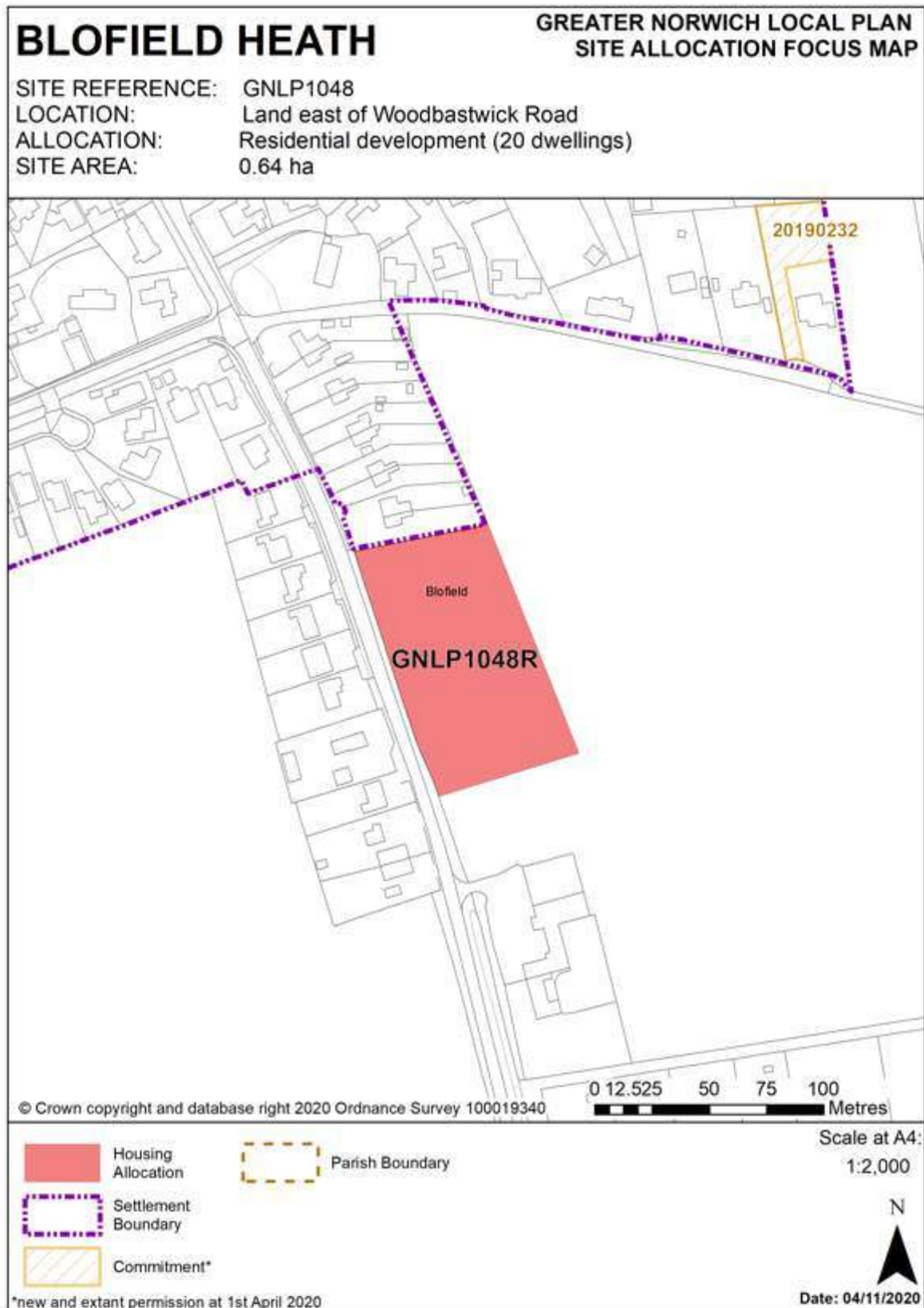
**SA Objective 15 – Water**

- F.26.1.16 Site BLO5 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

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### F.26.2 Policy GNLP1048R – Land east of Woodbastwick Road



**Policy GNLP1048R – Land to the east of Woodbastwick Road**

**Allocation** Residential development (20 dwellings)

**Area** 0.64 ha

**Policy GNLP1048R – Land east of Woodbastwick Road, Blofield Heath (approx. 0.64ha) is allocated for residential development. The site is likely to accommodate approximately 20 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

10. Access (vehicular and pedestrian) from Woodbastwick Road and adequate visibility will need to be demonstrated.
11. A 2.0m frontage footway will be required along with improvements to the existing footway at Mill Road and provision of a pedestrian crossing point at the Mill Road junction with Woodbastwick Road.
12. Design to limit removal of roadside hedgerow and possible tree removal to provide frontage development, footpath and visibility splay to Woodbastwick Road.
13. Protection measures may need to be taken for grass snakes identified on site.

Policy Ref	SA Objective														
	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
GNLP1048R	-	+	0	0	+	+	+	-	+	+	+	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.26.2.1 Site GNLP1048R is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 20 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.26.2.2 Site GNLP1048R is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.26.2.3 Site GNLP1048R is located approximately 3.3km north of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Yare Broads and Marshes’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.26.2.4 Site GNLP1048R comprises a small area of arable land and is situated amongst the existing linear settlement of Blofield Heath. The site policy states that the development should be designed to “*limit removal of roadside hedgerow and possible tree removal*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character. A negligible impact would be expected.

#### **SA Objective 5 – Housing**

- F.26.2.5 Site GNLP1048R is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.26.2.6 Site GNLP1048R is located within 600m of local services in Blofield Heath. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.26.2.7 The proposed development at Site GNLP1048R would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.26.2.8 Site GNLP1048R is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.26.2.9 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 15km to the south west. The closest GP surgery is Blofield Surgery, located approximately 1.3km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.26.2.10 The proposed development at Site GNLP1048R would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.26.2.11 Site GNLP1048R is located within 800m of Hemblington Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.26.2.12 Site GNLP1048R is located within 5km of primary employment locations including Broadland Business Park. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

**SA Objective 12 – Transport and Access to Services**

- F.26.2.13 Site GNLPI048R is located within 400m of a bus stop on Woodbastwick Road, providing regular services. The site policy states that “*a 2.0m frontage footway will be required along with improvements to the existing footway at Mill Road and provision of a pedestrian crossing point*”. The closest train stations are Brundall Gardens Railway Station and Brundall Railway Station, approximately 3.2km to the south. GNLPI and Local Plan policies would be expected to improve public transport provision and could potentially improve connections to the train station. Overall, a minor positive impact would be expected.

**SA Objective 13 – Historic Environment**

- F.26.2.14 The proposed development at Site GNLPI048R would be unlikely to impact any surrounding heritage assets, and therefore, would be expected to have a negligible impact on the local historic environment.

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

- F.26.2.15 Site GNLPI048R comprises previously undeveloped land. The 0.64ha site is situated on ALC Grade 2 land, which represents some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

- F.26.2.16 Site GNLPI048R coincides with a groundwater SPZ (Zone III). GNLPI and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.





### Policy BUX1 – Land east of Lion Road

**Allocation** Residential development (20 dwellings)

**Area** 0.7 ha

**Policy BUX1 Land east of Lion Road, Buxton (approx. 0.7ha) is allocated for residential development. This will accommodate approximately 20 homes.**

The development will be expected to address the following specific matters:

1. Vehicular and pedestrian access from Lion Road poses significant difficulties, so an alternative may be necessary.
2. Off-site requirements may include footway and cycleway improvements, including a footpath from the site to Crown Road.

Policy Ref	SA Objective														
	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

#### SA Objective 1 – Air Quality and Noise

F.27.1.1 Site BUX1 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 20 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.27.1.2 Site BUX1 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

#### SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

F.27.1.3 Site BUX1 is located approximately 4.7km east of ‘Norfolk Valley Fens’ SAC and ‘Buxton Heath’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### SA Objective 4 – Landscape

F.27.1.4 Site BUX1 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 the landscape setting of villages and historic buildings. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character.

F.27.1.5 Nonetheless, Site BUX1 comprises previously undeveloped land and is located outside of the existing settlement of Buxton. Therefore, the proposed development at this site could potentially contribute



towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.27.1.6 Site BUX1 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.27.1.7 Site BUX1 is located within 600m of local services in Buxton. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.27.1.8 The proposed development at Site BUX1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.27.1.9 Site BUX1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.27.1.10 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 16km to the south west. The closest GP surgery is Coltishall Medical Practice, located approximately 5km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.27.1.11 The proposed development at Site BUX1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.27.1.12 Site BUX1 is located within 800m of Buxton Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

F.27.1.13 Site BUX1 is located within 5km of primary employment locations including Woodland Park Industrial Estate. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

F.27.1.14 Site BUX1 is located within 400m of a bus stop on Crown Road, providing regular services. The site policy states that footway and cycle way improvements would be provided. The closest train station

is Worstead Railway Station, approximately 7.5km to the north east. The criteria within the site policy, as well as GNL and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

**SA Objective 13 – Historic Environment**

F.27.1.15 Site BUX1 is located approximately 220m from the Grade II Listed Building ‘Dudwick Lodge’, however, this site and Listed Building are separated by existing built form in Buxton. GNL and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

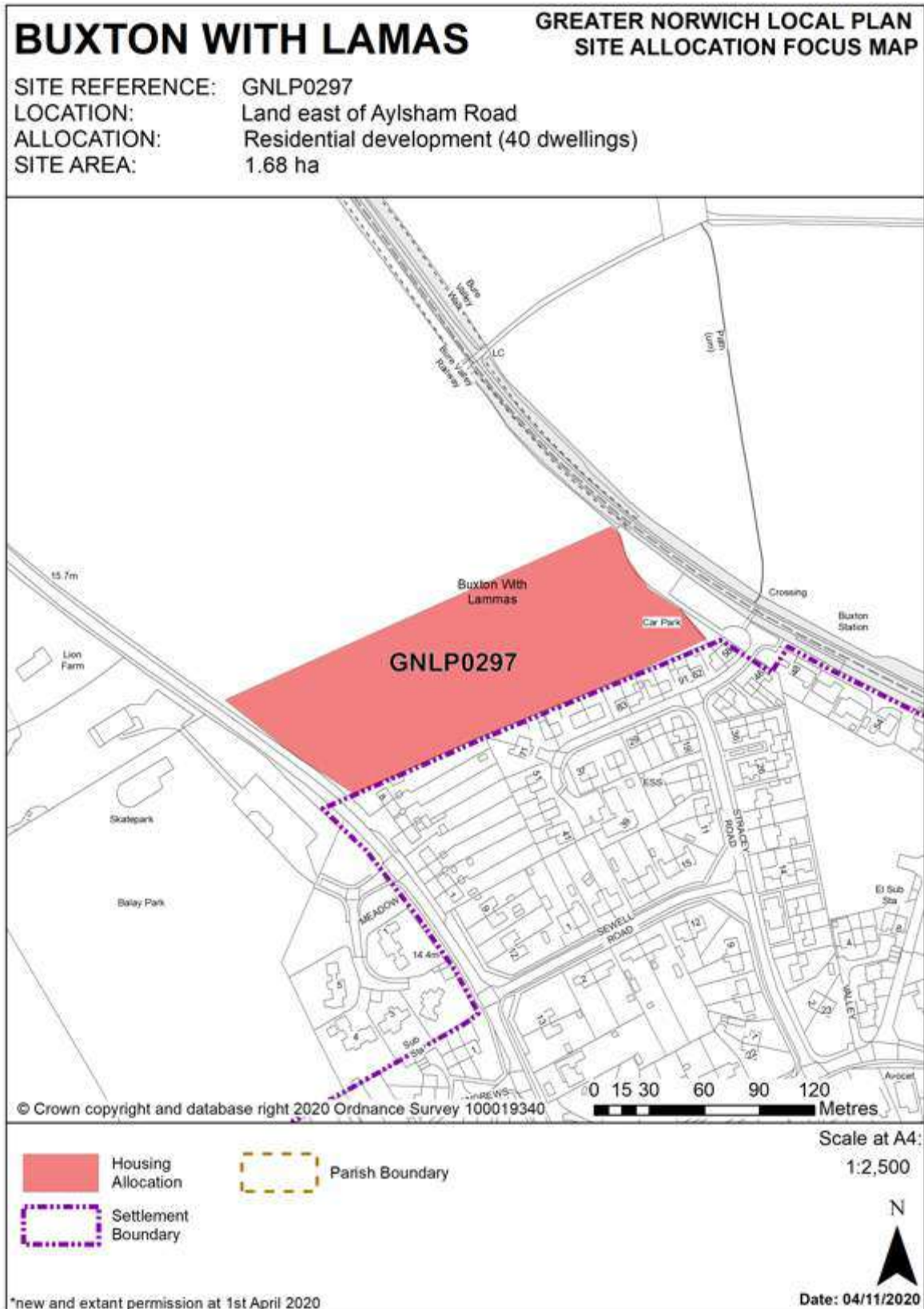
**SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.27.1.16 Site BUX1 comprises previously undeveloped land. The 0.7ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

F.27.1.17 Site BUX1 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.

### F.27.2 Policy GNLP0297 – Land east of Aylsham Road



**Policy GNLPO297 – Land east of Aylsham Road**

**Allocation** Residential development (40 dwellings)

**Area** 1.68 ha

**Policy GNLPO297 – Land east of Aylsham Road, Buxton with Lamas (1.68ha) is allocated for residential development. The site is likely to accommodate approximately 40 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) will be from Aylsham Road.
2. Lower speed limit will need to be extended.
3. Footway will be required at north east side of Aylsham Road to connect with existing facility and provide continuous pedestrian route to the school.
4. Some hedgerow and tree removal likely for visibility and access but aim to minimise loss of contribution to the landscape.
5. Landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the Bure Valley Railway
6. Development will need phasing in line with upgrades to the Aylsham Water Recycling Centre.

Policy Ref	SA Objective														
	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
GNLPO297	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.27.2.1 Site GNLPO297 is located adjacent to a railway line, and therefore, could potentially expose site end users to higher levels of noise pollution and disturbance. The site policy states that the development would include “*landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the Bure Valley Railway*”.

F.27.2.2 The site policy seeks to ensure the site provides good access for pedestrians. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 40 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.27.2.3 Site GNLPO297 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.27.2.4 Site GNLPO297 is located approximately 4.9km east of ‘Norfolk Valley Fens’ SAC and ‘Buxton Heath’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.27.2.5 Site GNLPO297 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 the landscape setting of villages and historic buildings. The proposed development should “*aim to minimise loss of contribution to the landscape*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.27.2.6 Nonetheless, Site GNLPO297 comprises previously undeveloped land and is located outside of the existing settlement of Buxton. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

F.27.2.7 Site GNLPO297 is proposed for the development of 40 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

F.27.2.8 Site GNLPO297 is located within 600m of local services in Buxton. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

F.27.2.9 The proposed development at Site GNLPO297 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

F.27.2.10 Site GNLPO297 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRow network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.27.2.11 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 16km to the south west. The closest GP surgery is Coltishall Medical Practice, located approximately 4.9km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

### **SA Objective 9 – Crime**

F.27.2.12 The proposed development at Site GNLPO297 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.27.2.13 Site GNLPO297 is located within 800m of Buxton Primary School, however, the site is located over 1.5km from secondary schools. The site policy states that “*continuous pedestrian route to the school*” would be provided. GNLPO and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.27.2.14 Site GNLPO297 is located within 5km of primary employment locations including Woodland Park Industrial Estate. The requirements of GNLPO and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.27.2.15 Site GNLPO297 is located within 400m of a bus stop on Crown Road, providing regular services. The site policy states that pedestrian and vehicle access improvements would be provided. The closest train station is Worstead Railway Station, approximately 7.2km to the north east. The criteria within the site policy, as well as GNLPO and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.27.2.16 Site GNLPO297 is located approximately 580m from ‘Roman Settlement at Brampton’ SM. GNLPO and Local Plan policies would be expected to ensure that the character and setting of heritage assets is conserved. Therefore, a negligible impact on the historic environment would be expected.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.27.2.17 Site GNLPO297 comprises previously undeveloped land. The 1.68ha site is situated on ALC Grade 2 land, which represents some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

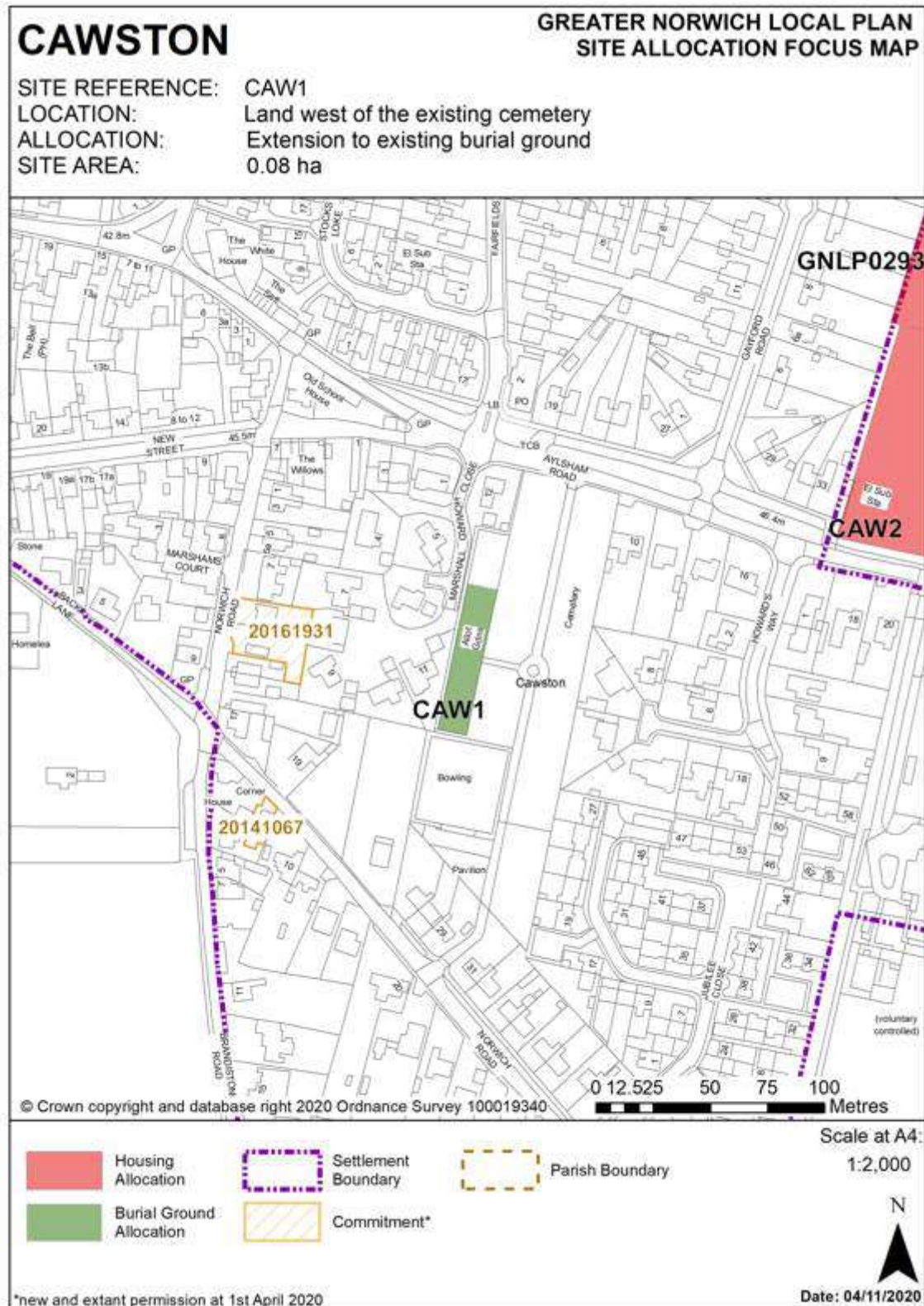
### **SA Objective 15 – Water**

- F.27.2.18 Site GNLPO297 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.



# F.28 Cawston, Brandiston and Swannington

## F.28.1 Policy CAW1 – Land west of the existing cemetery



**Policy CAW1 – Land west of the existing cemetery**

<b>Allocation</b>	Extension to existing burial ground
<b>Area</b>	0.08 ha

**Policy CAW1 Land to the west of the existing cemetery, Cawston (of approx. 0.08ha) is allocated for an extension to the existing burial ground.**

The development will be expected to address the following specific matters:

1. Access via the existing cemetery.
2. The site is within close proximity of a Major Aquifer of high vulnerability and therefore further investigation needs to be undertaken to assess the potential risk to groundwater.
3. The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.

Policy Ref	SA Objective														
	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
CAW1	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.28.1.1 Site CAW1 is proposed for burial land, and therefore, would be expected to have a negligible impact on local air and noise pollution.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.28.1.2 Site CAW1 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.28.1.3 Site CAW1 is located approximately 2.1km from ‘Norfolk Valley Fens’ SAC and ‘Booton Common’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. The proposal at this site for burial ground use would be expected to have a negligible impact on these biodiversity assets.

**SA Objective 4 – Landscape**

F.28.1.4 Site CAW1 currently comprises allotments. The proposed development of burial land at this site would not be expected to significantly alter the local landscape character. Therefore, a negligible impact would be expected.

**SA Objective 5 – Housing**

F.28.1.5 Site CAW1 is proposed for burial land, and therefore, would not be anticipated to result in a net change in housing. A negligible impact on housing provision would be expected.

**SA Objective 6 – Population and Communities**

F.28.1.6 Site CAW1 is proposed for burial land. Therefore, this site would be expected to have a negligible impact in relation to access to services.

**SA Objective 7 – Deprivation**

F.28.1.7 The proposed development of burial land at Site CAW1 would be expected to have a negligible impact on deprivation.

**SA Objective 8 – Health**

F.28.1.8 Site CAW1 is proposed for burial land. Therefore, this site has not been assessed in terms of access to healthcare facilities, main roads or AQMAs. The proposed development of burial land would be expected to have a negligible impact on health and wellbeing.

**SA Objective 9 – Crime**

F.28.1.9 The proposed development of burial land at Site CAW1 would be expected to have a negligible impact on crime.

**SA Objective 10 – Education**

F.28.1.10 Site CAW1 is proposed for non-residential uses, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

F.28.1.11 Site CAW1 is proposed for burial land, and therefore, would be expected to have a negligible impact on the economy.

**SA Objective 12 – Transport and Access to Services**

F.28.1.12 Site CAW1 is proposed for burial land, and therefore, would be expected to have a negligible impact in terms of transport and access to services.

**SA Objective 13 – Historic Environment**

F.28.1.13 The proposed development at Site CAW1 for burial land would be unlikely to impact any surrounding heritage assets. Therefore, a negligible impact on the local historic environment would be expected.

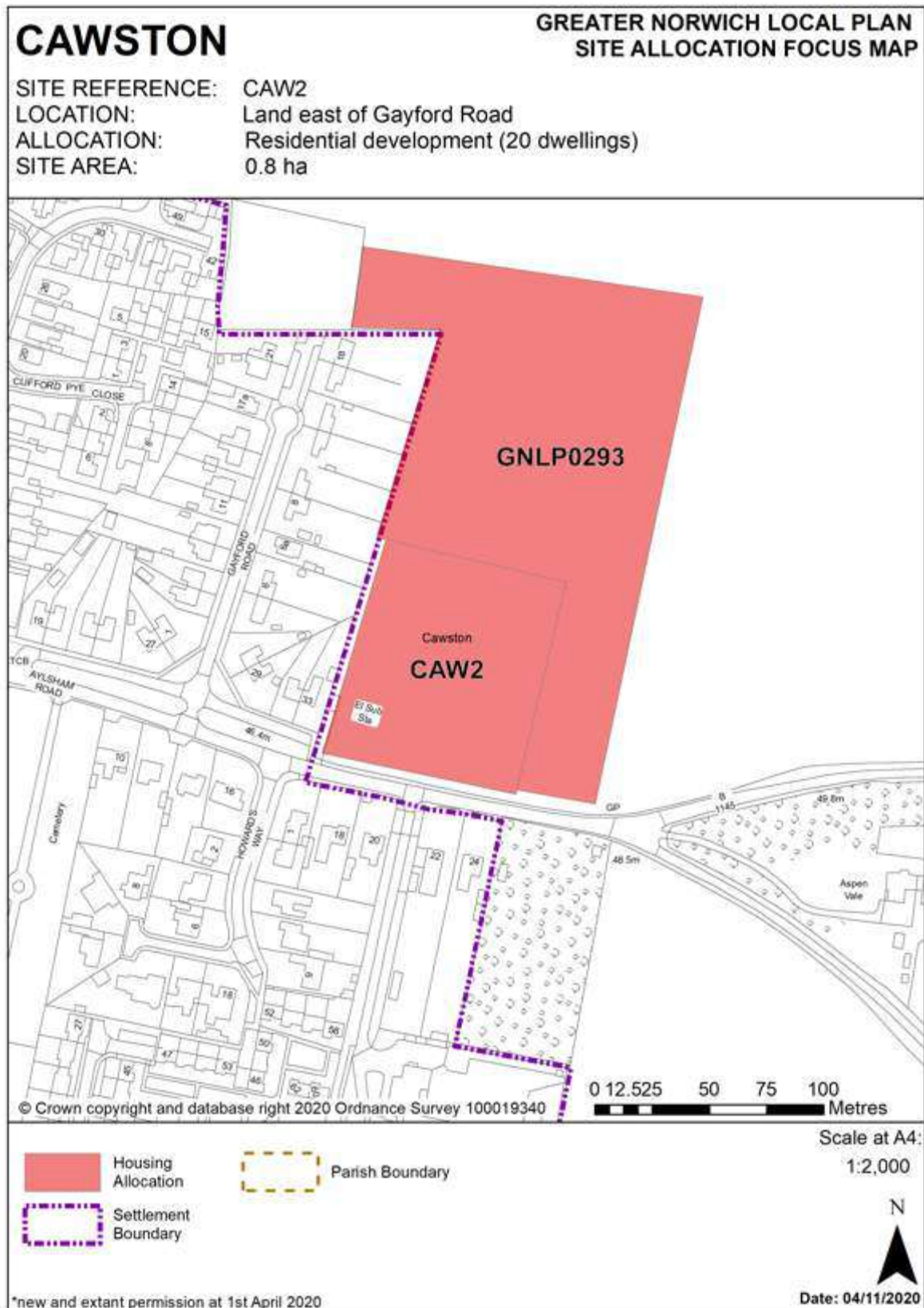
**SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.28.1.14 Site CAW1 is proposed for burial land, and therefore, a negligible impact on natural resources and waste would be expected at this site.

**SA Objective 15 – Water**

F.28.1.15 Site CAW1 coincides with a groundwater SPZ (Zone III). The policy states that “*further investigation needs to be undertaken to assess the potential risk to groundwater*” and sets out requirements for burial distance from potable groundwater supply sources in line with the Environment Agency’s guidance. Therefore, a negligible impact on water pollution would be expected.

### F.28.2 Policy CAW2 – Land east of Gayford Road





**Policy CAW2 – Land east of Gayford Road**

**Allocation** Residential development (approx. 20 homes)

**Area** 0.8 ha

**Policy CAW2 Land east of Gayford Road, Cawston (approx. 0.8ha) is allocated for residential development. The site will accommodate approximately 20 homes.**

The development will be expected to address the following specific matters:

1. To be masterplanned with GNLPO293 to bring forward a cohesive development.
2. Access via Aylsham Road.
3. Improvements to footways, particularly across the site frontage.
4. Improvements to sewage network may be necessary.

Policy Ref	SA Objective														
	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
CAW2	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.28.2.1 Site CAW2 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 20 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.28.2.2 Site CAW2 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.28.2.3 Site CAW2 is located approximately 2.3km north east of ‘Norfolk Valley Fens’ SAC and ‘Booton Common’ SSSI. The site 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 with Natural England. Subject to no significant effects being identified in the HRA, the proposed development of 20 dwellings at this site would be expected to result in a negligible impact on biodiversity.

**SA Objective 4 – Landscape**

F.28.2.4 Site CAW2 is 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. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character. Nonetheless, Site CAW2 comprises previously undeveloped land and is located outside of the existing settlement of Cawston. Therefore, the

proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.28.2.5 Site CAW2 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.28.2.6 Site CAW1 is located within 600m of local services, including Cawston Post Office and Store. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.28.2.7 The proposed development at Site CAW2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.28.2.8 Site CAW2 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRow network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.28.2.9 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 17km to the south west. The closest GP surgery is Reepham Surgery, located approximately 4.4km to the west. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.28.2.10 The proposed development at Site CAW2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.28.2.11 Site CAW2 is located within 800m of Cawston C of E Primary Academy, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

F.28.2.12 Site CAW2 is located within 5km of primary employment locations including Reepham town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

F.28.2.13 Site CAW2 is located within 400m of a bus stop on Aylsham Road, providing regular services. The site policy states that footway improvements would be provided. The closest train station is North Walsham Railway Station, approximately 15.4km to the north east. The criteria within the site policy,



as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

**SA Objective 13 – Historic Environment**

F.28.2.14 Site CAW2 is located approximately 220m from Cawston Conservation Area, however, the site and conservation area are separated by existing built form in Cawston. GNLP and Local Plan policies would be expected to ensure that the character and setting of heritage assets is conserved. Therefore, a negligible impact on the historic environment would be expected.

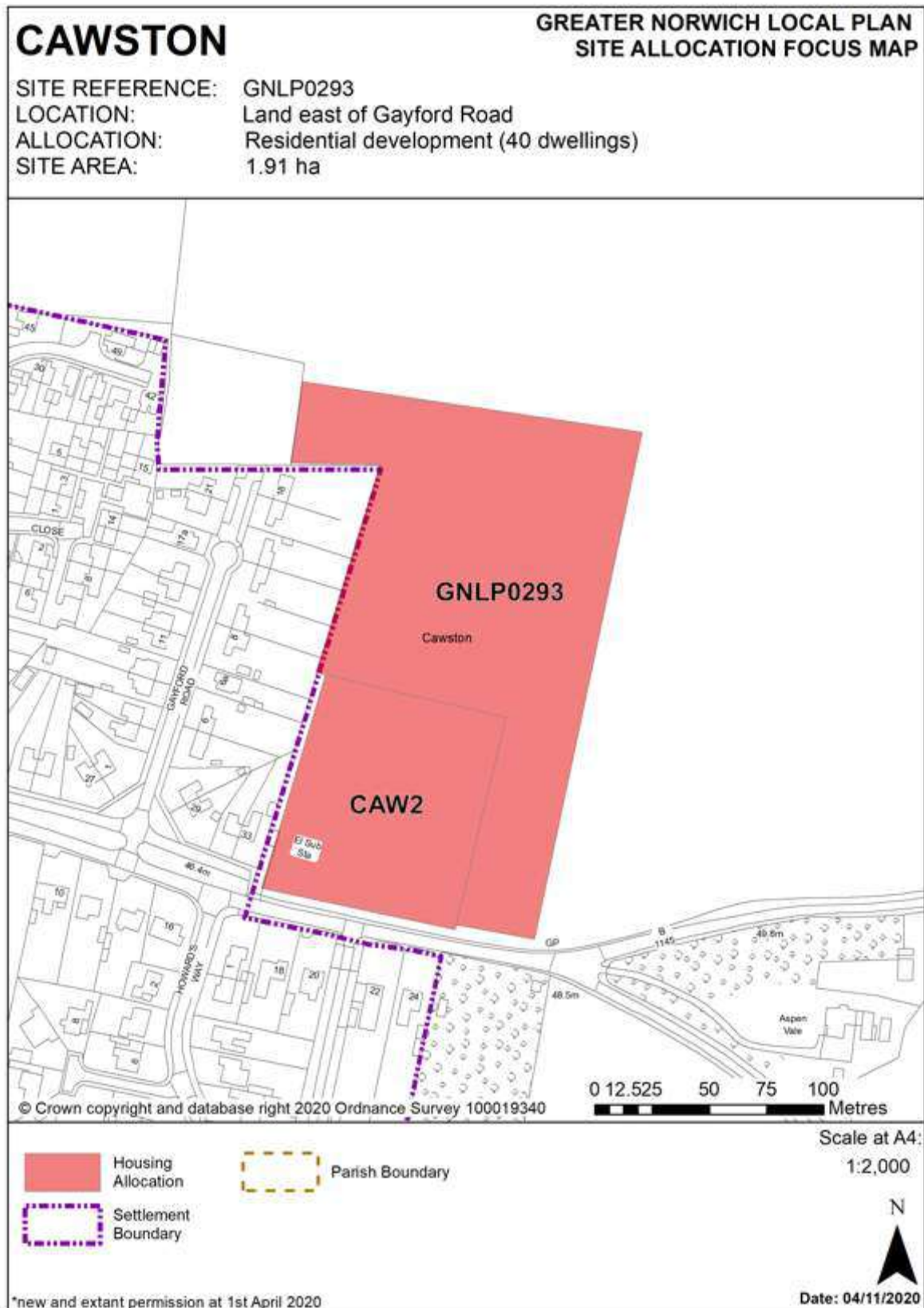
**SA Objective 14 – Natural Resources, Waste and Contaminated Land**

F.28.2.15 Site CAW2 comprises previously undeveloped land. The 0.8ha site is situated on ALC Grade 2 land, which represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

F.28.2.16 Site CAW2 coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

### F.28.3 Policy GNLP0293 – Land East of Gayford Road



**Policy GNLPO293 – Land east of Gayford Road**

**Allocation** Residential development (40 dwellings)

**Area** 1.91 ha

**Policy GNLPO293 Land East of Gayford Road, Cawston (1.91 ha, excluding existing CAW2 allocation) is allocated for residential development. The site is likely to accommodate approximately 40 homes**

More homes may be accommodated, subject to acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Site should be masterplanned with existing CAW2 allocation to bring forward a cohesive development
2. Access (vehicular and pedestrian) will be from Aylsham Road.
3. Carriageway improvements to the vehicular access on Aylsham Road and a new 2 metre footway connection along the site frontage that connects to the existing footpath will be needed.
4. A pedestrian crossing facility on Aylsham Road to the primary school.
5. Adequate landscaping and green infrastructure to protect the rural setting of the village, especially to the eastern and northern boundaries.
6. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
GNLPO293	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.28.3.1 Site GNLPO293 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians. GNL and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 40 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.28.3.2 Site GNLPO293 is located wholly within Flood Zone 1, however, a small proportion in the west of the site coincides with an area determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNL and Local Plan policies. The site policy seeks to provide additional green infrastructure. Therefore, a minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.28.3.3 Site GNLPO293 is located approximately 2.3km north east of ‘Norfolk Valley Fens’ SAC and ‘Bopton Common’ SSSI. The site 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 with Natural England. Subject to no significant effects being identified in the HRA, the proposed development of 40 dwellings at this site would be expected to result in a negligible impact on biodiversity.

#### **SA Objective 4 – Landscape**

F.28.3.4 Site GNLP0293 is 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. The site policy would be expected to ensure “*adequate landscaping and green infrastructure to protect the rural setting of the village*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.28.3.5 Nonetheless, Site GNLP0293 comprises previously undeveloped land and is located outside of the existing settlement of Cawston. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.28.3.6 Site GNLP0293 is proposed for the development of 40 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.28.3.7 Site GNLP0293 is located within 600m of local services, including Cawston Post Office and Store. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.28.3.8 The proposed development at Site GNLP0293 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.28.3.9 Site GNLP0293 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.28.3.10 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 17km to the south west. The closest GP surgery is Reepham Surgery, located approximately 4.4km to the west. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.28.3.11 The proposed development at Site GNLP0293 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.28.3.12 Site GNLP0293 is located within 800m of Cawston C of E Primary Academy, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the

site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.28.3.13 Site GNLPO293 is located within 5km of primary employment locations including Reepham town centre. The requirements of GNL P and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.28.3.14 The majority of Site GNLPO293 is located within 400m of a bus stop on Aylsham Road, providing regular services. The site policy states that footway improvements would be provided. The closest train station is North Walsham Railway Station, approximately 15.4km to the north east. The criteria within the site policy, as well as GNL P and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.28.3.15 Site GNLPO293 is located approximately 220m from Cawston Conservation Area, however, the site and conservation area are separated by existing built form in Cawston. GNL P and Local Plan policies would be expected to ensure that the character and setting of heritage assets is conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

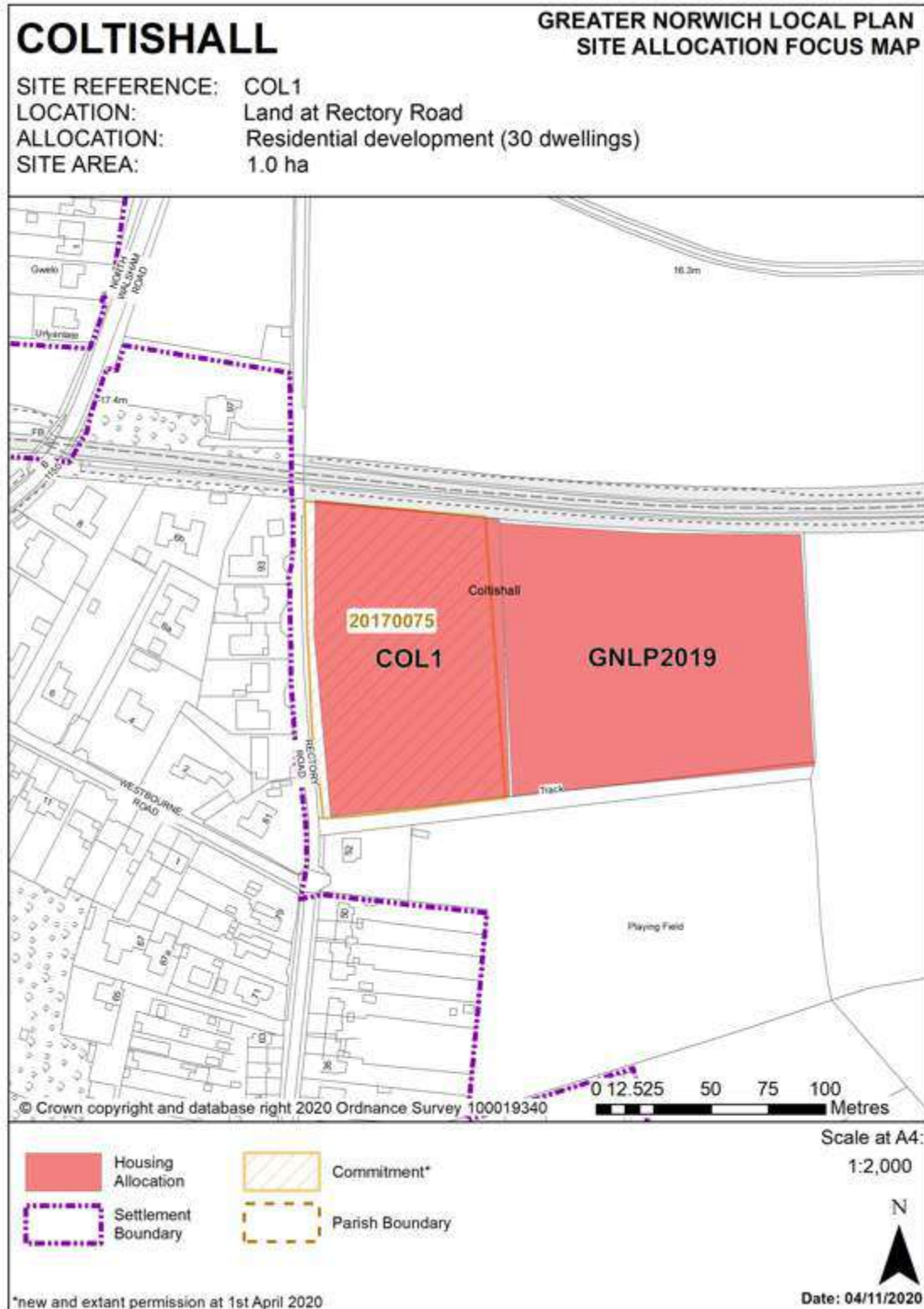
- F.28.3.16 Site GNLPO293 comprises previously undeveloped land. The 1.91ha site is situated on ALC Grade 2 land, which represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

- F.28.3.17 Site GNLPO293 coincides with a groundwater SPZ (Zone III). GNL P and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

# F.29 Coltishall, Horstead with Stanninghall and Belaugh

## F.29.1 Policy COL1 – Land at Rectory Road





### Policy COL1 – Land at Rectory Road

**Allocation** Residential development (approx. 30 dwellings)

**Area** 1.0 ha

**Policy COL1 Land at Rectory Road, Coltishall (approx. 1.0ha) is allocated for residential development. This will accommodate approximately 30 homes.**

The development will be expected to address the following specific matters:

1. Site should be masterplanned with GNLP2019 allocation to bring forward cohesive development.
2. Access (vehicular and pedestrian) to be from Rectory Road, with possible additional pedestrian accesses to the school via the playing field and to the Bure Valley Walk.
3. Off-site improvements to the highway network may be required including contributions to footway/cycle links, speed restriction on Rectory Road, and public transport services.
4. Pollution control measures may be required in order to mitigate harm to the water environment as the site is in the proximity of a Major Aquifer of high vulnerability.
5. Significant information will be required at a planning stage to mitigate heavy flood constraints. Access and egress to the site during a flood event may need to be considered.
6. Provision for informal and formal recreational open space
7. Landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the Bure Valley Railway

Policy Ref	SA Objective														
	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
COL1	-	0	0	-	+	+	+	-	+	+	+	+	0	0	0

#### SA Objective 1 – Air Quality and Noise

F.29.1.1 Site COL1 is located adjacent to a railway line, and therefore, could potentially expose site end users to higher levels of noise pollution and disturbance. The site policy states that the development would include “*landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the Bure Valley Railway*”.

F.29.1.2 The site policy seeks to ensure the site provides good access for pedestrians and cyclists. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 30 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.29.1.3 Site COL1 is located wholly within Flood Zone 1, however, a proportion of this site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, in accordance with GNLP and Local Plan policies. The site policy states that “*significant information will be required at a planning stage to mitigate heavy flood constraints*” and that informal and formal recreational open space would be provided, which could potentially enhance green infrastructure. This would be expected to ensure surface water flooding is minimised, and therefore, a negligible impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.29.1.4 Site COL1 is located approximately 3.7km north of 'The Broads' SAC and 'Broadland' SPA and Ramsar, and 'Crostwick Marsh' SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.29.1.5 Site COL1 is located approximately 550m north of The Broads National Park, and 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. The site policy states that landscaping and recreational open space would be provided. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character and protects the character and setting of The Broads.

- F.29.1.6 Nonetheless, Site COL1 comprises previously undeveloped land and is located outside of the existing settlement of Coltishall. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.29.1.7 Site COL1 is proposed for the development of 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.29.1.8 Site COL1 is located over 600m from local services in Coltishall. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.29.1.9 The proposed development at Site COL1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.29.1.10 Site COL1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian and cycle access. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.29.1.11 Site COL1 is located within 800m of Coltishall Surgery. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 16km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.29.1.12 The proposed development at Site COL1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.29.1.13 Site COL1 is located within 800m of Coltishall Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.29.1.14 Site COL1 is located within 5km of primary employment locations including Station Business Park in Hoveton. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.29.1.15 Site COL1 is located within 400m of bus stops on Westbourne Road, providing regular services. The site policy states that footway improvements would be provided. The closest train station is Hoveton and Wroxham Railway Station, approximately 3.5km to the south east. GNLP and Local Plan policies would be expected to improve public transport provision and could potentially improve connections to the train station. Overall, a minor positive impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.29.1.16 Site COL1 is located approximately 200m from the Grade II Listed Building 'The Beeches' and 260m from 'Limekiln about 140m east of The Railway Public House'. The site policy states that landscaping would be provided as well as informal and formal recreational open space. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

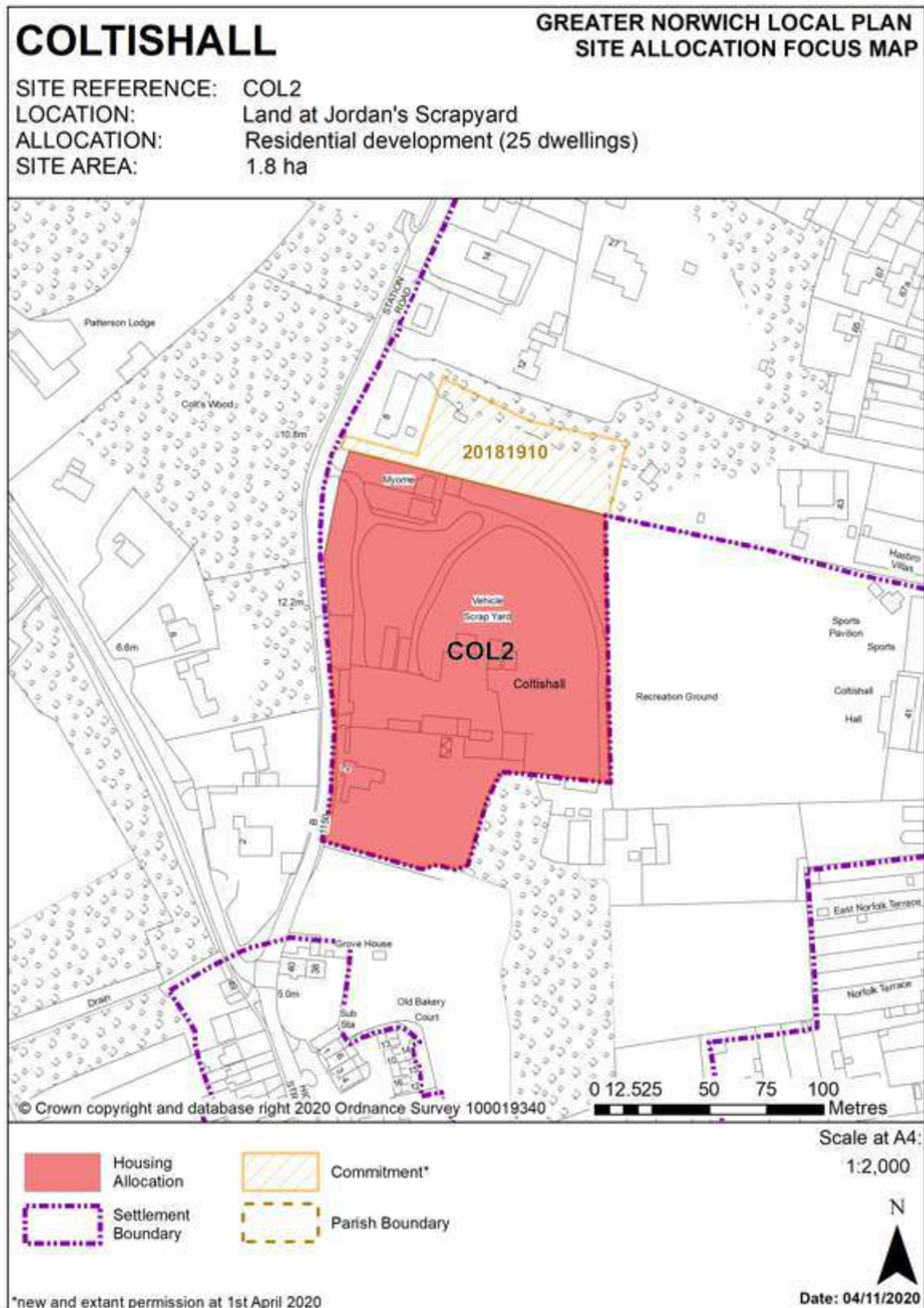
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.29.1.17 Site COL1 comprises previously undeveloped land. The 1ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.29.1.18 Site COL1 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. The site policy states that "*pollution control measures may be required in order to mitigate harm to the water environment as the site is in the proximity of a Major Aquifer of high vulnerability*". Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

F.29.2 Policy COL2 – Land at Jordan’s Scrapyard



**Policy COL2 – Land at Jordan’s Scrapyard**

**Allocation** Residential development (approx. 25 dwellings)

**Area** 1.8 ha

**Policy COL2 Land at Jordans Scrapyard, Coltishall (approx. 1.8ha) is allocated for residential development. This will accommodate approximately 25 homes.**

The development will be expected to address the following specific matters:

1. The waste licence will need to be surrendered, with full decontamination following appropriate investigation, and mitigation measures should be applied to avoid any further pollution, with consideration of a Major Aquifer of high vulnerability.
2. Access (vehicular and pedestrian) to be from B1150, with possible additional pedestrian accesses to the school via the playing field
3. Off-site improvements to the highway network may be required including contributions to footway/cycle links, including a pedestrian link to Rectory Road
4. Any development must conserve and enhance the significance of the Grade II Listed limekiln to the north east of the site and the Coltishall and Horstead conservation area and its associated Listed Buildings to the south of the site, including any contribution made to that significant by setting.

Policy Ref	SA Objective														
	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	+	+	+	-	+	+	+	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.29.2.1 Site COL2 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians and cyclists. GNL and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 25 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.29.2.2 Site COL2 is located wholly within Flood Zone 1, however, a small proportion of this site coincides with areas determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNL and Local Plan policies. This would be expected to ensure surface water flooding is minimised, and therefore, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.29.2.3 Site COL2 is located approximately 3.4km north of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Crostwick Marsh’ SSSI. The site comprises partially developed land and is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Approximately half of the site coincides with deciduous woodland priority habitat. GNL Policy 3 requires development to “conserve and enhance the natural environment ... including priority habitats”. Overall, and subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.



#### **SA Objective 4 – Landscape**

F.29.2.4 Site COL2 is located approximately 240m north of The Broads National Park, and 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. Site COL2 comprises partially developed land, situated amongst the existing settlement of Coltishall. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character and protects the character and setting of The Broads. Therefore, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.29.2.5 Site COL2 is proposed for the development of 25 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.29.2.6 Site COL2 is located within 600m of local services in Coltishall, including Londis. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.29.2.7 The proposed development at Site COL2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.29.2.8 Site COL2 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.29.2.9 Site COL2 is located within 800m of Coltishall Surgery. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 15.7km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.29.2.10 The proposed development at Site COL2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.29.2.11 Site COL2 is located within 800m of Coltishall Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

F.29.2.12 Site COL2 is located within 5km of primary employment locations including Station Business Park in Hoveton. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the



proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.29.2.13 Site COL2 is located within 400m of a bus stop on High Street, providing regular services. The site policy states that footway and cycle improvements would be provided. The closest train station is Hoveton and Wroxham Railway Station, approximately 3.7km to the south east. GNLP and Local Plan policies would be expected to improve public transport provision and could potentially improve connections to the train station. Overall, a minor positive impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.29.2.14 Site COL2 is located adjacent to Coltishall and Horstead Conservation Area. The site is located adjacent to the Grade II Listed Building 'Limekiln about 140m east of The Railway Public House', and in close proximity to other Listed Buildings including 'Grove House'. The site policy states that "*development must conserve and enhance the significance of the Grade II Listed limekiln to the north east of the site and the Coltishall and Horstead conservation area and its associated Listed Buildings to the south of the site, including any contribution made to that significant by setting*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

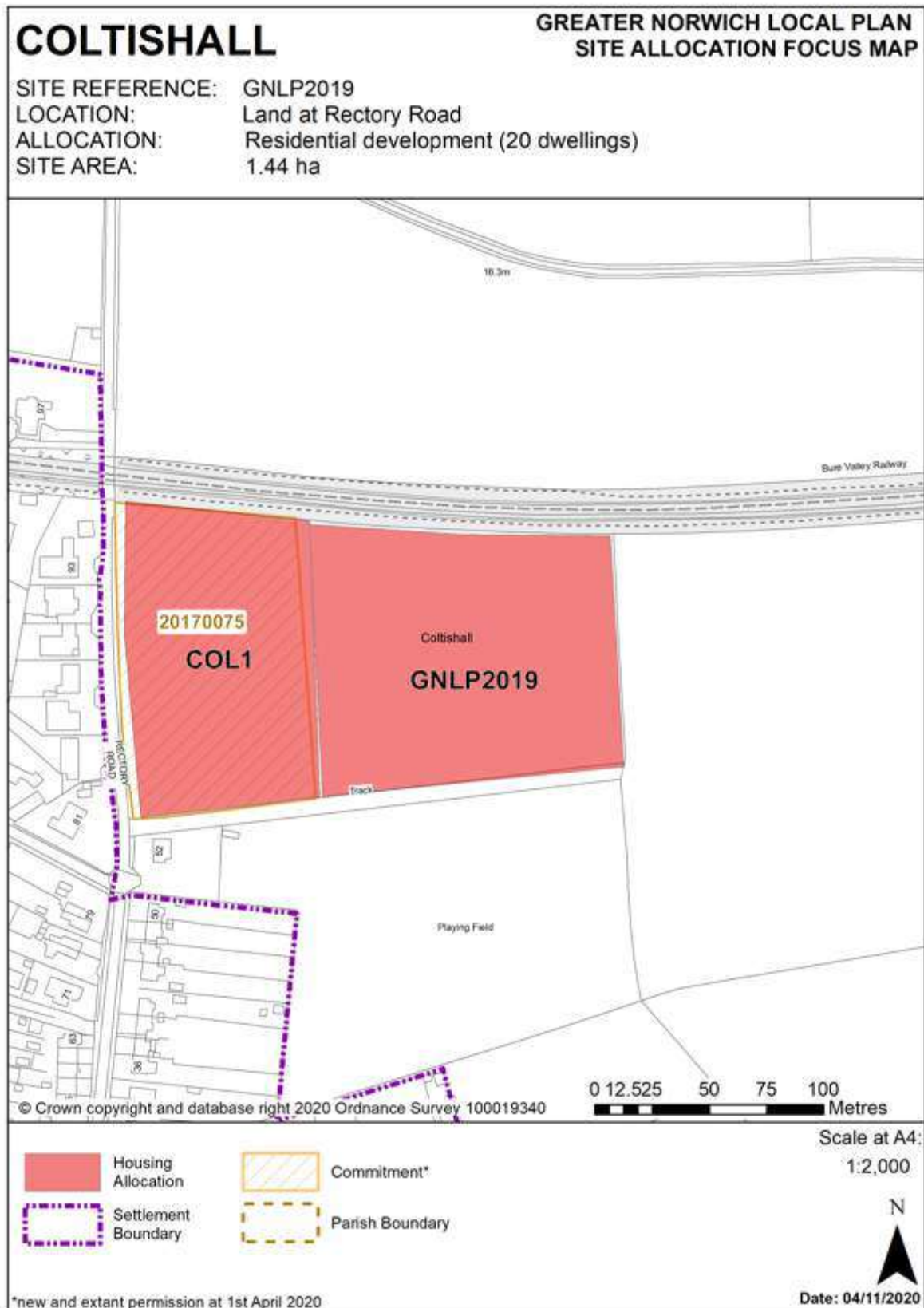
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.29.2.15 The majority of Site COL2 comprises previously undeveloped land. The 1.8ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

- F.29.2.16 Site COL2 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. The site policy states that "*mitigation measures should be applied to avoid any further pollution, with consideration of a Major Aquifer of high vulnerability*". Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.

### F.29.3 Policy GNLP2019 – South of Rail Line



**Policy GNLP2019 – South of Rail Line**

**Allocation** Residential development (20 dwellings)  
**Area** 1.44 ha

**Policy GNLP2019, Land at Rectory Road and south of the Bure Valley Railway, Coltishall (approx. 1.44 ha) is allocated for residential development. The site is likely to accommodate approximately 20 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Site should be masterplanned with existing COL1 allocation to bring forward a cohesive development.
2. Vehicular access will be from Rectory Road via the existing COL1 allocation, with off-site highway improvements to connect to the existing footpath on Rectory Road near the junction with Westbourne Road.
3. Due to highway constraints in the vicinity of Rectory Road, submission of a transport assessment to assess the traffic implications of the proposed development on the surrounding road network demonstrating that the proposed scale of development can be accommodated will be required.
4. Adequate landscaping and green infrastructure will be needed to protect the rural setting of the village, especially to the eastern boundary and to mitigate the potential for noise pollution and vibrations resulting from proximity of the Bure Valley Railway to the north.

Policy Ref	SA Objective														
	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
GNLP2019	-	+	0	-	+	+	+	-	+	+	+	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.29.3.1 Site GNLP2019 is located adjacent to a railway line, and therefore, could potentially expose site end users to higher levels of noise pollution and disturbance. The site policy states that the development would include landscaping and green infrastructure “to mitigate the potential for noise pollution and vibrations resulting from proximity of the Bure Valley Railway”.

F.29.3.2 The site policy seeks to ensure the site provides good access for pedestrians, and states that a transport assessment would be required. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 20 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.29.3.3 Site GNLP2019 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.29.3.4 Site GNLP2019 is located approximately 3.7km north of 'The Broads' SAC and 'Broadland' SPA and Ramsar, and 'Crostwick Marsh' SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.29.3.5 Site GNLP2019 is located approximately 550m north of The Broads National Park, and 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. The site policy states that "*adequate landscaping and green infrastructure will be needed to protect the rural setting of the village*". Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character and protects the character and setting of The Broads.
- F.29.3.6 Nonetheless, Site GNLP2019 comprises previously undeveloped land and is located outside of the existing settlement of Coltishall. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.29.3.7 Site GNLP2019 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.29.3.8 Site GNLP2019 is located over 600m from local services in Coltishall. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.29.3.9 The proposed development at Site GNLP2019 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.29.3.10 Site GNLP2019 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRow network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.29.3.11 Site GNLP2019 is located within 800m of Coltishall Surgery. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 16km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.29.3.12 The proposed development at Site GNLP2019 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.29.3.13 Site GNLP2019 is located within 800m of Coltishall Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.29.3.14 Site GNLP2019 is located within 5km of primary employment locations including Station Business Park in Hoveton. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.29.3.15 Site GNLP2019 is located within 400m of bus stops on Westbourne Road, providing regular services. The site policy states that footway improvements would be provided. The closest train station is Hoveton and Wroxham Railway Station, approximately 3.5km to the south east. GNLP and Local Plan policies would be expected to improve public transport provision and could potentially improve connections to the train station. Overall, a minor positive impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.29.3.16 Site GNLP2019 is located approximately 280m from the Grade II Listed Building ‘The Beeches’ and 300m from Coltishall and Horstead Conservation Area. The site policy states that *“adequate landscaping and green infrastructure will be needed to protect the rural setting of the village”*. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

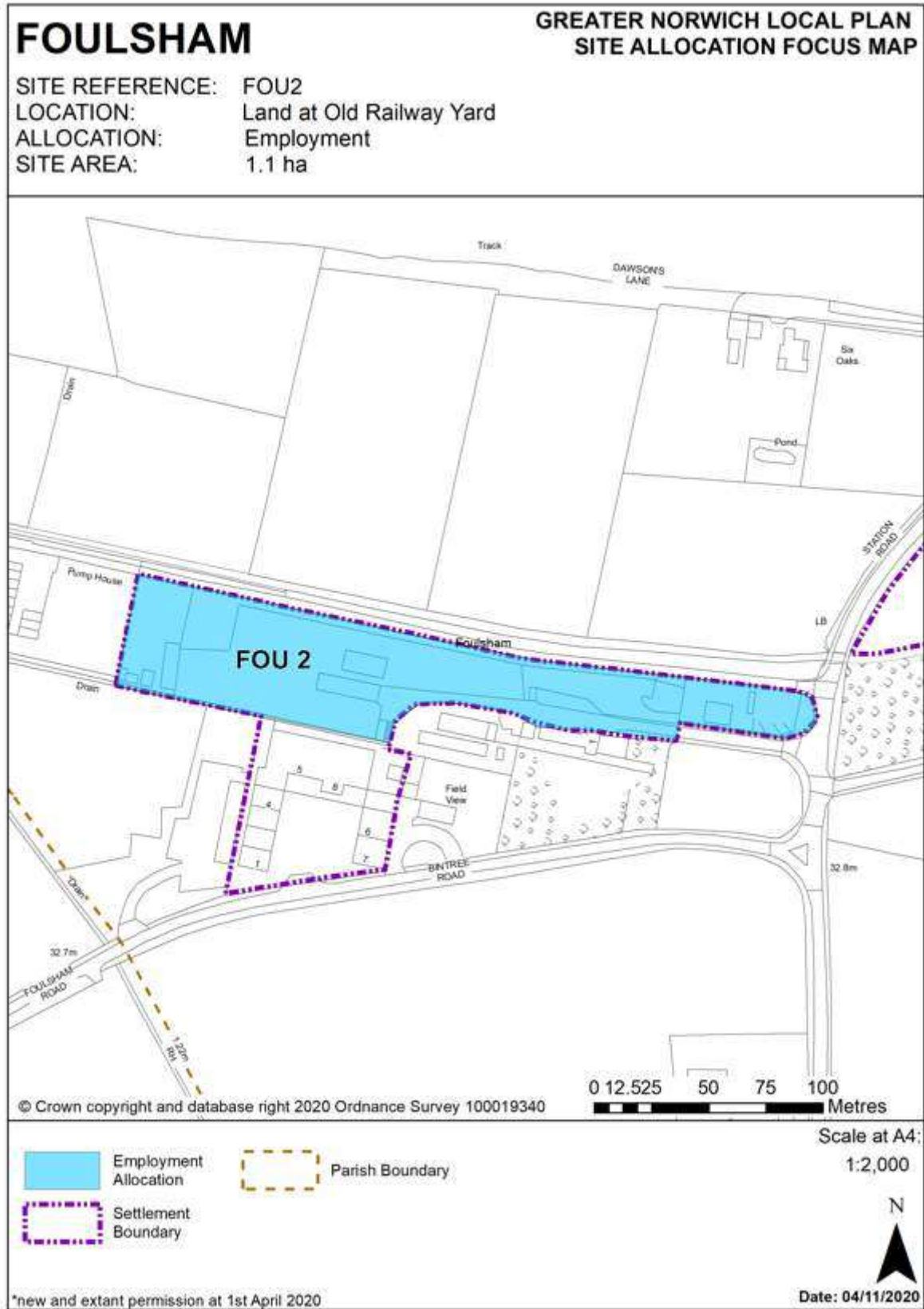
- F.29.3.17 Site GNLP2019 comprises previously undeveloped land. The 1.44ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.29.3.18 Site GNLP2019 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.

# F.30 Foulsham and Themelthorpe

## F.30.1 Policy FOU2 – Land at Old Railway Yard





**Policy FOU2 – Land at Old Railway Yard**

**Allocation** Employment

**Area** 1.1 ha

**Policy FOU2 Land at Old Railway Yard, Station Road, Foulsham (approx. 1.1ha) is allocated for employment use (Use Class E(g), B2, B8).**

The development will be expected to address the following specific matters:

1. Part of the site is in flood zone 3 and therefore further investigation will be required in this regard. Significant information will be required at a planning stage to mitigate heavy flood constraints.
2. The existing vehicular access off Station Road may prove suitable.
3. Further investigation should be undertaken to assess the extent of potential contamination present associated with former uses of the site.
4. The site is in close proximity of a major aquifer and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.
5. An odour assessment will be required to assess the impact of the nearby Sewage Treatment Works.
6. Any development must conserve and enhance the significance of the Foulsham conservation area to the north east of the site, including any contribution made to that significance by setting.
7. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits if extracting the minerals, if feasible will be taken into consideration.

Policy Ref	SA Objective														
	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
FOU2	-	0	0	0	0	+	+	-	+	0	++	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.30.1.1 Site FOU2 is located over 200m from major sources of air pollution including main roads and AQMAs. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.30.1.2 A small proportion in the north west corner of Site FOU2 is located within Flood Zone 2 and 3a, and a proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that “*significant information will be required at a planning stage to mitigate heavy flood constraints*”. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure flooding is minimised, and therefore, a negligible impact would be expected.

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**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.30.1.3 Site FOU2 is located approximately 2.1km east of the 'River Wensum' SAC and SSSI, and approximately 2.4km north west of 'Foxley Wood' SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

- F.30.1.4 Site FOU2 comprises a small area of partially developed land and is situated adjacent to existing built form in Foulsham. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character. Therefore, a negligible impact would be expected.

**SA Objective 5 – Housing**

- F.30.1.5 Site FOU2 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.

**SA Objective 6 – Populations and Community**

- F.30.1.6 Site FOU2 is located partially over 600m from local services in Foulsham. GNLP and Local Plan policies could potentially enhance local pedestrian accessibility and public transport connections, which could improve access to local services in Foulsham as well as nearby settlements. Therefore, a minor positive impact would be expected.

**SA Objective 7 – Deprivation**

- F.30.1.7 The proposed development at Site FOU2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

**SA Objective 8 – Health**

- F.30.1.8 Site FOU2 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRow network and public greenspaces. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.30.1.9 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 22km to the south east. The closest GP surgery is Elmham Surgery, located approximately 5km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

**SA Objective 9 – Crime**

- F.30.1.10 The proposed development at Site FOU2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

**SA Objective 10 – Education**

- F.30.1.11 Site FOU2 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

**SA Objective 11 – Economy**

- F.30.1.12 Site FOU2 is proposed for employment development. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.30.1.13 Site FOU2 is located within 400m of a bus stop, however, it provides limited services. The site is located over 25km from a railway station. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.30.1.14 Site FOU2 is located approximately 15m from Foulsham Conservation Area, and approximately 230m from the Grade II Listed Buildings 'Station Farmhouse' and 'Bracken Brae'. The site policy states that "*development must conserve and enhance the significance of the Foulsham conservation area to the north east of the site, including any contribution made to that significance by setting*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

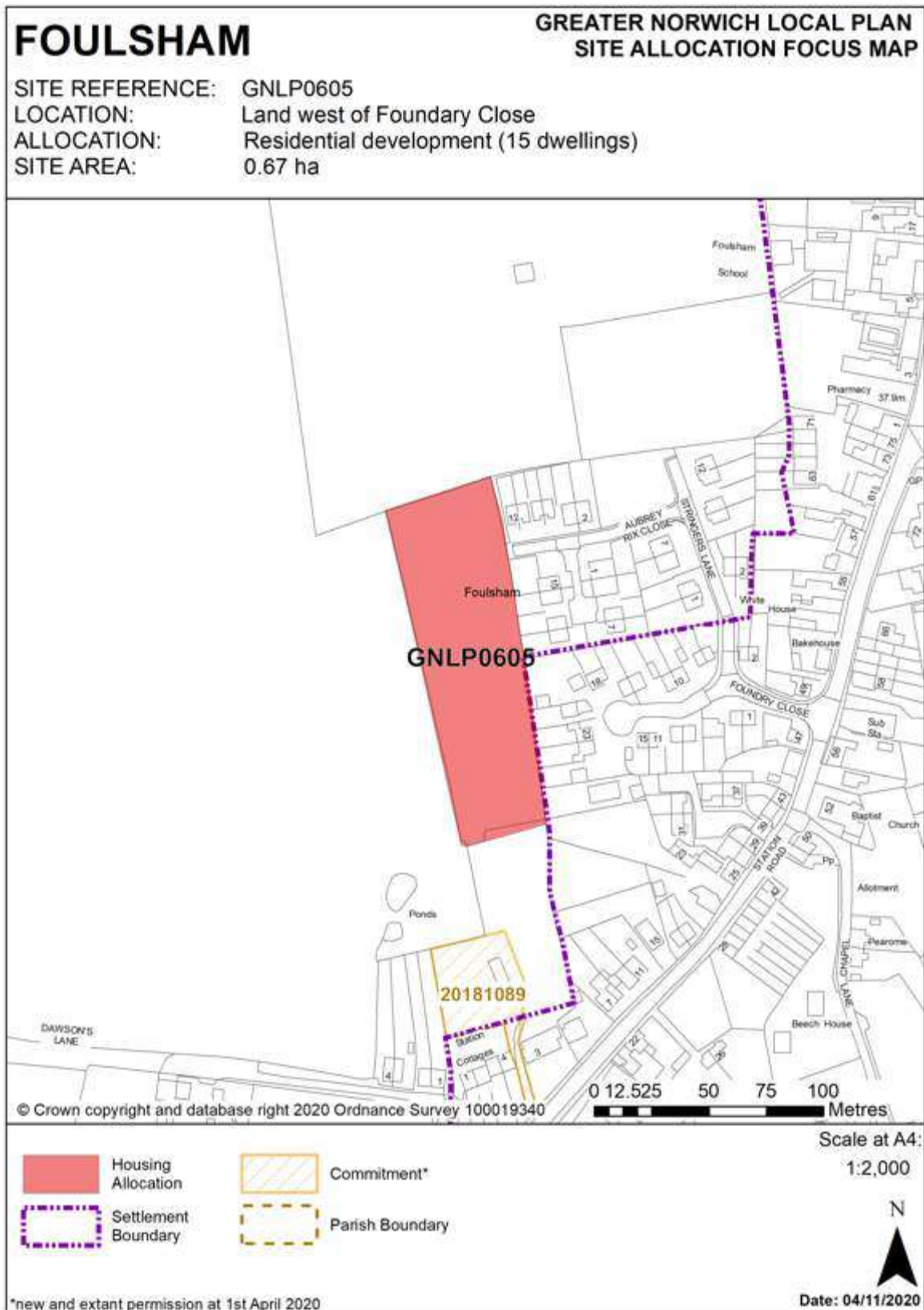
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.30.1.15 Approximately 0.5ha of Site FOU2 comprises previously undeveloped land. The site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.30.1.16 Site FOU2 coincides with a groundwater SPZ (Zone III) and is located adjacent to a minor watercourse. The site policy states that "*pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment*". Alongside GNLP and Local Plan policies, these measures would be expected to ensure that the development does not result in a significant impact on water quality. Therefore, a negligible impact would be expected.

F.30.2 Policy GNLP0605 – Land west of Foundry Close



**Policy GNLPO605 – Land west of Foundry Close**

**Allocation** Residential development (15 dwellings)

**Area** 0.67 ha

**Policy GNLPO605 Land west of Foundry Close, Foulsham (0.67ha) is allocated for residential development. The site is likely to accommodate approximately 15 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be via Stringer’s Lane and Aubrey Rix Close.
2. Any development must conserve and enhance the significance of Grade II Listed Buildings to the south of the site, particularly Station Farmhouse and Bracken Brae, 5 Station Road and the Foulsham conservation area to the south and east, including any contribution made to that significance by setting.

Policy Ref	SA Objective														
	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
GNLPO605	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.30.2.1 Site GNLPO605 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians. GNLPO and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 15 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.30.2.2 Site GNLPO605 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLPO and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.30.2.3 Site GNLPO605 is located approximately 2.3km east of the ‘River Wensum’ SAC and SSSI, and approximately 2.5km north west of ‘Foxley Wood’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

**SA Objective 4 – Landscape**

F.30.2.4 Site GNLPO605 is 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. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character.

- F.30.2.5 Nonetheless, Site GNLP0605 comprises previously undeveloped land and is located outside of the existing settlement of Foulsham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.30.2.6 Site GNLP0605 is proposed for the development of 15 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.30.2.7 Site GNLP0605 is located within 600m of local services, including Foulsham Post Office and The Village Store. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

- F.30.2.8 The proposed development at Site GNLP0605 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.30.2.9 Site GNLP0605 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.30.2.10 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 22km to the south east. The closest GP surgery is Elmham Surgery, located approximately 5.5km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.30.2.11 The proposed development at Site GNLP0605 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.30.2.12 Site GNLP0605 is located within 800m of Foulsham Primary Academy, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.30.2.13 Site GNLP0605 is located over 5km from primary employment locations. GNLP and Local Plan policies seek to meet identified employment needs, encourage local working opportunities, and would be expected to improve access to employment via public transport. The allocation of new sites for employment in the GNLP would also be expected to provide a greater variety in employment



opportunities. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.30.2.14 Site GNLPO605 is located within 400m of a bus stop, however, it provides limited services. The site is located over 25km from a railway station. The site policy states that footway improvements would be provided. The criteria within the site policy, as well as GNLPO and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.30.2.15 Site GNLPO605 is located adjacent to Foulsham Conservation Area, and approximately 100m from the Grade II Listed Buildings 'Station Farmhouse', 'Bracken Brae' and 'Bethany Cottage Falgate Cottage'. The site policy states that development "*must conserve and enhance the significance of Grade II Listed Buildings to the south of the site ... including any contribution made to that significance by setting*". The criteria set out in the site policy, alongside the GNLPO and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

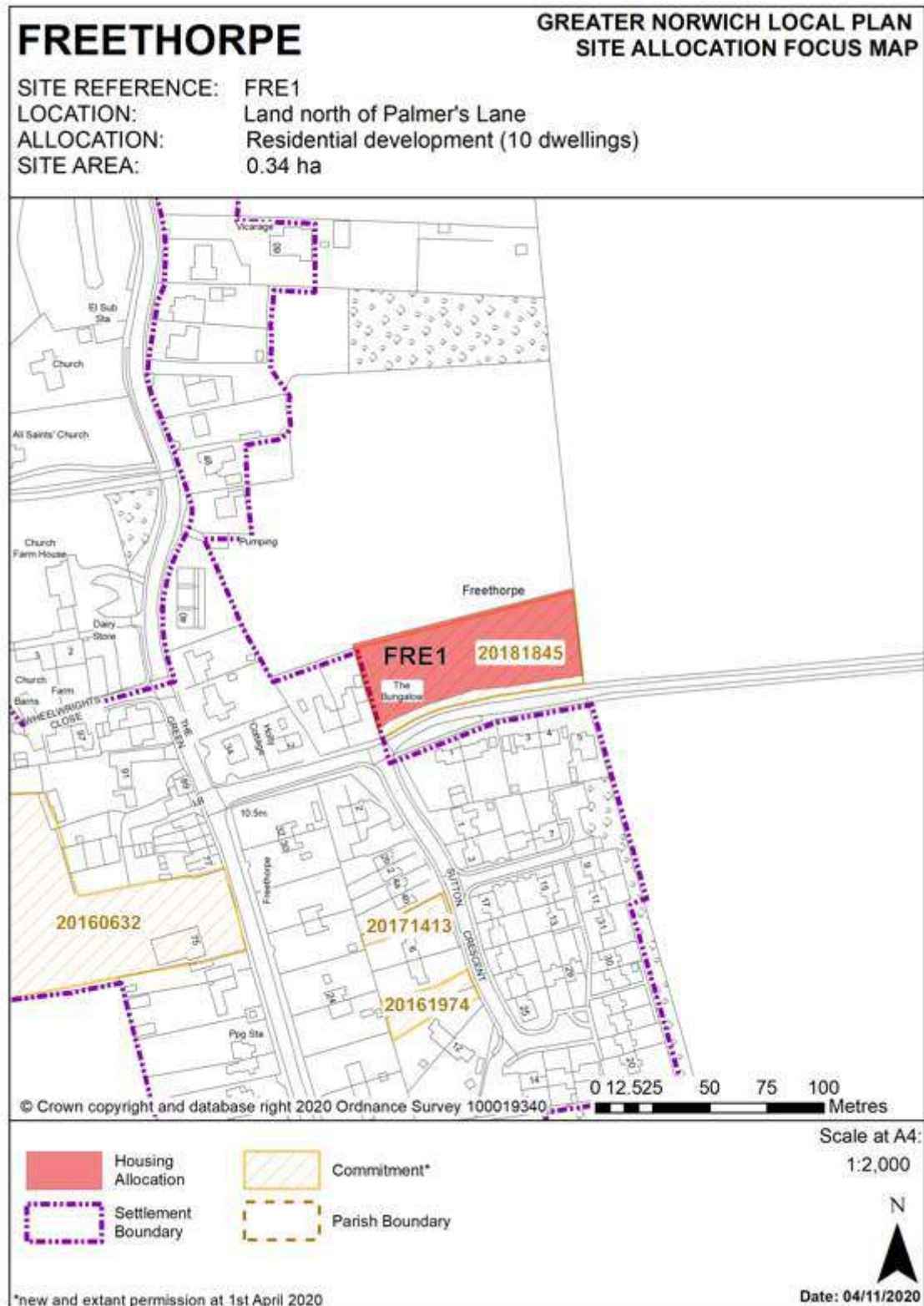
- F.30.2.16 Site GNLPO605 comprises previously undeveloped land. The 0.67ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

- F.30.2.17 Site GNLPO605 coincides with a groundwater SPZ (Zone III). GNLPO and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

# F.31 Freethorpe, Halvergate and Wickhampton

## F.31.1 Policy FRE1 – Land north of Palmer’s Lane



**Policy FRE1 – Land north of Palmer’s Lane**

**Allocation** Residential development (approx. 10 homes)

**Area** 0.34 ha

**Policy FRE1 Land north of Palmers Lane, Freethorpe (approx. 0.34ha) is allocated for residential development. This will accommodate approximately 10 homes.**

The development will be expected to address the following specific matters:

1. Vehicular access must be demonstrated off Palmer’s Lane.
2. Other off-site improvements to the highway network will also be necessary, in particular to the junction of Palmer’s Lane and The Green.
3. Pollution control measures should be incorporated to mitigate harm to the water environment as the site is within the proximity of a Major Aquifer of high vulnerability.
4. Any development must conserve and enhance the significance of the Grade II Listed Walpole Almshouses to the north west of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the northern boundary of the site.

Policy Ref	SA Objective														
	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	0

**SA Objective 1 – Air Quality and Noise**

F.31.1.1 Site FRE1 is located over 200m from major sources of air pollution including main roads and AQMAs. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 10 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.31.1.2 Site FRE1 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.31.1.3 Site FRE1 is located approximately 1.3km west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Halvergate Marshes’ SSSI. Site FRE1 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 with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.31.1.4 Site FRE1 is 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. The proposed development would be expected to include “*landscaping along the northern boundary of the site*” to help screen the development. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.31.1.5 Nonetheless, Site FRE1 comprises previously undeveloped land and is located outside of the existing settlement of Freethorpe. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.31.1.6 Site FRE1 is proposed for the development of 10 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.31.1.7 Site FRE1 is located within 600m of local services, including Freethorpe General Stores. GNLP and Local Plan policies would be expected to improve public transport and accessibility which could also improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.31.1.8 The proposed development at Site FRE1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.31.1.9 Site FRE1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.31.1.10 However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 11km to the south east. The closest GP surgery is Reedham Surgery, located approximately 3.6km to the south. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.31.1.11 The proposed development at Site FRE1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.31.1.12 Site FRE1 is located within 800m from Freethorpe Community Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Acle Academy. Therefore, a minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.31.1.13 Site FRE1 is located within 5km of primary employment locations including Acle town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.31.1.14 Site FRE1 is located within 400m of a bus stop, however, it provides limited services. The site is approximately 2.7km from Reedham Railway Station. GNLP and Local Plan policies would be expected to improve public transport provision and could potentially improve connections to the train station. Safe pedestrian access would also be expected to be provided to the site, in line with GNLP and Local Plan policies. Overall, a minor positive impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.31.1.15 Site FRE1 is located approximately 180m from the Grade II\* Listed Building 'Church of All Saints', and approximately 80m from the Grade II Listed Building 'Walpole's Almshouses and garden walls'. The site policy states that "*development must conserve and enhance the significance of the Grade II Listed Walpole Almshouses to the north west of the site, including any contribution made to that significance by setting*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

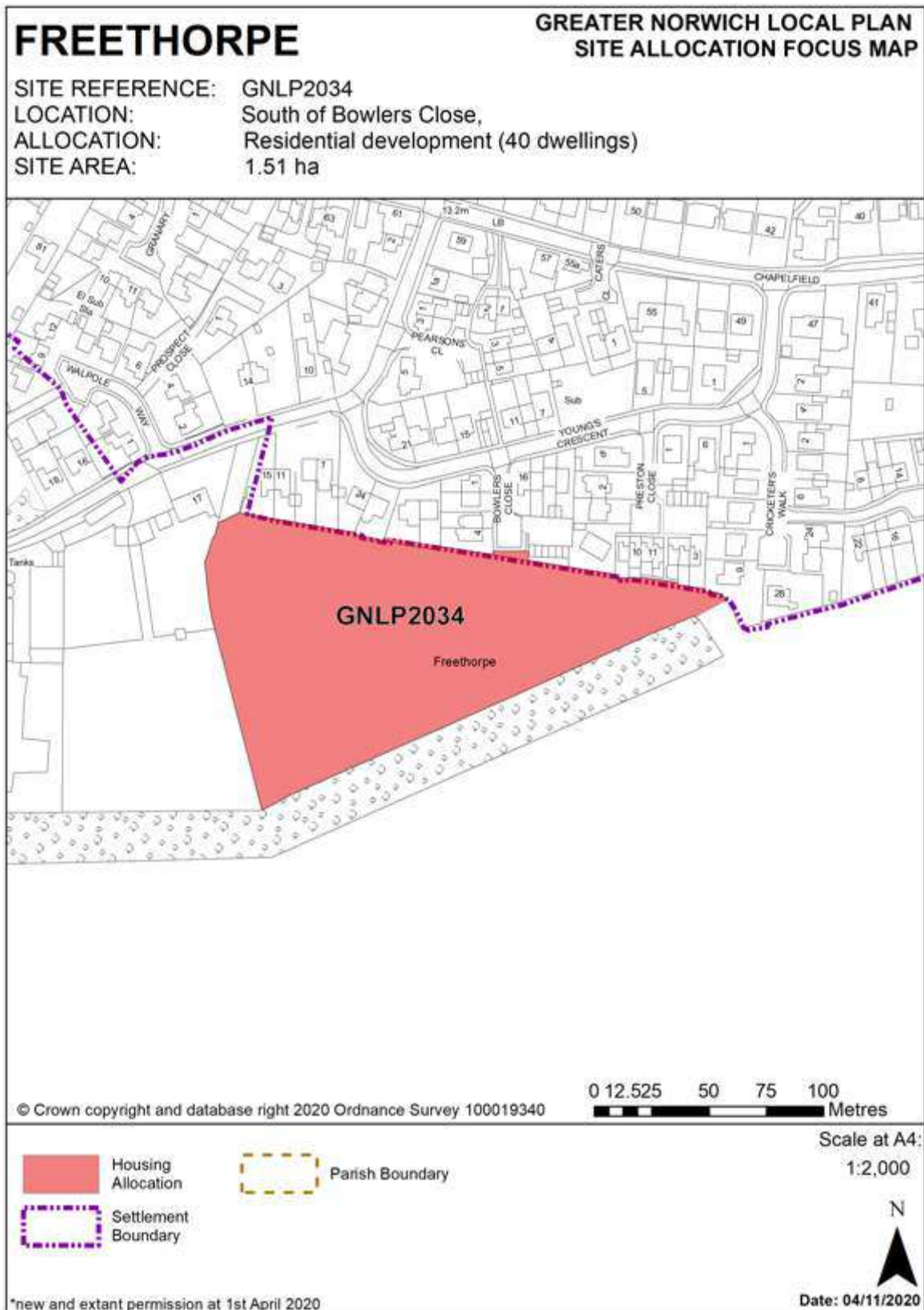
- F.31.1.16 Site FRE1 comprises previously undeveloped land. The 0.34ha site coincides with ALC Grade 2 land, which represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.31.1.17 Site FRE1 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. The site policy states that "*pollution control measures should be incorporated to mitigate harm to the water environment as the site is within the proximity of a Major Aquifer of high vulnerability*". Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.



### F.31.2 Policy GNLP2034 – South of Bowlers Close





**Policy GNLP2034 – South of Bowlers Close**

**Allocation** Residential development (40 dwellings)

**Area** 1.51 ha

**Policy GNLP2034 - South of Bowlers Close, Freethorpe (approx. 1.51ha) is allocated for residential development. The site is likely to accommodate approximately 40 homes.**

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) via Bowler Close.
2. Avoidance of harm to trees on the southern boundary evidenced through the submission of an Arboricultural Impact Assessment.
3. Development should not take place until the capacity of Freethorpe Water Recycling Centre has been upgraded.

Policy Ref	SA Objective														
	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
GNLP2034	-	+	0	-	+	+	+	-	+	+	+	+	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.31.2.1 Site GNLP2034 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy would be expected to provide enhanced pedestrian and vehicular access. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 40 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.31.2.2 Site GNLP2034 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.31.2.3 Site GNLP2034 is located approximately 1.4km west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Halvergate Marshes’ SSSI. Site GNLP2034 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 with Natural England. The site policy states that the development should protect the trees along the southern boundary “*evidenced through the submission of an Arboricultural Impact Assessment*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.31.2.4 Site GNLP2034 is 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. The proposed development would be expected to ensure the "*avoidance of harm to trees on the southern boundary*" to help screen the development. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.31.2.5 Nonetheless, Site GNLP2034 comprises previously undeveloped land and is located outside of the existing settlement of Freethorpe. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.31.2.6 Site GNLP2034 is proposed for the development of 40 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.31.2.7 Site GNLP2034 is located over 600m from local services in Freethorpe. The site policy would be expected to enhance local pedestrian accessibility, and GNLP and Local Plan policies would be expected to improve public transport and accessibility which could also improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.31.2.8 The proposed development at Site GNLP2034 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.31.2.9 Site GNLP2034 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.31.2.10 However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 11km to the south east. The closest GP surgery is Reedham Surgery, located approximately 3.1km to the south. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.31.2.11 The proposed development at Site GNLP2034 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.31.2.12 Site GNLP2034 is located within 800m from Freethorpe Community Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Acle Academy. Therefore, a minor positive impact on education would be expected.

**SA Objective 11 – Economy**

F.31.2.13 Site GNLP2034 is located within 5km of primary employment locations including Acle town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

**SA Objective 12 – Transport and Access to Services**

F.31.2.14 Site GNLP2034 is located over 400m from a bus stop providing regular services, and approximately 2.4km from Reedham Railway Station. The site policy would be expected to improve access for pedestrians. GNLP and Local Plan policies would be expected to improve public transport provision and could potentially improve connections to the train station. Overall, a minor positive impact would be expected.

**SA Objective 13 – Historic Environment**

F.31.2.15 Site GNLP2034 is located approximately 130m from the Grade II Listed Building 'The Old Post Office', however, the site is separated from this Listed Building by existing built form in Freethorpe. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

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

F.31.2.16 Site GNLP2034 comprises previously undeveloped land. The 1.51ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

F.31.2.17 Site GNLP2034 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. The site policy states that "*development should not take place until the capacity of Freethorpe Water Recycling Centre has been upgraded*". Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.



**Policy GNLP0608R – Land at Bridge Farm Field, St Faiths Close**

**Allocation** Residential development (20 dwellings)

**Area** 0.72 ha

**Policy GNLP0608R Land at Bridge Farm Field, St Faiths Close, Great Witchingham, 0.72ha, is allocated for residential development. The site is likely to accommodate approximately 20 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Access will be from St Faiths Close onto the A1067.
2. Trees to the north of the site should be retained where possible.
3. Any development must conserve and enhance the significance of the Grade II Listed Bridge House to the east of the site, including any contribution made to that significance by setting.
4. There are small areas of surface water flood risk in southern section which may need to be addressed.

Policy Ref	SA Objective														
	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
GNLP0608R	-	+	0	-	+	+	+	-	+	+	+	-	0	0	-

**SA Objective 1 – Air Quality and Noise**

F.32.1.1 Site GNLP0608R is located within 200m of the A1067. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Furthermore, the proposed development of 20 dwellings at this site would be likely to contribute towards a reduction in local air quality to some extent. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, a minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.32.1.2 Site GNLP0608R is located wholly within Flood Zone 1, however, a small proportion of the site coincides with areas determined to be at low risk of surface water flooding. The policy states “*there are small areas of surface water flood risk in southern section which may need to be addressed*”. It is anticipated that appropriate sustainable drainage systems would be provided alongside development, in accordance with GNLP and Local Plan policies. This would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.32.1.3 Site GNLP0608R is located approximately 200m west of the ‘River Wensum’ SAC and SSSI. The site is located within an IRZ which states that “*all planning applications (except householder) outside or extending outside settlements/urban areas*” should be consulted on with Natural England. The site policy states that the “*trees to the north of the site should be retained where possible*”. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.



#### **SA Objective 4 – Landscape**

F.32.1.4 Site GNLP0608R 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. The site policy states that the *"trees to the north of the site should be retained where possible"*. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.32.1.5 Nonetheless, Site GNLP0608R comprises previously undeveloped land and is located outside of the existing settlement of Great Witchingham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.32.1.6 Site GNLP0608R is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.32.1.7 Site GNLP0608R is located within 600m of local services, including Lenwade News. GNLP and Local Plan policies would be expected to improve public transport and accessibility which could also improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.32.1.8 The proposed development at Site GNLP0608R would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.32.1.9 Site GNLP0608R is located within 600m of the PRoW network and public greenspaces. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.32.1.10 Site GNLP0608R is located within 800m of Lenwade Surgery. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 13km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare.

F.32.1.11 A proportion of Site GNLP0608R is located within 200m of the A1067. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which could potentially have an adverse impact on the health of site end users. Overall, a minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.32.1.12 The proposed development at Site GNLP0608R would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.32.1.13 Site GNLP0608R is located within 800m from Great Witchingham C of E Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Reepham High School and College. Therefore, a minor positive impact on education would be expected.



### **SA Objective 11 – Economy**

- F.32.1.14 Site GNLPO608R is located over 5km from primary employment locations. GNLP and Local Plan policies seek to meet identified employment needs, encourage local working opportunities, and would be expected to improve access to employment via public transport. The allocation of new sites for employment in the GNLP would also be expected to provide a greater variety in employment opportunities. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.32.1.15 Site GNLPO608R is located within 400m of bus stops on Fakenham Road, providing regular services. The site policy states that footway improvements would be provided. The closest train station is Norwich Railway Station, approximately 17km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.32.1.16 Site GNLPO608R is located approximately 60m from the Grade II Listed Building 'The Bridge Public House' and 80m from 'The Gothic House' but is separated from these Listed Buildings by existing built form in Great Witchingham. The site policy states that "*development must conserve and enhance the significance of the Grade II Listed Bridge House to the east of the site, including any contribution made to that significance by setting*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

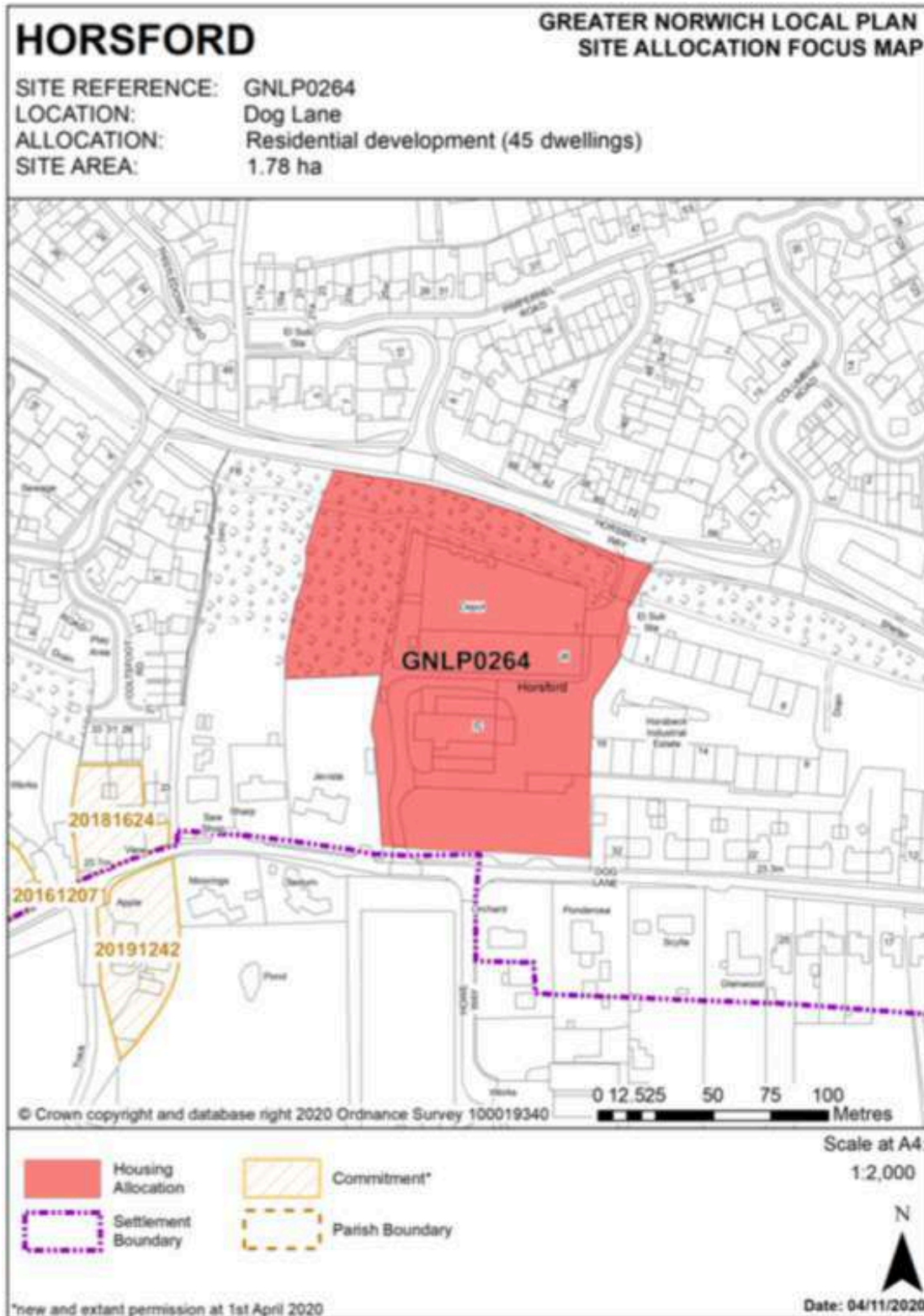
- F.32.1.17 Site GNLPO608R comprises previously undeveloped land. The site coincides with 'non-agricultural' ALC land, and as such, the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area. Therefore, a negligible impact on natural resources would be expected.

### **SA Objective 15 – Water**

- F.32.1.18 Site GNLPO608R coincides with a groundwater SPZ (Zone III) and a proportion of the site is located within 200m of the River Wensum. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. However, the proposed development at this site could potentially increase the risk of contamination of the River Wensum, and as such, result in a minor negative impact on water.

# F.33 Horsford, Felthorpe and Haveringland

## F.33.1 Policy GNLP0264 – Dog Lane



### Policy GNLPO264 – Dog Lane

**Allocation** Residential development (45 dwellings)

**Area** 1.78 ha

**Policy GNLPO264 Dog Lane, Horsford, (approx. 1.78ha) is allocated for residential development. The site is likely to accommodate approximately 45 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Vehicular access will be from Horsbeck Way.
2. Provision of enhanced pedestrian crossing facility and the access would need to be modified to enhance pedestrian facilities and walk to school routes.
3. The site intersects with a water course. A WFD compliance assessment for the watercourse receiving the runoff will be needed. A buffer of 20m between the watercourse and gardens will need to be maintained and opportunities for riparian habitat restoration will need to be secured.

Policy Ref	SA Objective														
	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
GNLPO264	-	0	0	0	+	+	+	-	+	+	+	-	0	+	0

#### SA Objective 1 – Air Quality and Noise

F.33.1.1 Site GNLPO264 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy would be expected to provide enhanced pedestrian and vehicular access. GNLPO and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 45 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.33.1.2 Site GNLPO264 coincides with a minor watercourse. A small proportion of the site adjacent to the watercourse is within Flood Zone 2, and a small proportion coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that a Water Framework Directive compliance assessment will be required and a “buffer of 20m between the watercourse and gardens will need to be maintained and opportunities for riparian habitat restoration will need to be secured”. These measures, in accordance with GNLPO and Local Plan policies, would be expected to ensure surface water flooding is minimised and result in a negligible impact on flooding overall.

#### SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

F.33.1.3 Site GNLPO264 is located approximately 2.7km north east of the ‘River Wensum’ SAC and SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Site GNLPO264 primarily comprises previously developed land. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.33.1.4 The majority of Site GNLP0264 comprises previously developed land, and therefore, the proposed development at this site would not be expected to have a significant impact on the local character. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

#### **SA Objective 5 – Housing**

- F.33.1.5 Site GNLP0264 is proposed for the development of 45 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.33.1.6 Site GNLP0264 is located within 600m of local services, including Co-op Food and Horsford Post Office. GNLP and Local Plan policies would be expected to improve public transport and accessibility which could also improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

- F.33.1.7 The proposed development at Site GNLP0264 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.33.1.8 Site GNLP0264 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.33.1.9 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 8.8km to the south east. The closest GP surgery is Horsford Medical Centre, located approximately 900m to the north. The criteria within the site policy, as well as GNLP and Local Plan policies, would be likely improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.33.1.10 The proposed development at Site GNLP0264 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.33.1.11 Site GNLP0264 is located within 800m from Horsford C of E VA Primary School - Infant, however, the site is located over 800m from Horsford C of E VA Primary School – Junior, and over 1.5km from secondary schools. The site policy states that the development would provide “*enhanced pedestrian crossing facility ... and walk to school routes*”, which would be expected to provide sustainable access to the Junior School. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Taverham High School. Therefore, a minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.33.1.12 Site GNLP0264 is located within 5km of primary employment locations including Norwich International Airport and several industrial estates and retail parks in the outskirts of Norwich City. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which

may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.33.1.13 Site GNLPO264 is located within 400m of bus stops on Horsbeck Way, providing regular services. The site policy states that footway improvements would be provided. The closest train station is Norwich Railway Station, approximately 8.7km to the south east. The criteria within the site policy, as well as GNLPO and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.33.1.14 Site GNLPO264 is located approximately 240m from the Grade II Listed Building 'The Dog Public House' but is separated from these Listed Buildings by existing built form in Horsford. GNLPO and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.33.1.15 The majority of Site GNLPO264 comprises previously developed land. The policy would be expected to ensure the undeveloped land to the north along the watercourse is protected. 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.

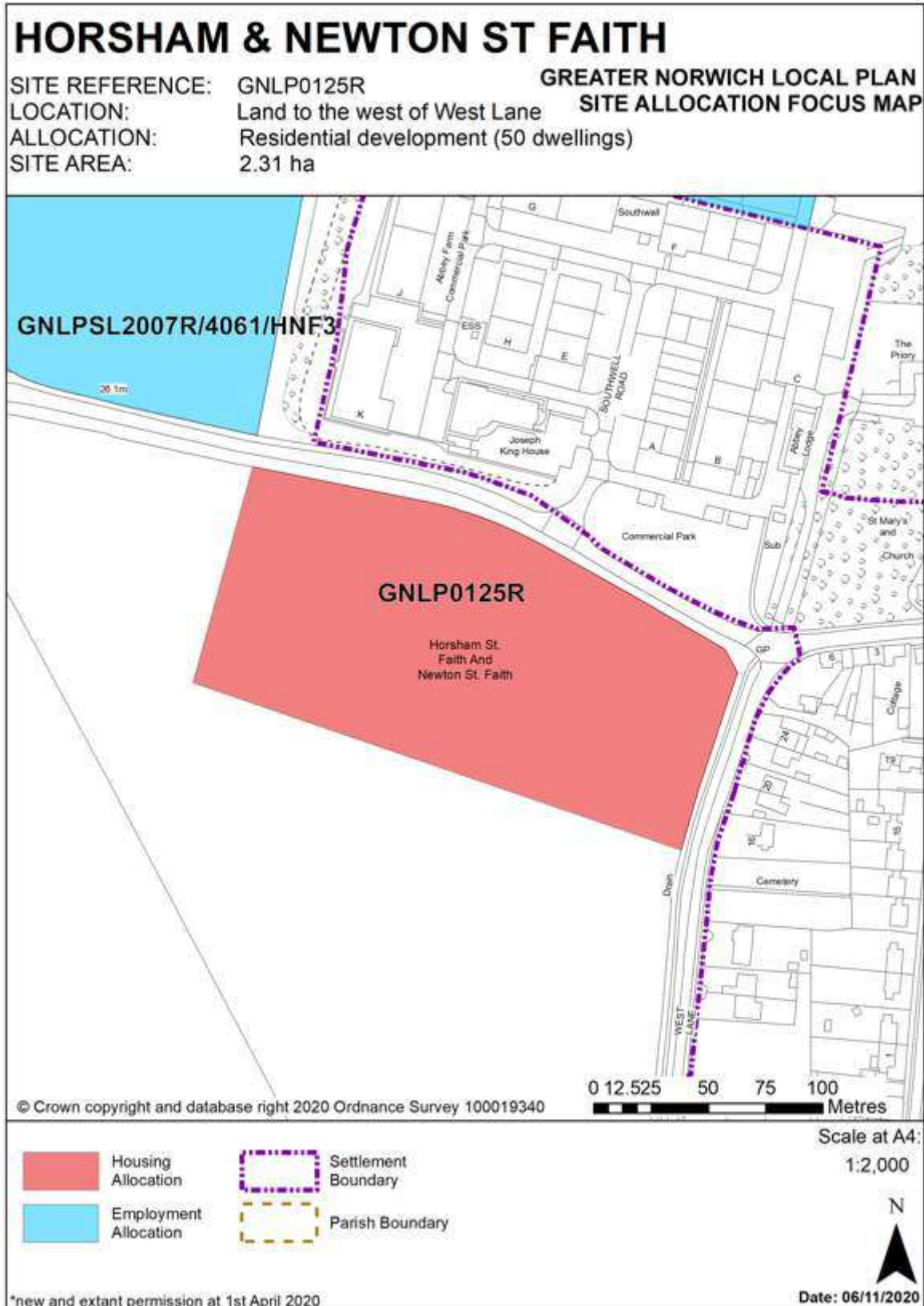
#### **SA Objective 15 – Water**

- F.33.1.16 Site GNLPO264 coincides with a groundwater SPZ (Zone III) and coincides with a minor watercourse. GNLPO and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that a *"buffer of 20m between the watercourse and gardens will need to be maintained and opportunities for riparian habitat restoration will need to be secured"* and a Water Framework Directive compliance assessment would be required. These measures would be expected to ensure that the development does not result in a significant impact on water quality, and therefore, a negligible impact would be expected.



# F.34 Horsham and Newton St Faith

## F.34.1 Policy GNLP0125R – Land to the west of West Lane





**Policy GNLPO125R – Land to the west of West Lane**

**Allocation** Residential development (50 dwellings)

**Area** 2.31 ha

**Policy GNLPO125R Land west of West Lane, Horsham St Faith (approx. 2.31ha) is allocated for residential development. The site is likely to accommodate approximately 50 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Provision of frontage footways and carriageway widening.
2. Implementation of any improvements required to the walking route to school, particularly at junctions en-route.
3. Provision of two vehicular accesses
4. Any development must conserve and enhance the significance of the Grade I Listed Church of St Mary and St Andrew, the scheduled monument St Faith Priory and the conservation area, including any contribution made to that significance by setting. This includes but is not limited to a sensitive design and layout. Due to the sensitivities of this site a Heritage Impact Assessment will be required.

Policy Ref	SA Objective														
	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
GNLPO125R	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.34.1.1 Site GNLPO125R is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy would be expected to provide enhanced pedestrian and vehicular access. GNLPO125R and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 50 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.34.1.2 Site GNLPO125R is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLPO125R and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.34.1.3 Site GNLPO125R is located approximately 3.5km north east of the ‘River Wensum’ SAC and SSSI, and approximately 4.5km south west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Crostwick Marsh’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.34.1.4 Site GNLP0125R 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. The site policy states that the development would include “*sensitive design and layout*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.34.1.5 Nonetheless, Site GNLP0125R comprises previously undeveloped land and is located outside of the existing settlement of Horsham St Faith. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.34.1.6 Site GNLP0125R is proposed for the development of 50 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.34.1.7 Site GNLP0125R is located within 600m of local services, including St Faith’s Post Office and Stores. GNLP and Local Plan policies would be expected to improve public transport and accessibility which could also improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.34.1.8 The proposed development at Site GNLP0125R would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.34.1.9 Site GNLP0125R is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.34.1.10 The site is located within 800m of St Faiths Surgery. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 8.6km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.34.1.11 The proposed development at Site GNLP0125R would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.34.1.12 Site GNLP0125R is located over 800m from primary schools and over 1.5km from secondary schools. The site policy states that the development would provide “*implementation of any improvements required to the walking route to school, particularly at junctions en-route*”, which would be expected to provide sustainable access to St Faiths CE VC Primary School. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Hellesdon High School. Therefore, a minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.34.1.13 Site GNLP0125R is located within 5km of primary employment locations including Norwich International Airport and several industrial estates and retail parks in the outskirts of Norwich City. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.34.1.14 Site GNLP0125R is located within 400m of bus stops on Church Street, providing regular services. The site policy states that footway improvements would be provided. The closest train station is Norwich Railway Station, approximately 7.2km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.34.1.15 Site GNLP0125R is located approximately 10m from Horsham St Faith Conservation Area, and in close proximity to several heritage assets including the Grade I Listed Buildings 'The Priory' and 'Church of the Blessed Virgin and St Andrew', the Grade II Listed Building '2-5, Church Street' and 110m and 'St Faith Priory' SM. The site policy states that a Heritage Impact Assessment would be required, and "*development must conserve and enhance the significance of the Grade I Listed Church of St Mary and St Andrew, the scheduled monument St Faith Priory and the conservation area, including any contribution made to that significance by setting*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

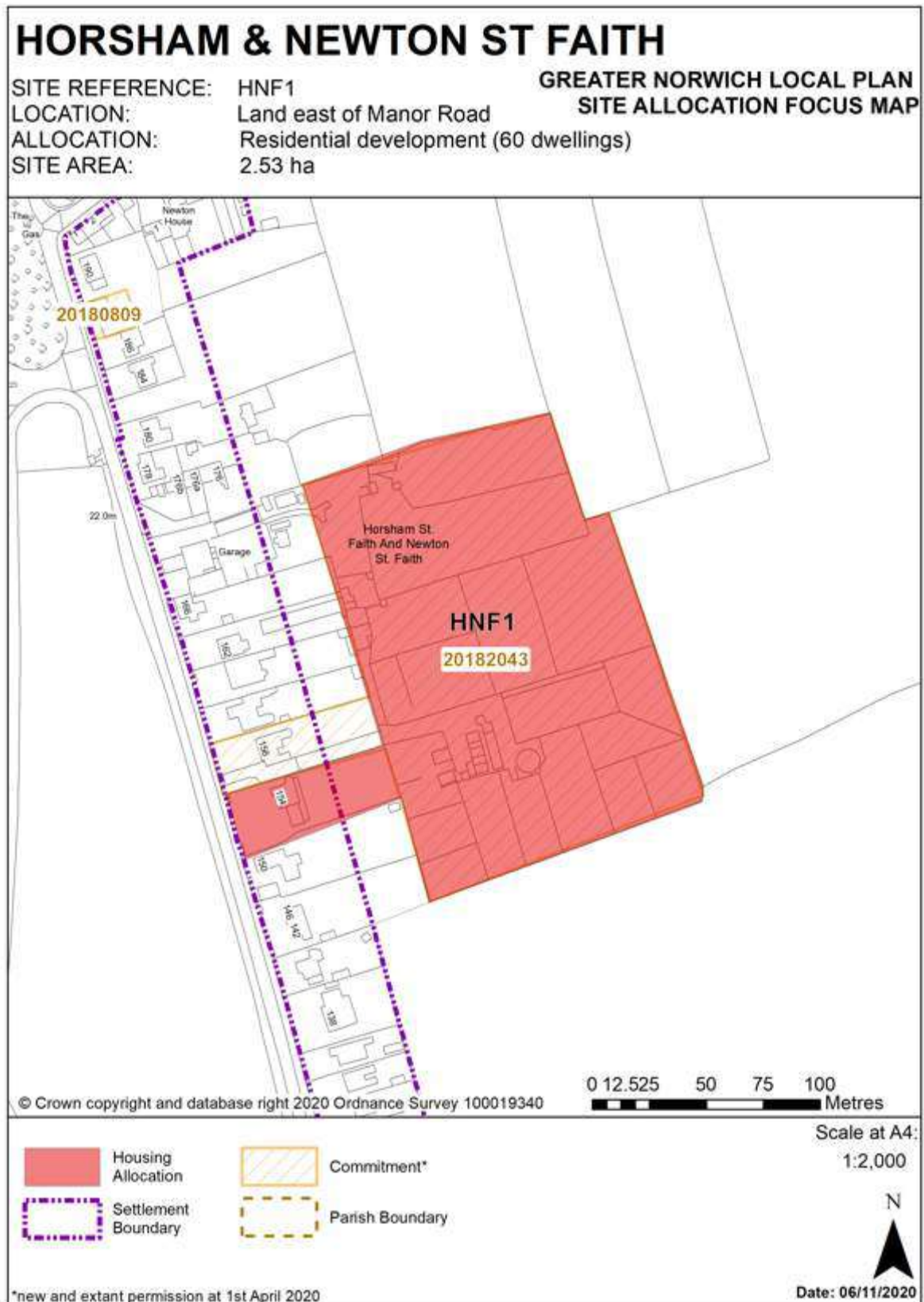
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.34.1.16 Site GNLP0125R comprises previously undeveloped land. The 2.31ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.34.1.17 Site GNLP0125R coincides with a groundwater SPZ (Zone III). GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. Therefore, a negligible impact on water would be expected.

### F.34.2 Policy HNF1 – Land east of Manor Road



**Policy HNF1 – Land east of Manor Road**

**Allocation** Residential development (60 dwellings)  
**Area** 2.53 ha

**Policy HNF1 Land east of Manor Road, Newton St Faith (approx. 2.53 ha), is allocated for residential development. This will accommodate approximately 60 homes.**

The development will be expected to address the following specific matters:

1. Further investigation in respect of contamination will be required.
2. Access (vehicular and pedestrian) should be via Manor Road.
3. Off-site improvements to the highway network may also be necessary which might include a footway link to the school, provision of a crossing point and upgrading/widening the existing path.
4. Potential to include play space on-site.
5. The site is in close proximity of a Major Aquifer of high vulnerability and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.
6. Any development must conserve and enhance the significance of the Grade II Listed Middle Farmhouse and Granary to the east of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the eastern site boundary.

Policy Ref	SA Objective														
	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
HNF1	-	-	0	0	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.34.2.1 A proportion of Site HNF1 is located within 200m of the A140. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Furthermore, the proposed development of 60 dwellings would be expected to result in an increase in local air pollution, to some extent. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, overall a minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.34.2.2 Site HNF1 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with an area determined to be at low risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised.

F.34.2.3 However, the proposed development of 60 dwellings at Site HNF1 would be likely to result in an increase in carbon emissions, to some extent. Therefore, a minor negative impact on climate change mitigation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.34.2.4 Site HNF1 is located approximately 3.9km west of 'The Broads' SAC and 'Broadland' SPA and Ramsar, and 'Crostwick Marsh' SSSI, and approximately 5km north east of the 'River Wensum' SAC and SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.34.2.5 Site HNF1 is located within the LCA 'Marsham and Hainford Wooded Estate lands'. Some key characteristics of this LCA include pockets of pasture and grassland, rural character and landscape setting of villages and historic buildings. The site comprises a small area of fields and contains some existing development. The site policy states that the development would include "*landscaping along the eastern site boundary*" which would be likely to help screen the development. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding character, and result in a negligible impact on the landscape.

### **SA Objective 5 – Housing**

- F.34.2.6 Site HNF1 is proposed for the development of 60 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.34.2.7 Site HNF1 is located over 600m from local services in Horsham St Faith. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.34.2.8 The proposed development at Site HNF1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.34.2.9 Site HNF1 is located within 600m of the PRow network and public greenspaces. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.34.2.10 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 10km to the south west. The closest GP surgery is St Faith's Surgery, located approximately 1.2km to the south. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare.

- F.34.2.11 Furthermore, Site HNF1 is located partially within 200m of the A140, and as such, the proposed development would locate site end users in areas of existing poor air quality. Overall, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.34.2.12 The proposed development at Site HNF1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.



### **SA Objective 10 – Education**

- F.34.2.13 Site HNF1 is located over 800m from primary schools and over 1.5km from secondary schools. The site policy states that the development would provide “*a footway link to the school, provision of a crossing point and upgrading/widening the existing path*”, which would be expected to provide sustainable access to St Faiths CE VC Primary School. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Hellesdon High School. Therefore, a minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.34.2.14 Site HNF1 is located within 5km of primary employment locations including Norwich International Airport and several industrial estates and retail parks in the outskirts of Norwich City. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.34.2.15 Site HNF1 is located within 400m of bus stops on Manor Road, providing regular services. The site policy states that footway improvements would be provided. The closest train station is Norwich Railway Station, approximately 8.6km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve public transport accessibility, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.34.2.16 Site HNF1 is located approximately 350m from the Grade II Listed Buildings ‘Middle Farm House’ and ‘Granary 30 yards east of Middle Farm House’. The site policy states that “*development must conserve and enhance the significance of the Grade II Listed Middle Farmhouse and Granary to the east of the site, including any contribution made to that significance by setting*”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.34.2.17 The majority of Site HNF1 comprises previously undeveloped land. The 2.53ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would be expected to result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.34.2.18 Site HNF1 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.



**Policy GNLPO466R/HNF2 – East of the A140 / north of Norwich International Airport**

**Allocation** Employment

**Area** 35.34 ha

**Policy GNLPO466R / HNF2 Land east of the A140 and north of Norwich International Airport, Horsham St Faith (approx. 35ha) is allocated for employment uses. This will be to provide a full range of employment uses including for those benefitting from a location close to the airport.**

It is expected:

1. Uses to be within use classes E(g), B2 and B8, with a maximum of 50% of total floorspace to be within any one use class.
2. Substantial tree belts and landscaping to be provided at the boundaries of the site, with particularly extensive provision made at the north and eastern boundaries to provide a buffer to residential properties. Civil Aviation Authority guidance should be followed to ensure aviation hazards posed by wildlife are minimised
3. Access to be provided directly from the A140 Northern Distributor Road interchange, with a possible second point of access from the northern part of the site to the A140.
4. A masterplan is to be produced for the site showing a coordinated approach to bringing forward the development, particularly in relation to access provision including coordination with the NDR any necessary off-site highway improvements, and the early provision of landscaping to mitigate visual impacts. Accordingly, development is to be in two phases: Phase 1 the south-western, north-western and north-eastern parts of the site; Phase 2 the south-eastern portion.

The development will be expected to address the following specific matters:

5. In order to achieve a range of employment uses (E(g) Business – offices, research and development, and light industry, B2 general industrial, B8 storage or distribution) and limit traffic generation it is envisaged that the amount of floorspace in one use class will not exceed 50% of the total floorspace within the overall development.
6. Phase 1, the major part (approx. 29.6ha), will reflect the provision of access being from the west, and the need to provide treebelts and landscaping to the north and eastern boundaries in the early stages.
7. Phase 2 (approx. 5.2ha) is expected to progress in the later stages of development as needed and related to the provision of infrastructure.
8. Further public transport, pedestrian, cycling and highway infrastructure improvements will need to be agreed with the Highway Authority.
9. Highway improvements may be needed to upgrade the junctions to deal with traffic generated by the development.
10. The appropriate pollution control techniques should be installed to ensure that no harm comes to the water environment.
11. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.
12. Archaeological investigation must be undertaken prior to any development.

Policy Ref	SA Objective														
	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/HNF2	-	+	0	-	0	+	+	-	+	0	++	+	0	-	0

### **SA Objective 1 – Air Quality and Noise**

F.34.3.1 Site GNLP0466R/HNF2 is located adjacent to the A140, and partially within 200m of the A1270. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Furthermore, the site is proposed for the employment development comprising 35.34ha, and therefore, would be expected to result in an increase in local air pollution, to some extent.

F.34.3.2 The site policy seeks to limit traffic generation and states that “*highway improvements may be needed to upgrade the junctions to deal with traffic generated by the development*”. The policy also states that development should provide public transport, pedestrian, cycling and highway infrastructure improvements. Although these measures would be expected to contribute towards improvements in air quality and noise pollution, the development at this site would nonetheless be expected to result in an increase in traffic on the local road network. A minor negative impact on air quality and noise cannot be ruled out.

### **SA Objective 2 – Climate Change Mitigation and Adaptation**

F.34.3.3 Site GNLP0466R/HNF2 is located wholly within Flood Zone 1, however, a small proportion of the site coincides with an area determined to be at low, medium and high risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. The site policy also states that “*substantial tree belts and landscaping to be provided at the boundaries of the site*”. This would be expected to reduce flood risk on site and in surrounding locations. Overall, a minor positive impact would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.34.3.4 Site GNLP0466R/HNF2 is located approximately 2.5km north east of the ‘River Wensum’ SAC and SSSI, and approximately 4.7km south west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Crostwick Marsh’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs. The site policy states that substantial tree belts and landscaping would be provided. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

F.34.3.5 Site GNLP0466R/HNF2 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. The site policy states that “*substantial tree belts and landscaping to be provided at the boundaries of the site, with particularly extensive provision made at the north and eastern boundaries to provide a buffer to residential properties*”. Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.34.3.6 Nonetheless, Site GNLP0466R/HNF2 comprises a large area of previously undeveloped land and is located outside of the existing settlement of Horsham St Faith. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

F.34.3.7 Site GNLP0466R/HNF2 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.

### **SA Objective 6 – Populations and Community**

F.34.3.8 Site GNLP0466R/HNF2 is located over 600m from local services in Horsham St Faith. The site policy would be expected to enhance local pedestrian accessibility, and GNLP and Local Plan policies would be expected to improve public transport which could improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

### **SA Objective 7 – Deprivation**

- F.34.3.9 The proposed development at Site GNLP0466R/HNF2 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.34.3.10 Site GNLP0466R/HNF2 is located over 600m from the PRow network and public greenspaces. However, the site's rural location and the site policy requirement to improve pedestrian and cycle access would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.34.3.11 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 8km to the south west. The closest GP surgery is St Faith's Surgery, located approximately 1.2km to the north east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare.
- F.34.3.12 Furthermore, Site GNLP0466R/HNF2 is located partially within 200m of the A140 and A1270, and as such, the proposed development would locate site end users in areas of existing poor air quality. Overall, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.34.3.13 The proposed development at Site GNLP0466R/HNF2 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.34.3.14 Site GNLP0466R/HNF2 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.34.3.15 Site GNLP0466R/HNF2 is proposed for employment development. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.34.3.16 The majority of Site GNLP0466R/HNF2 is located over 400m from a bus stop, and the site is located approximately 6.5km from Norwich Railway Station. The site policy states that "*public transport, pedestrian, cycling and highway infrastructure improvements will need to be agreed with the Highway Authority*". Alongside GNLP and Local Plan policies, this would be expected to improve public transport provision and could potentially improve connections to the train station. On balance, a minor positive impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.34.3.17 Site GNLP0466R/HNF2 is located approximately 80m from the Grade II Listed Building 'The Kennels' and approximately 200m from Horsham St Faith Conservation Area. The policy states that "*archaeological investigation must be undertaken prior to any development*" and that there is "*need to provide treebelts and landscaping to the north and eastern boundaries in the early stages*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

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

- F.34.3.18 Site GNLPO466R/HNF2 comprises previously undeveloped land. The 35.34ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich’s BMV land. The proposed development at this site could potentially result in a minor negative impact on natural resources due to the loss of more than 20ha of BMV land.

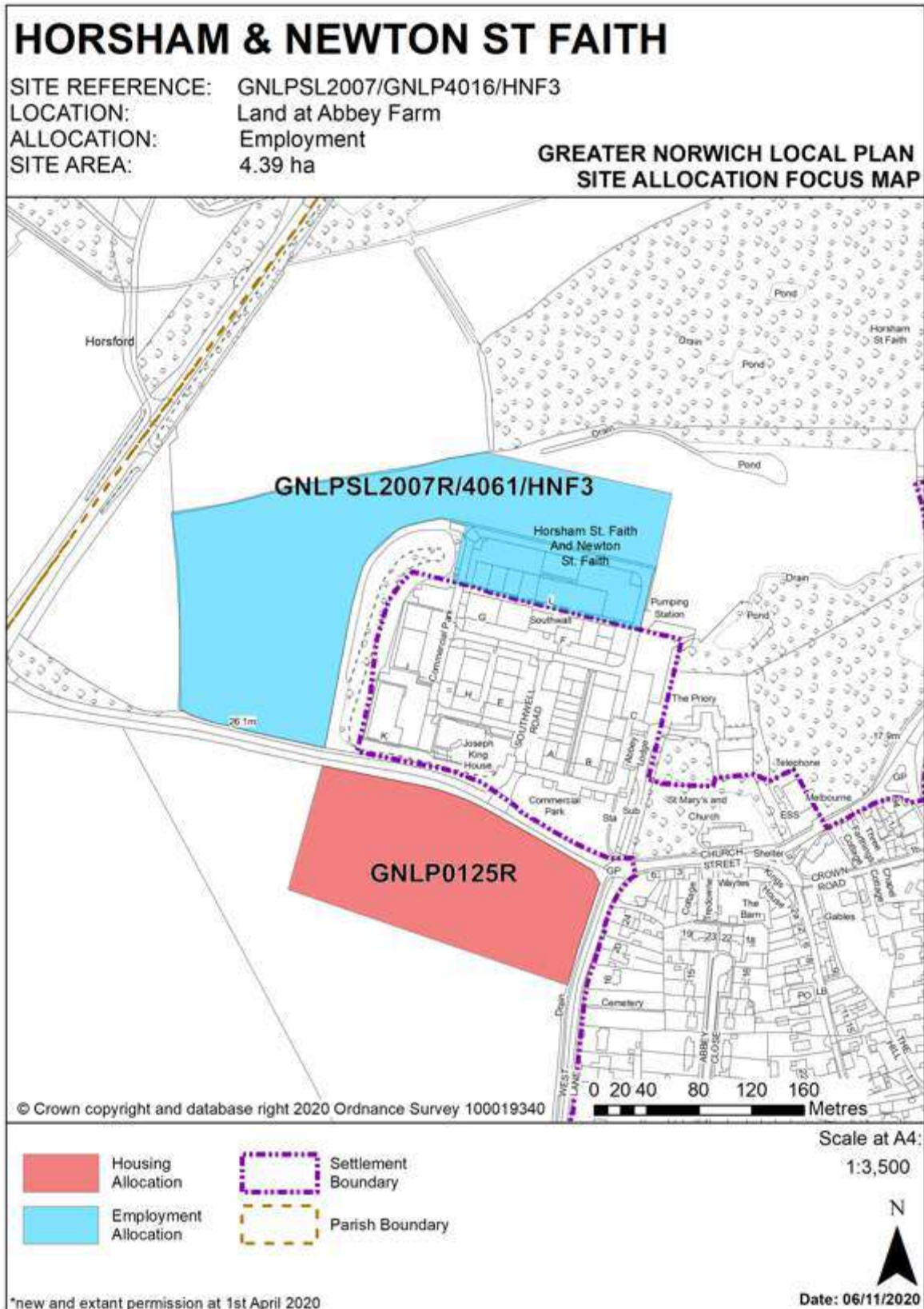
**SA Objective 15 – Water**

- F.34.3.19 Site GNLPO466R/HNF2 coincides with a groundwater SPZ (Zone III). GNLPO and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. The site policy states that “*the appropriate pollution control techniques should be installed to ensure that no harm comes to the water environment*”. Therefore, a negligible impact on water would be expected.

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F.34.4 Policy GNLP0125R / GNLP4061 / HNF3 – Land at Abbey Farm



**Policy GNLPSL2007 / GNL4061 / HNF3 – Land at Abbey Farm**

<b>Allocation</b>	Employment
<b>Area</b>	4.39 ha

**Policy SL2007/ GNL4061/ HNF3 Land at Abbey Farm Commercial, Horsham St Faith (approx. 4.39 ha) is allocated for employment uses (Use Classes E(g) B2, B8).**

The development will be expected to address the following specific matters:

1. Vehicular access off Church Street either via the existing access or a new access.
2. Off-site improvements to the highway network may also be necessary which might include upgrading the Church Street/A140 junction.
3. The site contains an historic environment record and therefore further investigation is likely to be required in respect of archaeology. Any development must also consider the archaeological sensitivity of proximity to the scheduled St Faith Priory, including any contribution made to that sensitivity by setting.
4. The site is adjacent to Horsham Meadows County Wildlife Site. Potential impacts of development on the local hydrology and changes in drainage must be addressed through any planning application

Policy Ref	SA Objective														
	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
GNLPSL2007 / GNL4016 / HNF3	-	+	0	-	0	+	+	-	+	0	++	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.34.4.1 A proportion of Site GNLPSL2007/GNL4016/HNF3 is located within 200m of the A140. Therefore, the proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Furthermore, the site is proposed for the employment development comprising 4.39ha, and therefore, would be expected to result in an increase in local air pollution, to some extent. GNL and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, a minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.34.4.2 Site GNLPSL2007/GNL4016/HNF3 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNL and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.34.4.3 Site GNLPSL2007/GNL4016/HNF3 is located approximately 3.4km north east of the ‘River Wensum’ SAC and SSSI, and approximately 4.5km south west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Crostwick Marsh’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to these SSSIs.

F.34.4.4 Site GNLPSL2007/GNL4016/HNF3 is located adjacent to ‘Horsham Meadows’ CWS. The site policy states that potential hydrological impacts of development on this site would be addressed, and GNL

Policy 3 seeks to ensure development proposals do not result in “*harm to designated and non-designated assets of the natural environment*”. Therefore, subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.34.4.5 Site GNLP4016/HNF3 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. The site is partially developed and located adjacent to an existing employment site. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character.

F.34.4.6 Nonetheless, Site GNLP4016/HNF3 comprises previously undeveloped land and is located outside of the existing settlement of Horsham St Faith. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.34.4.7 Site GNLP4016/HNF3 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.

#### **SA Objective 6 – Populations and Community**

F.34.4.8 Site GNLP4016/HNF3 is located within 600m of local services, including St Faith’s Post Office and Stores. GNLP and Local Plan policies would be expected to improve public transport and accessibility which could also improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.34.4.9 The proposed development at Site GNLP4016/HNF3 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.34.4.10 Site GNLP4016/HNF3 is located within 600m of the PRow network and public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.34.4.11 The site is located within 800m of St Faiths Surgery. However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 8.6km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare.

F.34.4.12 Furthermore, Site GNLP4016/HNF3 is located partially within 200m of the A140, and as such, the proposed development would locate site end users in areas of existing poor air quality. Overall, a minor negative impact on health would be expected.

#### **SA Objective 9 – Crime**

F.34.4.13 The proposed development at Site GNLP4016/HNF3 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.34.4.14 Site GNLP4016/HNF3 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

### **SA Objective 11 – Economy**

- F.34.4.15 Site GNLPSL2007/GNLP4016/HNF3 is proposed for employment development. The proposed development at this site 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.

### **SA Objective 12 – Transport and Access to Services**

- F.34.4.16 The majority of Site GNLPSL2007/GNLP4016/HNF3 is located within 400m of bus stops on Church Street, providing regular services. The closest train station is Norwich Railway Station, approximately 7.2km to the south east. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve local accessibility and public transport, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.34.4.17 Site GNLPSL2007/GNLP4016/HNF3 is located approximately 40m from Horsham St Faith Conservation Area, and in close proximity to several heritage assets including the Grade I Listed Buildings 'The Priory' and 'Church of the Blessed Virgin and St Andrew' and 'St Faith Priory' SM. The site policy states that a Heritage Impact Assessment would be required, and "*development must also consider the archaeological sensitivity of proximity to the scheduled St Faith Priory, including any contribution made to that sensitivity by setting*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.34.4.18 Site GNLPSL2007/GNLP4016/HNF3 comprises previously undeveloped land. The 4.39ha site coincides with ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

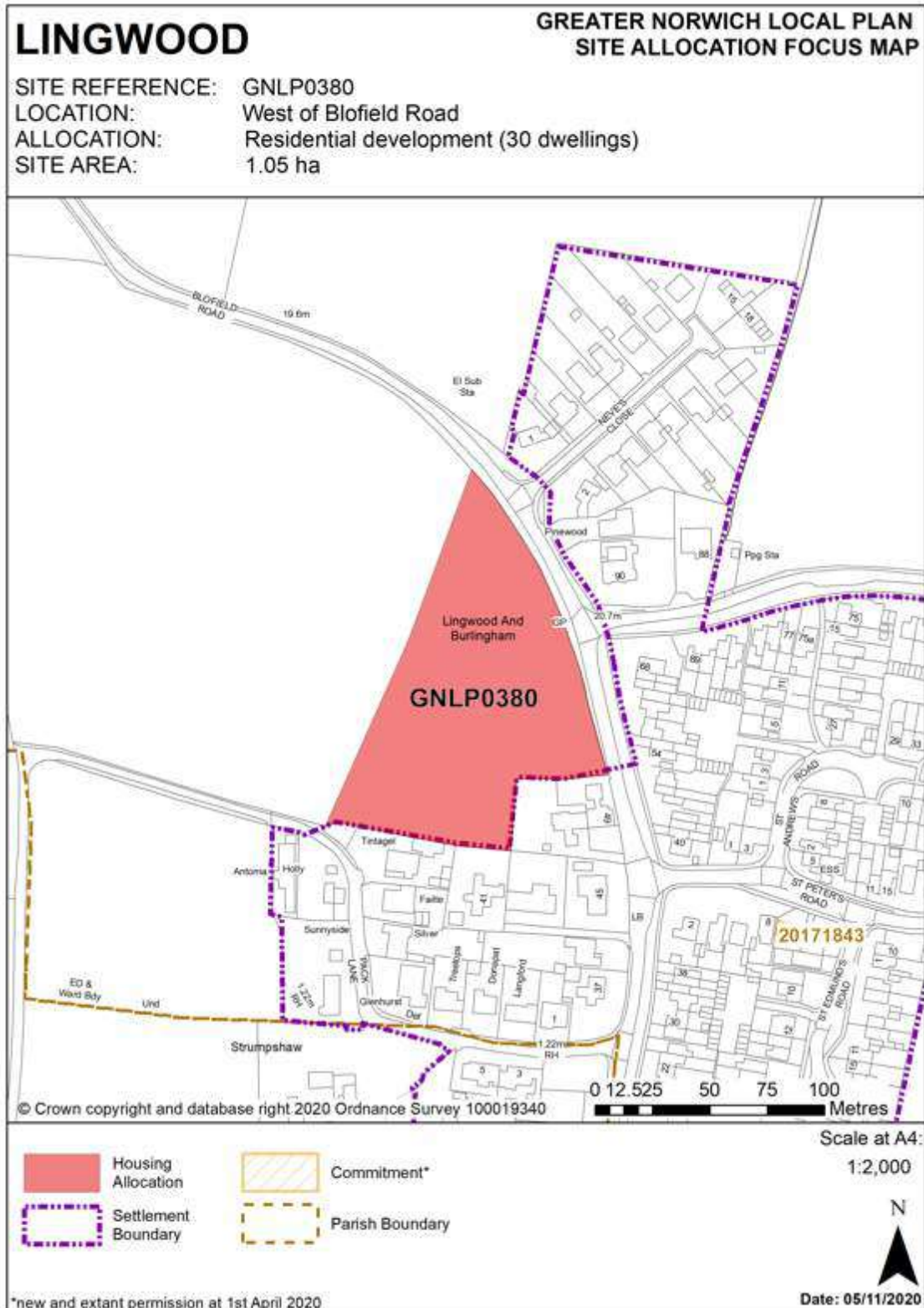
### **SA Objective 15 – Water**

- F.34.4.19 A small proportion of Site GNLPSL2007/GNLP4016/HNF3 is located within 200m of a minor watercourse, however, the site policy states that "*potential impacts of development on the local hydrology and changes in drainage must be addressed through any planning application*". Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.



# F.35 Lingwood and Burlingham, Strumpshaw and Beighton

## F.35.1 Policy GNLP0380 – West of Blofield Road



**Policy GNLP0380 – West of Blofield Road**

**Allocation** Residential development (30 dwellings)  
**Area** 1.05 ha

**Policy GNLP0380 West of Blofield Road, Lingwood (approx. 1.05ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Vehicular access to be taken from Blofield Road. Removal of significant tree may be required to facilitate visibility.
2. Frontage footway to be provided to join up with existing.
3. Speed limit enhancement to manage vehicle speeds along the frontage of the site
4. Landscaping to the western boundary to screen views of the development as viewed from the west
5. As a gateway site to the village it should be developed with a visible frontage and sensitive design to create a sense of place

Policy Ref	SA Objective														
	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
GNLP0380	-	0	0	-	+	+	+	-	+	+	+	++	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.35.1.1 Site GNLP0380 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy would be expected to provide enhanced pedestrian and vehicular access. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 30 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.35.1.2 Site GNLP0380 is located wholly within Flood Zone 1, however, a small proportion in the north east of the site coincides with an area determined to be at low and medium risk of surface water flooding. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure surface water flooding is minimised, and therefore, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.35.1.3 Site GNLP0380 is located approximately 2.4km north east of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Yare Broads and Marshes’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.



#### **SA Objective 4 – Landscape**

F.35.1.4 Site GNLPO380 is 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 states that the site would be “*a gateway site to the village*” and “*should be developed with a visible frontage and sensitive design to create a sense of place*”. Alongside GNLPO and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.

F.35.1.5 Nonetheless, Site GNLPO380 comprises previously undeveloped land and is located outside of the existing settlement of Lingwood. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.35.1.6 Site GNLPO380 is proposed for the development of 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.35.1.7 Site GNLPO380 is located partially over 600m from local services in Lingwood. The site policy would be expected to enhance local pedestrian accessibility, and GNLPO and Local Plan policies would be expected to improve public transport which could improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.35.1.8 The proposed development at Site GNLPO380 would not be expected to have a significant impact on deprivation. The GNLPO and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.35.1.9 Site GNLPO380 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.35.1.10 However, the closest hospitals with an A&E department are Norfolk and Norwich University Hospital, located approximately 17.5km to the south west, and James Paget University Hospital, located approximately 17.5km to the south east. The closest GP surgery is Blofield Surgery, located approximately 2.7km to the north west. The criteria within the site policy, as well as GNLPO and Local Plan policies, would be likely improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.35.1.11 The proposed development at Site GNLPO380 would not be expected to have a significant impact on crime. The GNLPO and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.35.1.12 The majority of Site GNLPO380 is located within 800m of Lingwood Primary Academy. The site policy states that the development would provide footpath links at the site frontage, which would be expected to provide sustainable access to this primary school. GNLPO and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Acle Academy. Therefore, a minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.35.1.13 Site GNLPO380 is located within 5km of primary employment locations including Acle town centre. The requirements of GNLPO and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.35.1.14 Site GNLPO380 is located within 400m of bus stops on Post Office Road, providing regular services. The site is also located in close proximity to Lingwood Railway Station, which is approximately 500m to the south east. The site policy would be expected to improve pedestrian access to the site, and GNLPO and Local Plan policies would be expected to enhance public transport provision. Therefore, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.35.1.15 Site GNLPO380 is located approximately 350m from Listed Buildings including the Grade II Listed 'Thatched Cottage', however, the site is separated from these Listed Buildings by existing built form in Lingwood. The site policy states that the development should incorporate landscaping and "*sensitive design to create a sense of place*". The criteria set out in the site policy, alongside the GNLPO and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

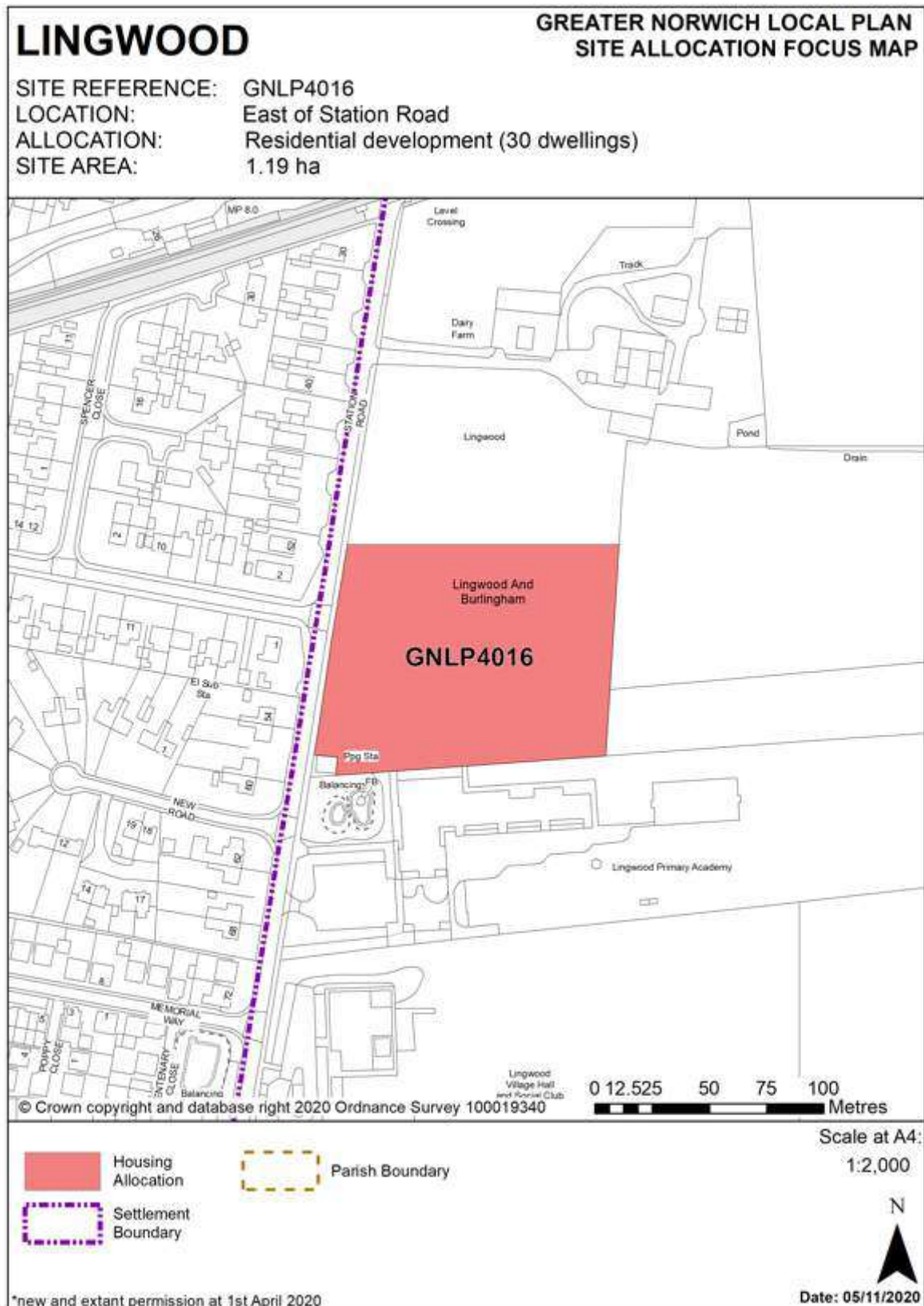
### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.35.1.16 Site GNLPO380 comprises previously undeveloped land. The 1.05ha site coincides with ALC Grade 2 land, which represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.35.1.17 Site GNLPO380 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.

### F.35.2 Policy GNLP4016 – East of Station Road



**Policy GNLP4016 – East of Station Road**

**Allocation** Residential development (30 dwellings)  
**Area** 1.19 ha

**Policy GNLP4016 East of Station Road, Lingwood (approx. 1.19ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Vehicular access to be taken from Station Road. The requirement to provide adequate visibility will likely result in the removal of frontage hedge and possibly trees.
2. A Transport Statement will be required with the implementation of any agreed measures.
3. A part time 20mph speed limit will be required in the vicinity of the school
4. The footway at the site frontage to the school will need to be widened to a minimum of 2.0m.

Policy Ref	SA Objective														
	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
GNLP4016	-	+	0	-	+	+	+	-	+	+	+	++	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.35.2.1 The majority of Site GNLP4016 is located within 200m of a railway line, and therefore, could potentially expose site end users to higher levels of noise pollution and disturbance. The site policy states that a Transport Assessment would be required. GNLP and Local Plan policies would also be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 30 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.35.2.2 Site GNLP4016 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.35.2.3 Site GNLP0380 is located approximately 2.4km north east of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Yare Broads and Marshes’ SSSI. The majority of the 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 with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.35.2.4 Site GNLP4016 is 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. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape character.

F.35.2.5 Nonetheless, Site GNLP4016 comprises previously undeveloped land and is located outside of the existing settlement of Lingwood. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

F.35.2.6 Site GNLP4016 is proposed for the development of 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.35.2.7 Site GNLP4016 is located partially over 600m from local services in Lingwood. The site policy would be expected to enhance local pedestrian accessibility, and GNLP and Local Plan policies would be expected to improve public transport which could improve access to local services in nearby settlements. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.35.2.8 The proposed development at Site GNLP4016 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.35.2.9 Site GNLP4016 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.35.2.10 However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 16.5km to the south east. The closest GP surgery is Blofield Surgery, located approximately 3.4km to the north west. The criteria within the site policy, as well as GNLP and Local Plan policies, would be likely improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.35.2.11 The proposed development at Site GNLP4016 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.35.2.12 Site GNLP4016 is located adjacent to Lingwood Primary Academy. The site policy states that “*the footway at the site frontage to the school will need to be widened to a minimum of 2.0m*”, which would be expected to improve access to this primary school. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Acle Academy. Therefore, a minor positive impact on education would be expected.

**SA Objective 11 – Economy**

F.35.2.13 Site GNLP4016 is located within 5km of primary employment locations including Acle town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

**SA Objective 12 – Transport and Access to Services**

F.35.2.14 Site GNLP4016 is located within 400m of bus stops on Station Road, providing regular services. The site is also located in close proximity to Lingwood Railway Station, which is approximately 170m to the north west. The site policy would be expected to improve pedestrian access to the site, and GNLP and Local Plan policies would be expected to enhance public transport provision. Therefore, a major positive impact on transport would be expected.

**SA Objective 13 – Historic Environment**

F.35.2.15 Site GNLP4016 is located approximately 380m from the Grade II Listed 'Thatched Cottage', however, the site is separated from these Listed Buildings by existing built form in Lingwood. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

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

F.35.2.16 Site GNLP4016 comprises previously undeveloped land. The 1.19ha site coincides with ALC Grade 1 land, which represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

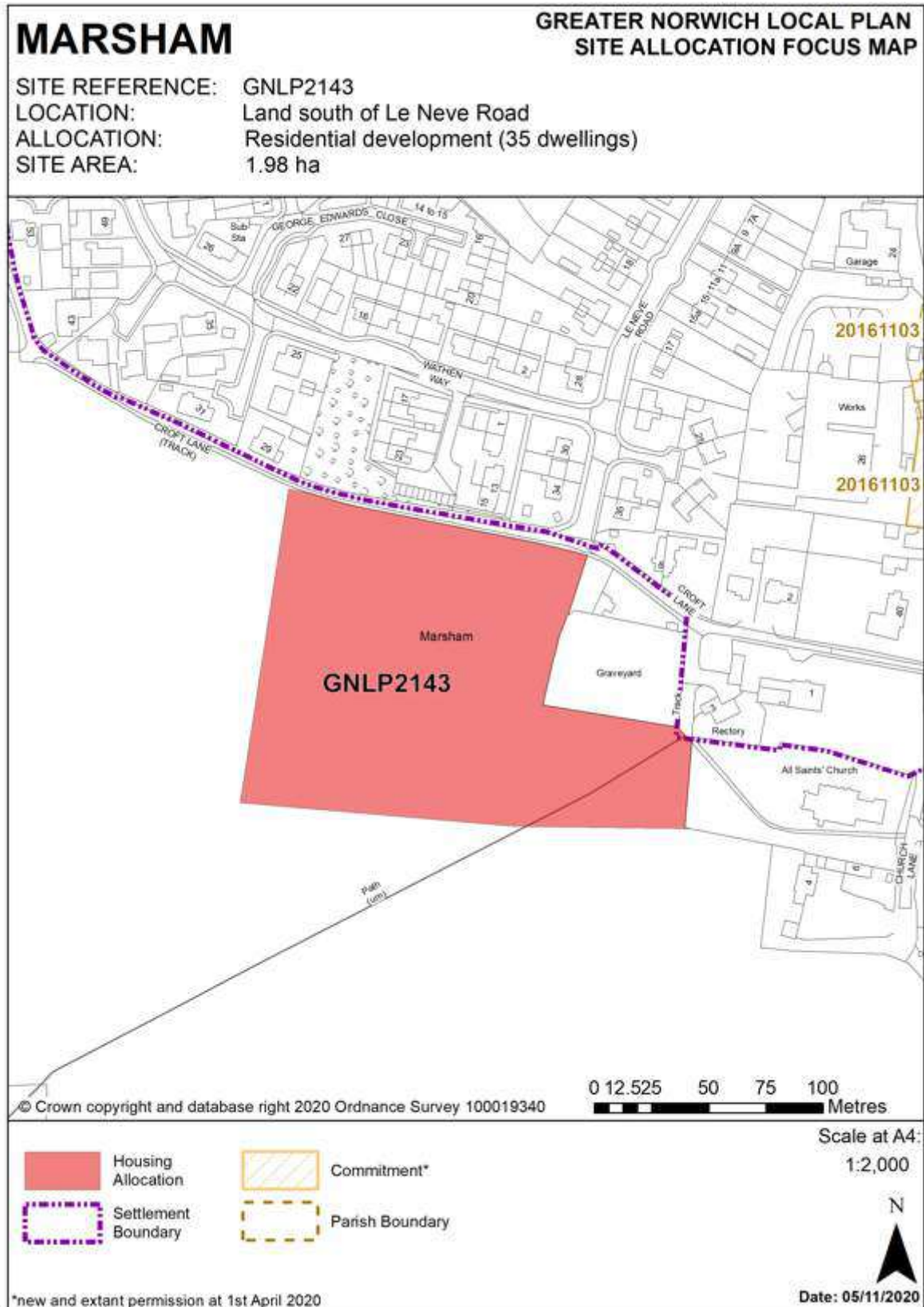
**SA Objective 15 – Water**

F.35.2.17 Site GNLP4016 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.



# F.36 Marsham

## F.36.1 Policy GNLP2143 – South of Le Neve Road



**Policy GNLP2143 – South of Le Neve Road**

**Allocation** Residential development (35 dwellings plus extension to cemetery)  
**Area** 1.98 ha

**GNLP2143 - Land south of Le Neve Road, Marsham (approx. 1.98 ha) is allocated for residential development and extension to cemetery at All Saint Church. The site is likely to accommodate approximately 35 homes.**

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

3. Access (vehicular and pedestrian) to be from Le Neve Road.
4. Land to be made available for 0.27ha extension to existing cemetery.
5. Any development must conserve and enhance the significance of the Grade I Listed Church of All Saints, the Grade II Listed Old Rectory, Colenso Cottage and the Marsham War Memorial to the east of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping to the east of the site and a concept diagram showing where open space and landscaping would be located. Due to the sensitivities of this site a Heritage Impact Assessment will be required.
6. Safeguard existing public right of way in the south east corner.
7. Development will need phasing in line with upgrades to the Aylsham Water Recycling Centre
8. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
GNLP2143	-	+	0	-	+	+	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.36.1.1 A proportion of Site GNLP2143 is located within 200m of the A140. However, this proportion of the site is expected to comprise the “0.27ha extension to existing cemetery” stated within the site policy. The proposed development of 35 dwellings at this site would be likely to contribute towards a reduction in local air quality to some extent. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, a minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.36.1.2 Site GNLP2143 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.36.1.3 Site GNLP2143 is located approximately 2.2km north east of 'Norfolk Valley Fens' SAC and 'Buxton Heath' SSSI. The site is also located approximately 1.7km east of 'Cawston and Marsham Heaths' SSSI. The site 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 with Natural England. Subject to no significant effects being identified in the HRA, the proposed development of 35 dwellings at this site would be expected to result in a negligible impact on biodiversity.

### **SA Objective 4 – Landscape**

- F.36.1.4 Site GNLP2143 is located within the LCA 'Marsham and Hainford Wooded Estateland'. Some key characteristics of this LCA include pockets of pasture and grassland, and the landscape setting of historic buildings and villages. The proposed development at this site would include a 0.27ha extension to existing cemetery. The site policy states that the development should provide "*landscaping to the east of the site and a concept diagram showing where open space and landscaping would be located*". Alongside GNLP and Local Plan policies, this would be expected to ensure that development is in keeping with the surrounding landscape character.
- F.36.1.5 Nonetheless, Site GNLP2143 comprises previously undeveloped land and is located outside of the existing settlement of Marsham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

### **SA Objective 5 – Housing**

- F.36.1.6 Site GNLP2143 is proposed for the development of 35 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.36.1.7 Site GNLP2143 is located over 600m from local services. The site policy would be expected to enhance local pedestrian accessibility, and GNLP and Local Plan policies would be expected to improve public transport which could improve access to local services in nearby settlements, such as Aylsham. Therefore, a minor positive impact would be expected.

### **SA Objective 7 – Deprivation**

- F.36.1.8 The proposed development at Site GNLP2143 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.36.1.9 Site GNLP2143 is located within 600m of the PRoW network and public greenspaces. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.36.1.10 A small proportion of Site GNLP2143 is located within 200m of the A140, however, this proportion of the site is expected to comprise the "*0.27ha extension to existing cemetery*" stated within the site policy. As such, this could potentially help to protect residents from adverse impacts on health arising from traffic associated air pollution.
- F.36.1.11 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 16.5km to the south. The closest GP surgery is The Market Surgery, located approximately 2.4km to the north. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. Overall, a minor negative impact on health would be expected.

### **SA Objective 9 – Crime**

- F.36.1.12 The proposed development at Site GNLP2143 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

### **SA Objective 10 – Education**

- F.36.1.13 Site GNLP2143 is located within 800m of Marsham Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Aylsham High School. A minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.36.1.14 Site GNLP2143 is located within 5km of primary employment locations including Aylsham town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.36.1.15 The majority of Site GNLP2143 is located over 400m from a bus stop, and the closest train station is North Walsham Station, located approximately 10.4km to the north east of the site. The site policy states that vehicular and pedestrian access would be provided. GNLP and Local Plan policies would be expected to improve public transport accessibility but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

### **SA Objective 13 – Historic Environment**

- F.36.1.16 Site GNLP2143 is located adjacent to the Grade I Listed Building 'Grove Farm House'. The site is also located approximately 50m from the Grade II Listed Building 'The Old Rectory', 80m from 'Marsham War Memorial' and 130m from 'Colenso Cottage'. The site policy states that a Heritage Impact Assessment would be required, and "*development must conserve and enhance the significance of the Grade I Listed Church of All Saints, the Grade II Listed Old Rectory, Colenso Cottage and the Marsham War Memorial to the east of the site, including any contribution made to that significance by setting*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.36.1.17 Site GNLP2143 comprises previously undeveloped land. The 1.98ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

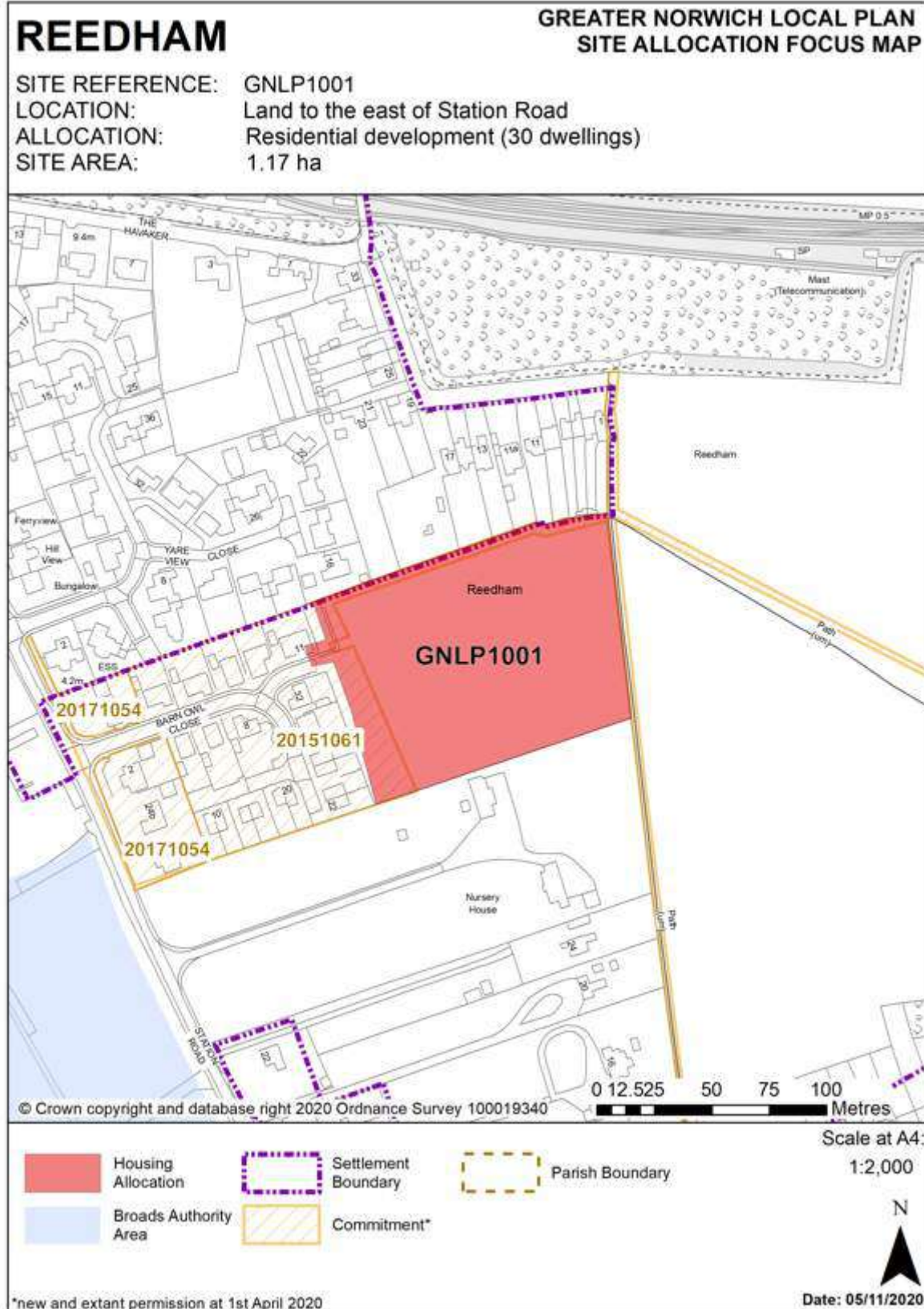
### **SA Objective 15 – Water**

- F.36.1.18 Site GNLP2143 is located over 200m from a watercourse and does not coincide with a groundwater SPZ. The site policy states that "*development will need phasing in line with upgrades to the Aylsham Water Recycling Centre*". Therefore, the proposed development at this site would be expected to have a negligible impact on local water quality.



# F.37 Reedham

## F.37.1 Policy GNLP1001 – Land to the east of Station Road



**Policy GNLP1001 – Land to the east of Station Road**

<b>Allocation</b>	Residential development (30 dwellings)
<b>Area</b>	1.17 ha

**Policy GNLP1001 Land to East of Station Road, Reedham (approx. 1.17ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.**

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Pedestrian and vehicular access to be via Barn Owl Close.
2. Respect, protect and if appropriate enhance the area of Tree Preservation Order protected trees on the northern side of development.
3. Appropriate enhancement and links to the PROW that is to the east of the site noting that this could provide a traffic free route for part of the journey to the school.
4. Potential impact of the scheme on the Broads Authority Executive Area to be considered and addressed as appropriate through sensitive design such as low ridge heights, reduced scale/massing and screen planting
5. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.

Policy Ref	SA Objective														
	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	0

**SA Objective 1 – Air Quality and Noise**

F.37.1.1 A proportion of Site GNLP1001 is located within 200m of a railway line, and therefore, could potentially expose site end users to higher levels of noise pollution and disturbance. The site policy states that *“the trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme”*, which could potentially help to protect new residents from these impacts.

F.37.1.2 The site policy states that pedestrian and vehicular access would be improved. GNLP and Local Plan policies would also be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 30 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.37.1.3 Site GNLP1001 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.



### **SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

- F.37.1.4 Site GNLP1001 is located approximately 1.3km west of 'The Broads' SAC and 'Broadland' SPA and Ramsar, 'Breydon Water' Ramsar, and 'Halvergate Marshes' SSSI. Site GNLP1001 is also located approximately 1.9km south east of 'Limpenhoe Meadows' SSSI. The 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 with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

### **SA Objective 4 – Landscape**

- F.37.1.5 Site GNLP1001 is located approximately 100m from The Broads National Park, and 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. The site policy states that "*potential impact of the scheme on the Broads Authority Executive Area to be considered and addressed as appropriate through sensitive design such as low ridge heights, reduced scale/massing and screen planting*" and seeks to ensure that the "*trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme*". In line with GNLP and Local Plan policies, this would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

### **SA Objective 5 – Housing**

- F.37.1.6 Site GNLP1001 is proposed for the development of 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

### **SA Objective 6 – Populations and Community**

- F.37.1.7 Site GNLP1001 is located within 600m of local services, including Reedham Stores. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

### **SA Objective 7 – Deprivation**

- F.37.1.8 The proposed development at Site GNLP1001 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

### **SA Objective 8 – Health**

- F.37.1.9 Site GNLP1001 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site's rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.37.1.10 Site GNLP1001 is located within 800m of Reedham Surgery. However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 10km to the east, with restricted access across the River Yare separating the settlement and the hospital. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

### **SA Objective 9 – Crime**

- F.37.1.11 The proposed development at Site GNLP1001 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which

address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.37.1.12 Site GNLP1001 is located within 800m of Reedham Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and could potentially help to improve access to secondary schools. A minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.37.1.13 Site GNLP1001 is located over 5km from primary employment locations. GNLP and Local Plan policies seek to meet identified employment needs, encourage local working opportunities, and would be expected to improve access to employment via public transport. The allocation of new sites for employment in the GNLP would also be expected to provide a greater variety in employment opportunities. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.37.1.14 Site GNLP1001 is located within 400m of bus stops on Station Road, providing regular services. The site is also located in close proximity to Reedham Railway Station, which is approximately 350m to the north west. The site policy would be expected to improve pedestrian access to the site, and GNLP and Local Plan policies would be expected to enhance public transport provision. However, Reedham is a rural settlement with no main roads in close proximity. Overall, a minor positive impact on transport would be expected.

#### **SA Objective 13 – Historic Environment**

- F.37.1.15 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', however, this site and these Listed Buildings are separated by existing built form in Reedham. The site policy states that trees and hedgerow surrounding the site would be retained and enhanced. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

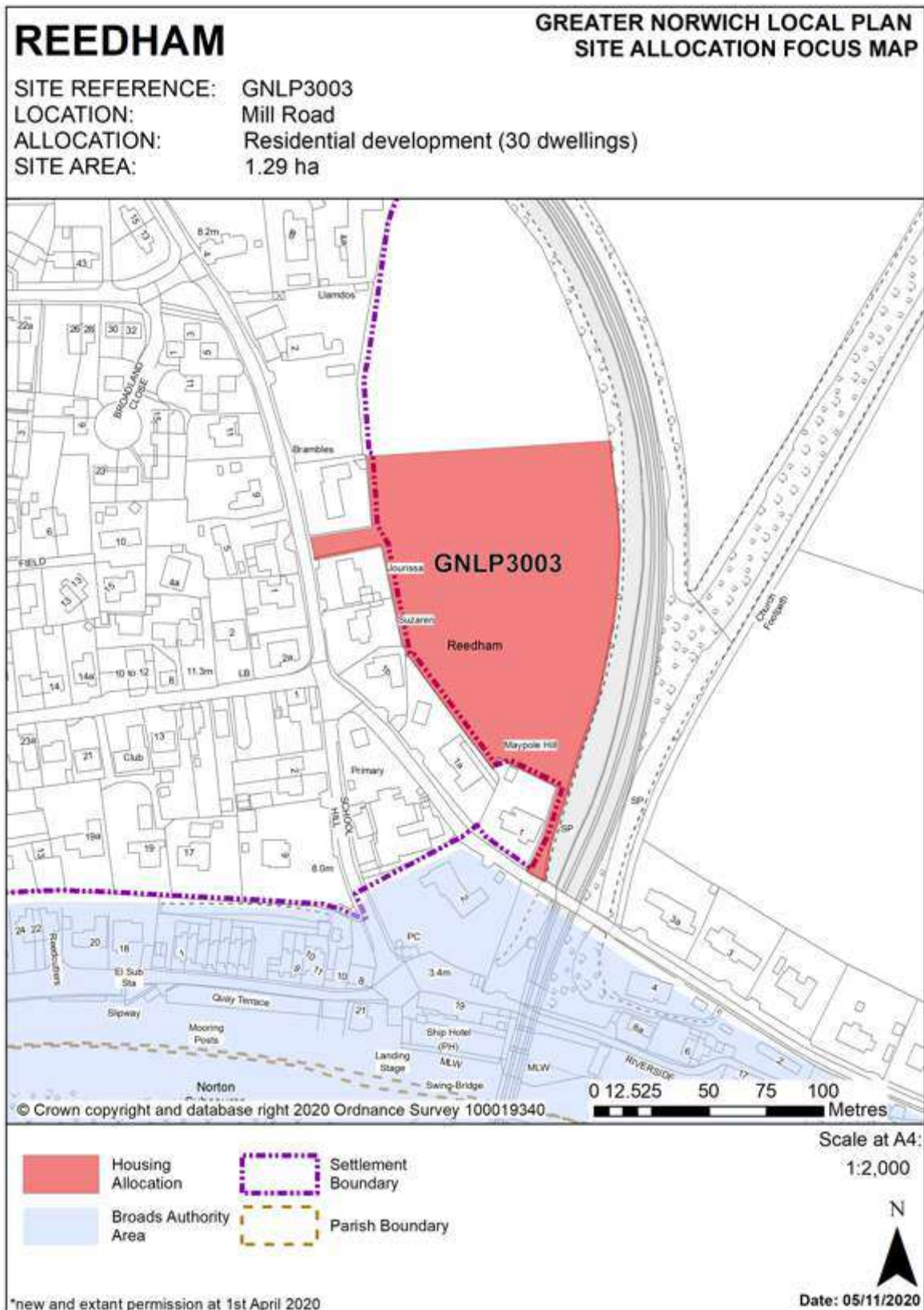
#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.37.1.16 Site GNLP1001 comprises previously undeveloped land. The 1.17ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

#### **SA Objective 15 – Water**

- F.37.1.17 Site GNLP1001 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.

F.37.2 Policy GNLP3003 – Mill Road



### Policy GNLP3003 – Mill Road

<b>Allocation</b>	Residential development (30 dwellings)
<b>Area</b>	1.29 ha

**Policy GNLP3003: Mill Road, Reedham (approx. 1.29Ha) is allocated for residential development. The site is likely to accommodate approximately 30 homes.**

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Vehicle access via Mill Road with pedestrian only access at Holly Farm Road;
2. Visibility for access is restricted and will need further investigation as this may require use of third-party land in order to be achieved;
3. Consideration of setting of non-designated heritage asset
4. Landscaping to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the railway line
5. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Policy Ref	SA Objective														
	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
GNLP3003	-	+	0	0	+	+	+	-	+	+	+	+	0	0	-

#### SA Objective 1 – Air Quality and Noise

F.37.2.1 Site GNLP3003 is located adjacent to a railway line, and therefore, could potentially expose site end users to higher levels of noise pollution and disturbance. The site policy states that landscaping would be provided “to mitigate the potential for noise pollution and vibrations resulting from proximity of the site to the railway line”.

F.37.2.2 The site policy also seeks to improve pedestrian and vehicular access. GNLP and Local Plan policies would also be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 30 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

#### SA Objective 2 – Climate Change Mitigation and Adaptation

F.37.2.3 Site GNLP3003 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

#### SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure

F.37.2.4 Site GNLP3003 is located approximately 950m south west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, ‘Breydon Water’ Ramsar, and ‘Halvergata Marshes’ SSSI. The 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 with Natural England. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

F.37.2.5 Site GNLP3003 is located approximately 10m from The Broads National Park, and 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. The site is located adjacent to the existing settlement and bounded by the railway line to the east. In line with GNLP and Local Plan policies, the proposed development would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character. Overall, a negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.37.2.6 Site GNLP3003 is proposed for the development of 30 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.37.2.7 Site GNLP3003 is located within 600m of local services, including Reedham Stores. Criteria set out in the site policy, alongside the GNLP and Local Plan policies, could potentially improve local accessibility through providing enhanced pedestrian links and public transport. Therefore, a minor positive impact on populations and communities would be expected.

#### **SA Objective 7 – Deprivation**

F.37.2.8 The proposed development at Site GNLP3003 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.37.2.9 Site GNLP3003 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces, and the site policy would be expected to improve pedestrian access. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.37.2.10 Site GNLP3003 is located within 800m of Reedham Surgery. However, the closest hospital with an A&E department is James Paget University Hospital, located approximately 9.8km to the east, with restricted access across the River Yare separating the settlement and the hospital. The criteria within the site policy, as well as GNLP and Local Plan policies, would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.37.2.11 The proposed development at Site GNLP3003 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.37.2.12 Site GNLP3003 is located within 800m of Reedham Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and could potentially help to improve access to secondary schools. A minor positive impact on education would be expected.



### **SA Objective 11 – Economy**

- F.37.2.13 Site GNLP3003 is located over 5km from primary employment locations. GNLP and Local Plan policies seek to meet identified employment needs, encourage local working opportunities, and would be expected to improve access to employment via public transport. The allocation of new sites for employment in the GNLP would also be expected to provide a greater variety in employment opportunities. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.37.2.14 Site GNLP3003 is located within 400m of bus stops on Mill Road, providing regular services. The site is also located in close proximity to Reedham Railway Station, which is approximately 950m to the north west. The site policy would be expected to improve pedestrian and vehicular access to the site, and GNLP and Local Plan policies would be expected to enhance public transport provision. However, Reedham is a rural settlement with no main roads in close proximity. Overall, a minor positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.37.2.15 Site GNLP3003 is located approximately 480m from the Grade II Listed Buildings 'Reedham War Memorial' and 'Holly Farm House', however, this site and these Listed Buildings are separated by existing built form in Reedham. The site policy states that development should include "*consideration of setting of non-designated heritage asset*". GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.37.2.16 Site GNLP3003 comprises previously undeveloped land. The 1.29ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

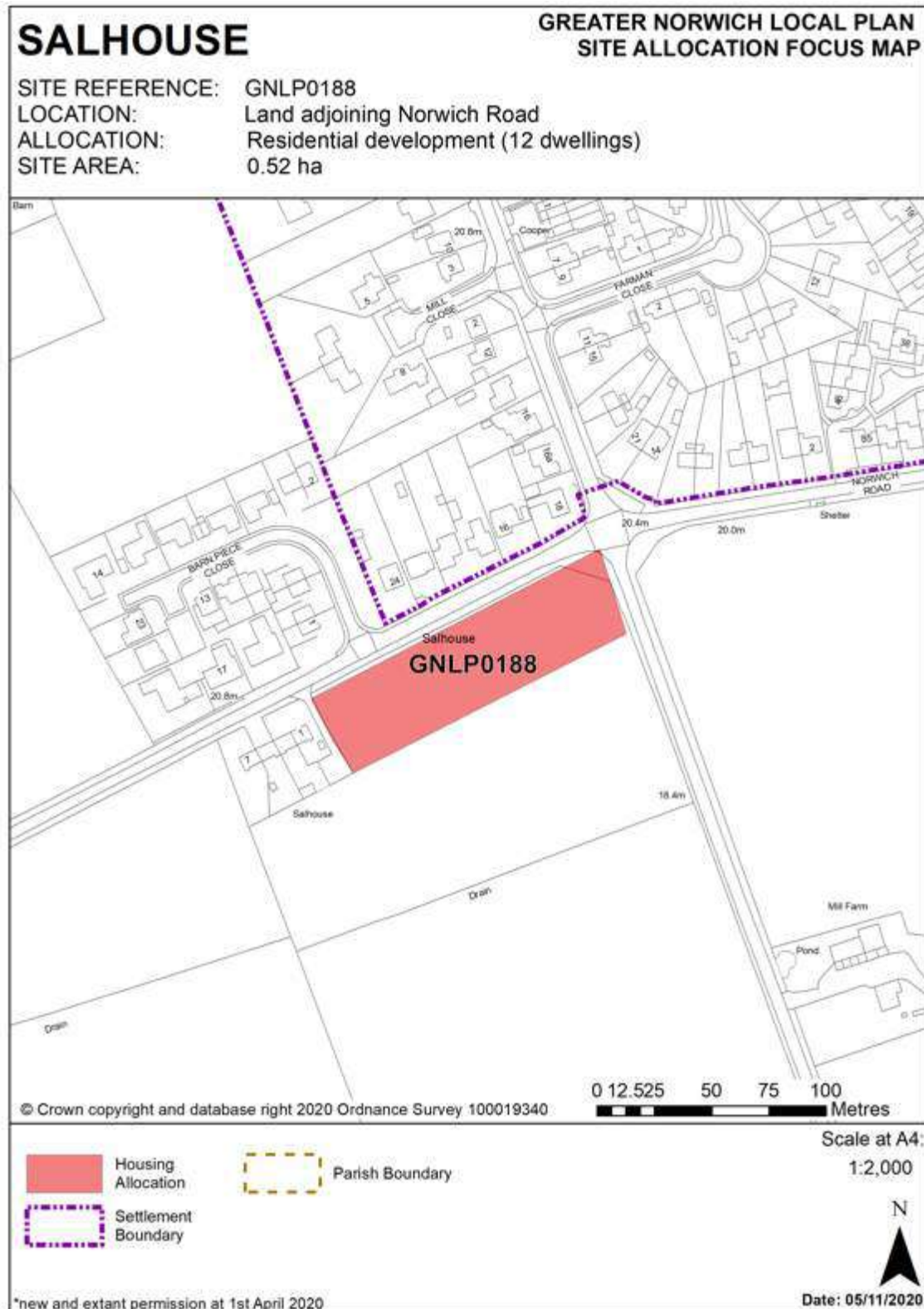
### **SA Objective 15 – Water**

- F.37.2.17 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 the River Yare, and as such, result in a minor negative impact on water quality.



# F.38 Salhouse, Woodbastwick and Ranworth

## F.38.1 Policy GNLP0188 – Land adjoining Norwich Road



**Policy GNLP0188 – Land adjoining Norwich Road**

**Allocation** Residential development (12 dwellings)

**Area** 0.52 ha

**Policy GNLP0188 Land adjoining Norwich Road, Salhouse (approx. 0.52ha) is allocated for residential development. The site is likely to accommodate approximately 12 homes.**

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) via Norwich Road.
2. Frontage development is required along with the provision of a footway between existing properties and Honeycombe Road alongside roundabout improvements to facilitate crossing.
3. Development would need to be sensitively designed to reflect the location. Properties would need to be of a modest scale (possibly semi-detached), set back from the road with limited access points.

Policy Ref	SA Objective														
	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
GNLP0188	-	+	0	0	+	+	+	-	+	+	+	++	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.38.1.1 Site GNLP0188 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians and make improvements to the surrounding road network. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 12 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.38.1.2 Site GNLP0188 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.38.1.3 Site GNLP0188 is located approximately 2km south west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Bure Broads and Marshes’ SSSI. Site GNLP0188 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 with Natural England. Subject to no significant effects being identified in the HRA, the proposed development of 12 dwellings would be expected to result in a negligible impact on biodiversity.

#### **SA Objective 4 – Landscape**

F.38.1.4 Site GNLP0188 is located approximately 1.5km south west of The Broads National Park, however, the site is separated from The Broads by the settlement of Salhouse. The site 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 including those recognised by Conservation Areas. Site GNLP0188 comprises a small area of arable land and is situated amongst the existing development along Norwich Road. The site policy states that the “*development would need to be sensitively designed to reflect the location. Properties would need to be of a modest scale (possibly semi-detached), set back from the road with limited access points*”. These measures, in addition to the GNLP and Local Plan policies, would be expected to ensure that development is in keeping with the surrounding landscape character. A negligible impact would be expected.

#### **SA Objective 5 – Housing**

F.38.1.5 Site GNLP0188 is proposed for the development of 12 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

F.38.1.6 Site GNLP0188 is located over 600m from local services. The site policy would be expected to enhance local pedestrian accessibility, and GNLP and Local Plan policies would be expected to improve public transport which could improve access to local services in nearby settlements, such as Rackheath. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

F.38.1.7 The proposed development at Site GNLP0188 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

F.38.1.8 Site GNLP0188 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRoW network and public greenspaces. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

F.38.1.9 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 14.5km to the south west. The closest GP surgery is Hoveton and Wroxham Medical Centre, located approximately 4km to the north east. The criteria within the site policy, as well as GNLP and Local Plan policies, would be likely improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

F.38.1.10 The proposed development at Site GNLP0188 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

F.38.1.11 Site GNLP0188 is located within 800m of Salhouse CE VC Primary School, however, the site is located over 1.5km from secondary schools. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Broadland High Ormiston Academy. A minor positive impact on education would be expected.

### **SA Objective 11 – Economy**

- F.38.1.12 Site GNLP0188 is located within 5km of primary employment locations including Station Business Park in Hoveton. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

### **SA Objective 12 – Transport and Access to Services**

- F.38.1.13 Site GNLP0188 is located within 400m of bus stops on Norwich Road, providing regular services, and within 2km of Salhouse Railway Station. The site policy would be expected to improve pedestrian access to the site, and GNLP and Local Plan policies would be expected to enhance public transport provision. Therefore, a major positive impact on transport would be expected.

### **SA Objective 13 – Historic Environment**

- F.38.1.14 Site GNLP0188 is located approximately 160m from Salhouse Conservation Area, and approximately 300m from Grade II Listed Buildings including 'Providence Cottage and 'Braemar'. The site is separated from these heritage assets by existing built form in Salhouse, and the site policy states that "*development would need to be sensitively designed to reflect the location*". The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment.

### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

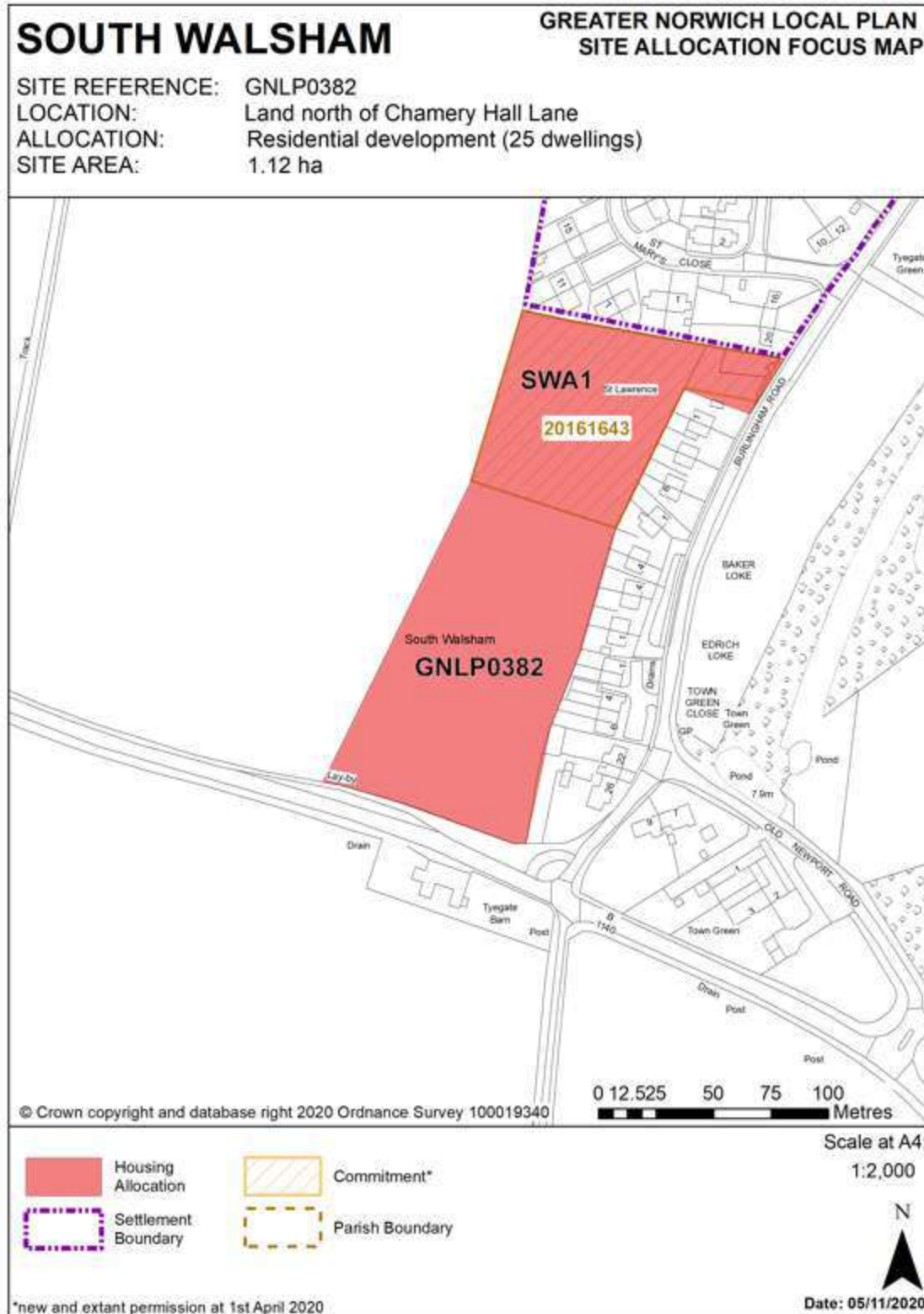
- F.38.1.15 Site GNLP0188 comprises previously undeveloped land. The 0.52ha site is situated on ALC Grade 3 land, which could potentially represent some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

### **SA Objective 15 – Water**

- F.38.1.16 Site GNLP0188 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.

# F.39 South Walsham and Upton with Fishley

## F.39.1 Policy GNLP0382 – Land north of Chamery Hall Lane





**Policy GNLPO382 – Land north of Chamery Hall Lane**

**Allocation** Residential development (25 dwellings)

**Area** 1.12 ha

**Policy GNLPO382 Land north of Chamery Hall Lane, South Walsham (approx. 1.12ha) is allocated for residential development. The site is likely to accommodate approximately 25 homes.**

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Access (vehicular and pedestrian) to be onto Burlingham Road, through the existing SWA1 allocation, with a masterplan provided to ensure a cohesive development with that site.
2. Provision of adequate footpath improvements to ensure a safe and continuous pedestrian route between the development and the school, which may involve improvements to junctions throughout the village

Policy Ref	SA Objective														
	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	0	0

**SA Objective 1 – Air Quality and Noise**

F.39.1.1 Site GNLPO382 is located over 200m from major sources of air pollution including main roads and AQMAs. The site policy seeks to ensure the site provides good access for pedestrians. GNLPO and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 25 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.39.1.2 Site GNLPO382 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLPO and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.39.1.3 Site GNLPO382 is located approximately 1.8km south of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘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 with Natural England. Subject to no significant effects being identified in the HRA, the proposed development of 25 dwellings would be expected to result in a negligible impact on biodiversity.



#### **SA Objective 4 – Landscape**

- F.39.1.4 Site GNLP0382 is located approximately 530m from The Broads National Park, and 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. GNLP and Local Plan policies would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character.
- F.39.1.5 Nonetheless, Site GNLP0382 comprises previously undeveloped land and is located outside of the existing settlement of South Walsham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.39.1.6 Site GNLP0382 is proposed for the development of 25 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.39.1.7 Site GNLP0382 is located over 600m from local services. The site policy would be expected to enhance local pedestrian accessibility, and GNLP and Local Plan policies would be expected to improve public transport which could improve access to local services in nearby settlements, such as Blofield Heath and Acle. However, the bus service in South Walsham is limited. On balance, a negligible impact on access to services would be expected.

#### **SA Objective 7 – Deprivation**

- F.39.1.8 The proposed development at Site GNLP0382 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.39.1.9 Site GNLP0382 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site policy would be expected to improve pedestrian access. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.
- F.39.1.10 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 18km to the south west. The closest GP surgery is Blofield Surgery, located approximately 3.7km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.39.1.11 The proposed development at Site GNLP0382 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.39.1.12 Site GNLP0382 is located over 800m from primary schools and over 1.5km from secondary schools. The site policy states that the development would provide “adequate footpath improvements to ensure a safe and continuous pedestrian route between the development and the school”, which would be expected to provide sustainable access to Fairhaven CE VA Primary School. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Acle Academy. Therefore, a minor positive impact on education would be expected.

**SA Objective 11 – Economy**

- F.39.1.13 Site GNLPO382 is located within 5km of primary employment locations including Acle town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

**SA Objective 12 – Transport and Access to Services**

- F.39.1.14 Site GNLPO382 is located over 400m from a bus stop providing regular services, and approximately 4.4km from Lingwood Railway Station. The site policy would be expected to improve access to the site, including providing “a safe and continuous pedestrian route” into South Walsham. GNLP and Local Plan policies could potentially improve public transport provision and connections to the train station. However, the bus service in South Walsham is limited, and it is likely that residents would be largely reliant on personal car use for travel. Overall, a minor negative impact would be expected.

**SA Objective 13 – Historic Environment**

- F.39.1.15 Site GNLPO382 is located approximately 290m from the Grade II Listed Buildings ‘Chamery Hall’, ‘Old Hall Farmhouse’ and ‘Barn approximately 20m south of Old Hall Farmhouse’. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

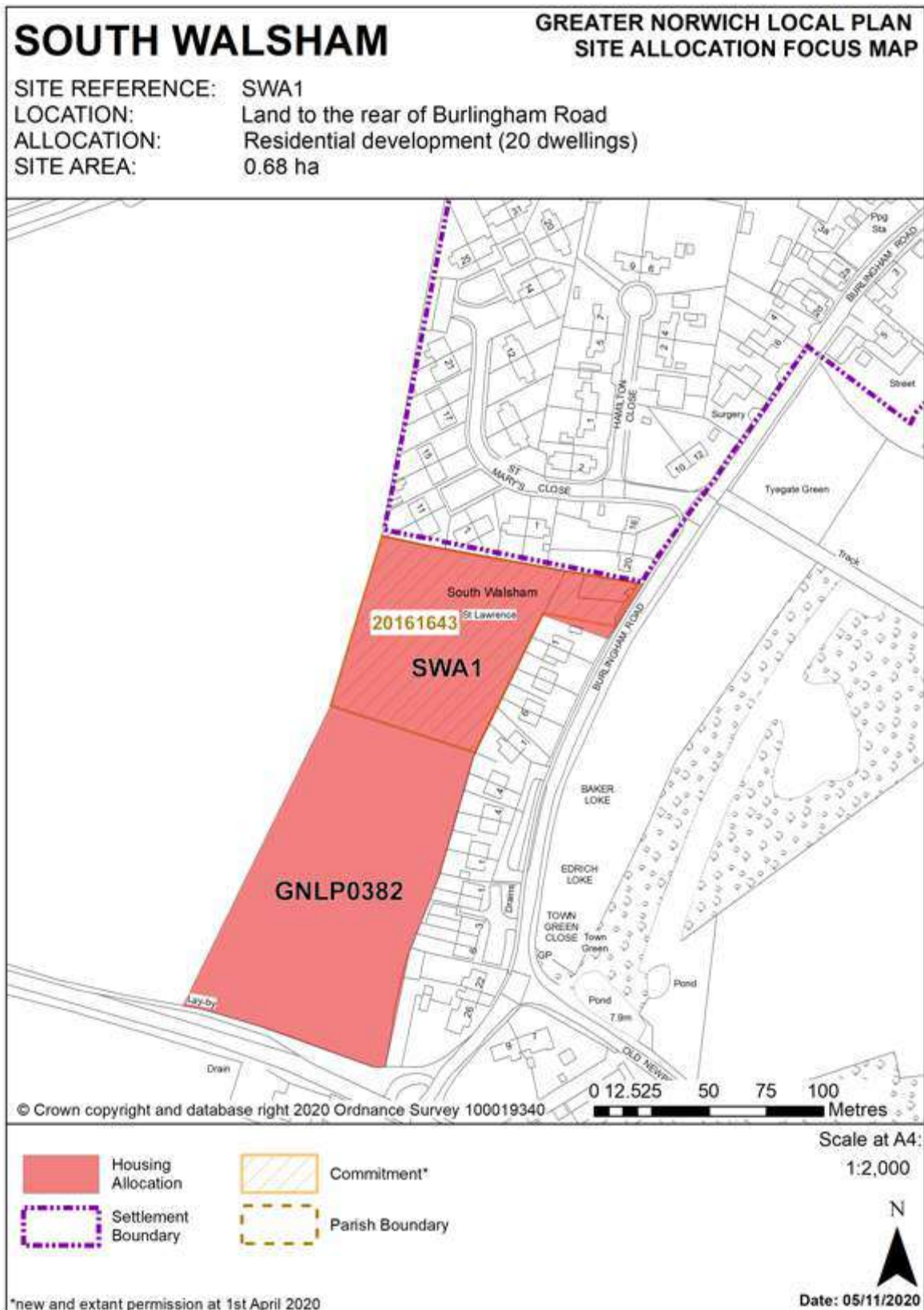
**SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.39.1.16 Site GNLPO382 comprises previously undeveloped land. The 1.12ha site coincides with ALC Grade 1 land, which represents some of Greater Norwich’s BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

**SA Objective 15 – Water**

- F.39.1.17 Site GNLPO382 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.

F.39.2 Policy SWA1 – Land to the rear of Burlingham Road



**Policy SWA1 – Land to the rear of Burlingham Road**

**Allocation** Residential development (approx. 20 dwellings)

**Area** 0.68 ha

**Policy SWA1 Land to the rear of Burlingham Road/St Marys Close, South Walsham (of approx. 0.6ha) is allocated for residential development. This will accommodate at least 20 homes.**

More homes may be accommodated, subject to an acceptable design and layout being achieved.

The development will be expected to address the following specific matters:

1. Vehicular access from Burlingham Road.
2. A sustainable drainage system (SUDS) should be provided. If this is not possible then restricted discharge to watercourse or surface water sewer may be required.
3. Compensatory provision for the loss of recreational space may be required.
4. Access to be made available to GNLPO382.

Policy Ref	SA Objective														
	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
SWA1	-	+	0	-	+	0	+	-	+	+	+	-	0	0	0

**SA Objective 1 – Air Quality and Noise**

F.39.2.1 Site SWA1 is located over 200m from major sources of air pollution including main roads and AQMAs. GNLPO and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed development of 20 dwellings would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.39.2.2 Site SWA1 is located wholly within Flood Zone 1 and does not coincide with any significant areas of surface water flood risk. The site policy states that “a sustainable drainage system (SUDS) should be provided”, in accordance with GNLPO and Local Plan policies. A minor positive impact on climate change mitigation and adaptation would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.39.2.3 Site SWA1 is located approximately 1.7km south of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘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 with Natural England. Subject to no significant effects being identified in the HRA, the proposed development of 20 dwellings would be expected to result in a negligible impact on biodiversity.

**SA Objective 4 – Landscape**

F.39.2.4 Site SWA1 is located approximately 500m from The Broads National Park, and 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. GNLPO and Local Plan policies

would be expected to help protect and enhance the character and setting of The Broads and ensure that development is in keeping with the surrounding landscape character.

- F.39.2.5 Nonetheless, Site SWA1 comprises previously undeveloped land and is located outside of the existing settlement of South Walsham. Therefore, the proposed development at this site could potentially contribute towards the urbanisation of the countryside. Overall, a minor negative impact on the local landscape would be expected.

#### **SA Objective 5 – Housing**

- F.39.2.6 Site SWA1 is proposed for the development of 20 dwellings; therefore, a minor positive impact on housing provision would be expected at this site.

#### **SA Objective 6 – Populations and Community**

- F.39.2.7 Site SWA1 is located over 600m from local services. The site policy would be expected to enhance local pedestrian accessibility, and GNLP and Local Plan policies would be expected to improve public transport which could improve access to local services in nearby settlements, such as Blofield Heath and Acle. However, the bus service in South Walsham is limited. On balance, a negligible impact on access to services would be expected.

#### **SA Objective 7 – Deprivation**

- F.39.2.8 The proposed development at Site SWA1 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.39.2.9 Site SWA1 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site's rural location would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.39.2.10 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 18km to the south west. The closest GP surgery is Blofield Surgery, located approximately 3.7km to the south west. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.39.2.11 The proposed development at Site SWA1 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.39.2.12 Site SWA1 is located over 800m from primary schools and over 1.5km from secondary schools. The site policy states that the development would ensure "access to be made available to GNLP0382", which would be expected to ensure that Site SWA1 is well connected to pedestrian routes into South Walsham. This would be expected to provide sustainable access to Fairhaven CE VA Primary School. GNLP and Local Plan policies would be expected to ensure the site is well connected to public transport and improve access to nearby secondary schools such as Acle Academy. Therefore, a minor positive impact on education would be expected.

#### **SA Objective 11 – Economy**

- F.39.2.13 Site SWA1 is located within 5km of primary employment locations including Acle town centre. The requirements of GNLP and Local Plan policies would also be expected to improve access via public

transport, which may provide sustainable transport options to employment. Therefore, the proposed development at this site would be expected to have a minor positive impact on the local economy.

#### **SA Objective 12 – Transport and Access to Services**

- F.39.2.14 Site SWA1 is located over 400m from a bus stop providing regular services, and approximately 4.4km from Lingwood Railway Station. The site policy would be expected to improve access to the site through Site GNLP0328 and into South Walsham. GNLP and Local Plan policies could potentially improve public transport provision and connections to the train station. However, the bus service in South Walsham is limited, and it is likely that residents would be largely reliant on personal car use for travel. Overall, a minor negative impact would be expected.

#### **SA Objective 13 – Historic Environment**

- F.39.2.15 Site SWA1 is located approximately 350m from the Grade II Listed Buildings 'Chamery Hall', 'Old Hall Farmhouse' and 'Barn approximately 20m south of Old Hall Farmhouse'. GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings are conserved. Therefore, a negligible impact on the historic environment would be expected.

#### **SA Objective 14 – Natural Resources, Waste and Contaminated Land**

- F.39.2.16 The majority of Site SWA1 comprises previously undeveloped land. The 0.68ha site coincides with ALC Grade 1 land, which represents some of Greater Norwich's BMV land. As the site coincides with less than 20ha of BMV land, the proposed development would result in a negligible impact in terms of loss of soil.

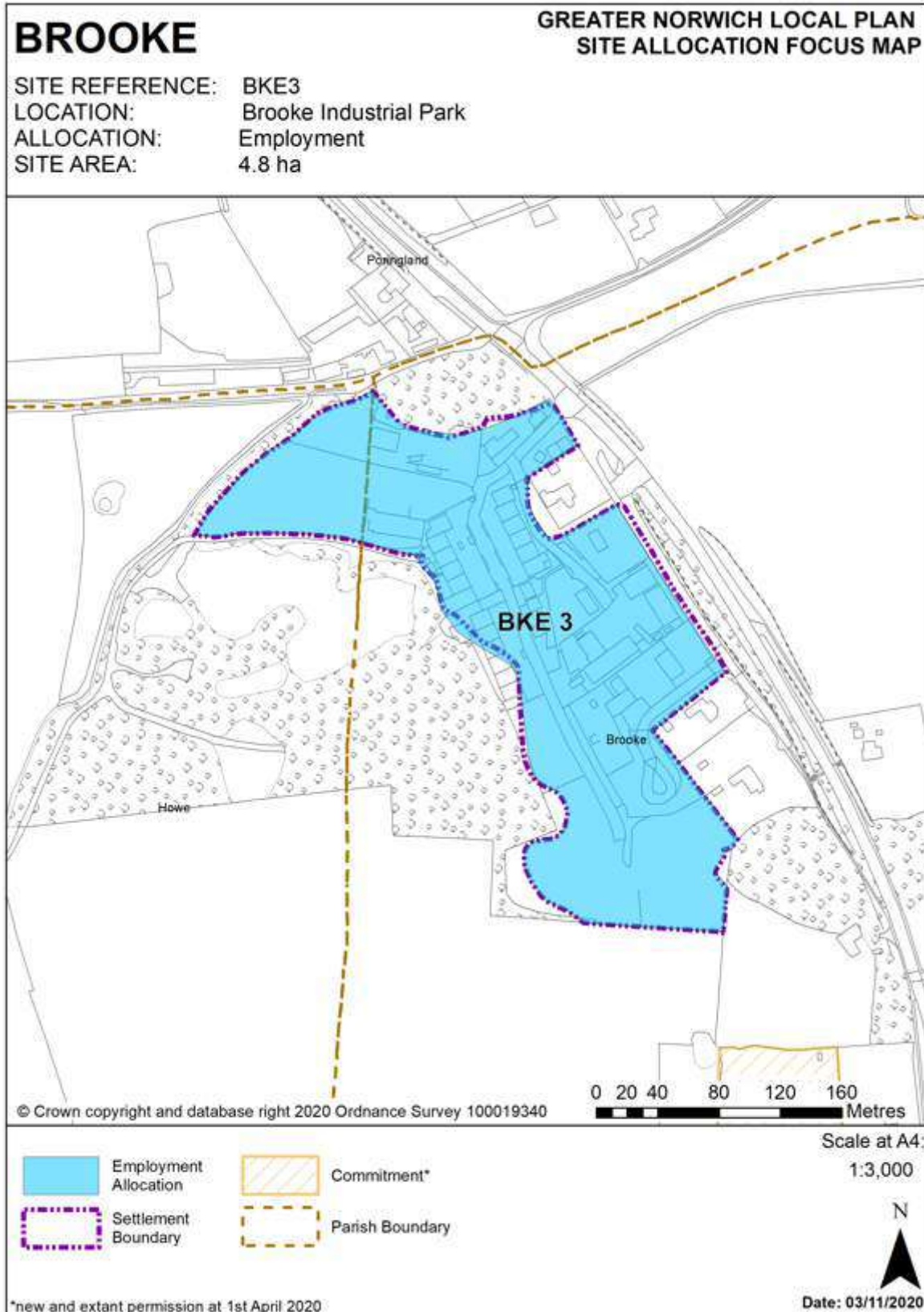
#### **SA Objective 15 – Water**

- F.39.2.17 Site SWA1 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.



# F.40 Non-Residential Sites

## F.40.1 Policy BKE3 – Brooke Industrial Park



**Policy BKE3 – Brooke Industrial Park**

<b>Allocation Area</b>	Employment 4.8 ha
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**Policy BKE3 Brooke Industrial Estate, Brooke (approx. 4.8ha) is allocated for employment use.**

The development will be expected to address the following specific matters:

- New development on the site shall be limited to E(g), B2 and B8 uses;
- Adequate landscaping and boundary treatments are to be provided on the southern and north eastern boundaries to ensure development does not have an adverse impact.
- Any development must conserve and enhance the significance of the Grade II Listed Arlington Hall to the east of the site, including any contribution made to that significance by setting.
- Significant information will be required at a planning stage to mitigate heavy flood constraints
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits if extracting the minerals, if feasible will be taken into consideration.

Policy Ref	SA Objective														
	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
BKE3	-	0	0	0	0	+	+	-	+	0	++	-	0	+	-

**SA Objective 1 – Air Quality and Noise**

F.40.1.1 Site BKE3 is located over 200m from major sources of air pollution including main roads and AQMAs. GNLP and Local Plan policies would be expected to enhance public transport accessibility, reducing the need for personal car use. However, the proposed employment development would be expected to result in an increase in traffic on the local road network and increase air pollution, to some extent. A minor negative impact on air quality and noise cannot be ruled out.

**SA Objective 2 – Climate Change Mitigation and Adaptation**

F.40.1.2 A small proportion in the north of Site BKE3 is located within Flood Zone 2 and 3a, and a small proportion of the site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site policy states that “*significant information will be required at a planning stage to mitigate heavy flood constraints*”. It is anticipated that appropriate sustainable drainage systems would be provided, where necessary, in accordance with GNLP and Local Plan policies. This would be expected to ensure flooding is minimised, and therefore, a negligible impact would be expected.

**SA Objective 3 – Biodiversity, Geodiversity and Green Infrastructure**

F.40.1.3 Site BKE3 is located approximately 6.2km south west of ‘The Broads’ SAC and ‘Broadland’ SPA and Ramsar, and ‘Yare Broads and Marshes’ SSSI. The site is also located approximately 3.7km north east of ‘Shotesham Common’ SSSI and ‘Shotesham-Woodton Hornbeam Woods’ SSSI. The site is located within an IRZ which does not indicate the proposed use as a threat to this SSSI.

F.40.1.4 Site BKE3 partially coincides with ‘Atlas Gravel Workings’ CWS. However, the site comprises previously developed land and GNLP Policy 3 seeks to ensure development proposals do not result in

*“harm to designated and non-designated assets of the natural environment”*. Subject to no significant effects being identified in the HRA, a negligible impact on biodiversity would be expected.

#### **SA Objective 4 – Landscape**

- F.40.15 Site BKE3 comprises previously developed land, and therefore, the proposed development at this site would not be expected to have a significant impact on the local character. The site policy states that *“adequate landscaping and boundary treatments are to be provided on the southern and north eastern boundaries”*. GNLP and Local Plan policies would be expected to ensure that development is in keeping with the surrounding landscape, and overall, result in a negligible impact on the local landscape.

#### **SA Objective 5 – Housing**

- F.40.16 Site BKE3 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.

#### **SA Objective 6 – Populations and Community**

- F.40.17 Site BKE3 is located partially over 600m from local services. GNLP and Local Plan policies would be expected to improve public transport which could improve access to local services in nearby settlements, such as Poringland. Therefore, a minor positive impact would be expected.

#### **SA Objective 7 – Deprivation**

- F.40.18 The proposed development at Site BKE3 would not be expected to have a significant impact on deprivation. The GNLP and Local Plan policies would be expected to promote inclusive development, and therefore, a minor positive impact would be expected.

#### **SA Objective 8 – Health**

- F.40.19 Site BKE3 is located over 200m from main roads and AQMAs, and therefore, the proposed development would locate site end users away from major sources of air pollution which are known to be detrimental to health. The site is located within 600m of the PRow network. Alongside the site’s rural location, this would be expected to provide site end users with good access to outdoor space for recreation, with likely physical and mental health benefits.

- F.40.110 However, the closest hospital with an A&E department is Norfolk and Norwich University Hospital, located approximately 12km to the north west. The closest GP surgery is Heathgate Surgery, located approximately 2.2km to the north west. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve access to the GP surgery but would not be expected to fully mitigate the poor access to emergency healthcare. A minor negative impact would be expected.

#### **SA Objective 9 – Crime**

- F.40.111 The proposed development at Site BKE3 would not be expected to have a significant impact on crime. The GNLP and Local Plan policies would be expected to promote development designs which address crime prevention and seek to create safe communities. Therefore, a minor positive impact on crime would be anticipated.

#### **SA Objective 10 – Education**

- F.40.112 Site BKE3 is proposed for employment use, and therefore, would be expected to have a negligible impact on education.

#### **SA Objective 11 – Economy**

- F.40.113 Site BKE3 is proposed for employment development, including E(g), B2 and B8 uses. The proposed development at this site 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.

**SA Objective 12 – Transport and Access to Services**

- F.40.114 The majority of Site BKE3 is located within 400m of a bus stop on Bungay Road, providing regular services. The closest train station is Norwich Railway Station, approximately 9km to the north west. The criteria within the site policy, as well as GNLP and Local Plan policies, could potentially improve local accessibility and public transport, but would not be expected to fully mitigate the poor access to railway stations. A minor negative impact would be expected.

**SA Objective 13 – Historic Environment**

- F.40.115 Site BKE3 is located approximately 600m north east of Howe Conservation Area and 800m from the Grade II\* Listed Building 'Church of St Mary'. The site is also located approximately 600m north of the Grade II Listed Building 'Brooke Lodge' and 960m south west of 'Hall Farm House'. The site policy states that landscaping and boundary treatments should be provided, and GNLP and Local Plan policies would be expected to ensure that the character and setting of Listed Buildings is conserved. Therefore, a negligible impact on the historic environment would be expected.

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

- F.40.116 Site BKE3 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.

**SA Objective 15 – Water**

- F.40.117 Site BKE3 coincides with a groundwater SPZ (Zone III) and is located adjacent to the Well Beck, to the north. GNLP and Local Plan policies would be expected to mitigate the potential adverse impacts on the groundwater SPZ. However, the proposed development at this site could potentially increase the risk of contamination of the Well Beck, and as such, result in a minor negative impact on water.

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# Appendix G: Reasons for Selection and Rejection

G.1 Selected Sites .....G1  
G.2 Rejected Sites..... G20

# G.1 Selected Sites

G.1.1.1 **Table G.1.1** lists the 140 allocated sites in the GNLP. Each allocated site is presented in the GNLP as a Site Policy. The reasons for allocating each of the sites has been determined by the three authorities and is set out in the table.

*Table G.1.1: Reasons for selecting the 140 allocated sites*

Site Ref.	Site Name	Reasons for Selection
Norwich Residential and Non-Residential		
Norwich		
GNLPO068	Land Adjacent River Wensum, east of Duke Street	This is a prominent brownfield site in the northern city centre which is long term vacant and offers the potential for beneficial regeneration and redevelopment including improved access to the river. The site benefits from extant planning consents for residential development and student accommodation development.
GNLPO133-BR	UEA, University Drive West (Earlham Hall)	The principle of development has been established by virtue of the existing local plan allocation (R39) and outline planning permission. Its allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS). The site boundary includes undeveloped elements of the existing allocation. Alternative versions of this site have been considered through the assessment process – see unallocated sites table. The revision to the boundary corrects an error made in the previous boundary proposed.
GNLPO133-C	UEA, Cow Drive North (Blackdale Building)	The principle of development has been established by virtue of the existing local plan allocation (R40) and consented and partly completed scheme for student accommodation. Its allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS). As an extant consent and previous allocation; this site is been counted in the commitment figures.
GNLPO133-DR	UEA, Land south of Suffolk Walk	The principle of development for a large proportion of this site has been established by virtue of the existing local plan allocation (R41) as a strategic reserve for university expansion. The proposed enlarged boundary reflects work done to maximise developable area in this location as part of the UEA DFS 2019 refresh. Its allocation for development remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS). The site boundary includes undeveloped elements of the existing allocation. Alternative versions of this site have been considered through the assessment process – see unallocated sites table. The revision to the boundary corrects an error made in the previous boundary proposed.
GNLPO133-E	UEA, Land at Strawberry Field	The site has been developed and in operational use for several years as a ground’s maintenance depot. Although in a prominent and sensitive river valley location with respect to the campus and the UEA Broad, on balance it is considered that the site offers the best opportunity to accommodate limited development to



Site Ref.	Site Name	Reasons for Selection
GNLPO282	Constitution Motors Ltd, 141-143 Constitution Hill	support the expansion of the UEA and will enable further enhancement and greater public access to the river valley, with the proviso that any development must be sensitively designed and integrated into the landscape. The site is located in a predominantly residential area and is appropriate for residential use. It now has benefit of outline planning permission and reserved matters application pending decision, as such has been counted in the commitment figures.
GNLPO360	May Gurney and Deal Ground Site	This strategic regeneration opportunity site in east Norwich and including land at Trowse has benefit of outline planning permission for up to 680 homes, commercial uses, recreational open space and transport infrastructure, valid until 2023. It is a long-term strategic development priority for Greater Norwich and would secure major economic and regeneration benefits but is subject to complex constraints identified through the HELAA. Development potential of this land alongside the neighbouring Utilities site and land available through the release of the former Carrow Works site is recognised through a wider strategic growth allocation across the three sites which is expected to deliver a total of approximately 4,000 homes. Note that the May Gurney site falls within Trowse parish and approximately 90 homes of the 680 approved are included within the housing commitment for Trowse parish.
GNLPO401	Land Adjacent River Wensum (former EEB site) Duke Street	This long-term vacant regeneration opportunity site was previously allocated for office-led development in the adopted local plan (CC21) but remains stalled despite a succession of consented schemes. Allocation in the GNLPO is wholly appropriate to recognise its considerable potential for regeneration for both housing and commercial uses taking advantage of its riverside site and highly accessible city centre location close to the primary shopping area. Previous consents on this site have now expired. 30 units as detailed in the existing allocation are counted in the existing commitment, the site is expected to deliver an uplift of an additional 70 units.
GNLPO409AR	Land at Whitefriars	This key regeneration site in the city centre is long term vacant. It consists of existing adopted local plan allocations CC17b and part of CC17a. It benefits from current consent for development for a residential-led scheme, of which phase 1 of three has commenced on site. The allocated site is expected to deliver 220 homes in accordance with the approved scheme. It is considered appropriate to progress this site to allocation as the affordable housing provision of the consent is on the un-commenced phases of this site; allocation protects affordable housing delivery expectations on the full developable area. Alternative versions of this site have been considered through the assessment process – see unallocated sites table.
GNLPO409BR	Land South of Barrack Street	This key regeneration site in the city centre is long term vacant. It consists of the remainder of the existing adopted local plan allocation CC17a which has not been developed and does not fall within the boundary of proposed allocation GNLPO409AR. Outline and detailed consents on this site provide for 200 homes and offices to deliver the remaining phases of the St James Place office quarter which is counted in the existing commitment. The allocated site is expected to deliver an equal number of homes to the existing consent although it is understood that this may come forward through a revised application for the site. The boundary of this site is consistent with the boundary submitted for consideration by the landowner as part of the Regulation 18C consultation process. Alternative versions of this site have been considered through the assessment process – see unallocated sites table.

Site Ref.	Site Name	Reasons for Selection
GNLP0451	Sentinel House. 37-45 Surrey Street	Following the conversion of Sentinel House to 199 apartments it is no longer appropriate to allocate the entire site as initially proposed although land to the east remains suitable for development. This is acknowledged in adopted local plan allocation CC29, albeit that the majority of the Queens Road Car Park will not now be available and is excluded. An allocation for housing or student accommodation reflects a form of development already supported in principle on this site. As the proposed site is part of previous allocation and subject to extant planning consent, the figures are counted in the current commitment.
GNLP0506	Anglia Square	Anglia Square is a strategically important long-term regeneration priority in the northern city centre (previously allocated in the Northern City Centre Area Action Plan) which has great potential as a catalyst for area wide regeneration and the delivery of a significant quantum of housing contributing to Norwich's allocation requirement, alongside major economic benefits for the city and Greater Norwich as a whole. Following resolution to approve a mixed-use regeneration scheme including 1250 homes and commercial floorspace (December 2018), the application has been called-in by the Secretary of State and will now be considered at a Public Inquiry. Notwithstanding the uncertainty over the current proposals, the strategic importance and major regeneration benefits of the site require appropriate recognition in the GNLP. 198 units are counted in the existing commitment as part of an extant consent, the additional 1002 units are counted as uplift.
GNLP1061R	Land known as 'Site 4', Norwich Airport	The site falls within the operational area of Norwich Airport. Proposals for aviation related uses have been approved in outline as such the principal for this type of development in this location is accepted. There is no evidence of need for new general employment allocations and the opportunity to deliver a major aviation related facility as consented would bring significant economic benefits. The GVA Employment, Retail and Town Centres Study shows no evidence of need for additional general-purpose strategic scale employment allocations given the surplus of existing unimplemented allocated sites, of which there are a number in the vicinity. The opportunity to deliver a major aviation related facility as consented would bring very significant economic benefits to the Greater Norwich area which may not be deliverable through other forms of development and whilst not viable at present its longer-term feasibility has yet to be tested. This site provides a unique opportunity, it is the only site that can provide development for airport related uses; as such it should be secured for such before alternative uses are sought and evidenced. The site area proposed for allocation is smaller than the site area submitted by the landowner. The proposed allocation boundary omits the developed area to the northwest of the site which is currently in operational use and there is no known intention to cease this use. Alternative versions of this site have been considered through the assessment process – see unallocated sites table.
GNLP2114	Muspole Street	The principle of development has been established through previous allocation of the site for housing development in the Northern City Centre Area Action Plan and a now expired planning permission for 57 homes. Consented office to residential conversion of the Guildyard, Colegate and Seymour House, Muspole Street could already deliver 60 flats counted in the existing commitment; the additional 50 units are counted as uplift. Outline regeneration proposals have been publicised alongside the nearby St Mary's Works site, for which there is a consented outline scheme, under the "Shoe Quarter" initiative. The building is currently used beneficially as managed workspace but in the event of more substantive development proposals the site can

Site Ref.	Site Name	Reasons for Selection
		deliver a more substantial housing led development with significant regeneration benefits which should be acknowledged in the GNLP.
GNLP2163	Colegate Car Park	This brownfield site was previously allocated in the Northern City Centre Area Action Plan for housing-led development and subject to a withdrawn planning application for residential development broadly similar to the GNLP submission. The principle of residential development has been established by virtue of the previous NCCAAP allocation and the development of the site (subject to detailed design) would offer regeneration benefits as well as contributing to the affordable and general needs housing requirement for the city. Accordingly it is suitable to identify in the GNLP.
GNLP2164	West of Eastgate House	Eastgate House (former offices) adjoining has recently been converted to residential apartments mainly under prior approval as permitted development, Graphic House immediately to the west (also previously offices) has recently implemented its permission for conversion to a student large HMO. The surface car park site between these two buildings is of restricted size but could support appropriate residential development in association with the established newly converted residential accommodation adjoining. Given the surrounding pattern of uses it is considered that the site is appropriate to identify in the GNLP.
GNLP3053	Land at Carrow Works	Carrow Works was formerly the location for Britvic Soft Drinks Ltd. And Unilever UK Ltd., and is being promoted for redevelopment. The allocation site, which also includes Carrow House owned by Norfolk County Council, is expected to contribute to an overall target of 4000 in the East Norwich strategic regeneration area. The site may also accommodate community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure.
GNLP3054	St Mary's Works and St Mary's House	This brownfield site was previously allocated in the Northern City Centre Area Action Plan. The site is situated in a prominent location within the Northern City Centre strategic regeneration area and is likely to accommodate a minimum of 150 homes. It benefits from existing outline consent for redevelopment including around 150 residential units, office floor space, and a hotel. 150 units have been counted as existing commitment.
CC2	147-153 Ber Street	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC3	10-14 Ber Street	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC4a	Land at Rose Lane/Mountergate (Mountergate West)	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC4b	Land at Mountergate/Prince of Wales Road (Mountergate East)	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC7	Hobrough Lane, King Street	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC8	King Street Stores	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC10	Land at Garden Street and Rouen Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038

Site Ref.	Site Name	Reasons for Selection
CC11	Land at Argyle Street	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC13	Land at Lower Clarence Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC15	Norwich Mail Centre, 13-17 Thorpe Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC16	Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC18 (CC19)	Land at 140-154 Oak Street and 70-72 Sussex Street	Allocation CC19 and part of allocation CC18 are now in the same ownership. These sites have been combined (omitting the remainder of CC18) and carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC24	Land to rear of City Hall	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
CC30	Westwick Street Car Park	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R1	Land at the Neatmarket, Hall Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R2	Ipswich Road Community Hub, 120 Ipswich Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R7	John Youngs Limited, 24 City Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R10	Utilities Site	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R13	Site of former Gas Holder at Gas Hill	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R14/15	Land at Ketts Hill and east of Bishop Bridge Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R17	Site of former Van Dal Shoes, Dibden Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R18	Site of former Start Rite Factory, 28 Mousehold Lane	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R19	Land North of Windmill Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R20	Land east of Starling Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038

Site Ref.	Site Name	Reasons for Selection
R29	Two sites at Hurricane Way, Airport Industrial Estate	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R30	Land at Holt Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038. The site boundary has been revised from the existing allocation to omit the paddock to the north due to land ownership uncertainties
R31	Heigham Water Treatment Works, Waterworks Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038. The site area has been revised (reduced) since the existing allocation due to landowner requirements to retain some of the area in operational use.
R33	Site of former Earl of Leicester Public House, 238 Dereham Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R36	Mile Cross Depot	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R37	The Norwich Community Hospital Site, Bowthorpe Road	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R38	Three Score, Bowthorpe	Residue of allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
R42	Land West of Bluebell Road, and north of Daisy Hill Court/Coralie Court, Westfield View	Undeveloped residue of allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038.
<b>Urban Fringe Residential</b>		
<b>Colney</b>		
GNLP0253	Colney Hall, Watton Road	This allocation at Colney Hall is made for the unique opportunity it presents. Providing specialist older people's accommodation, as well as showcasing and furthering knowledge about wellbeing in later in life. The Colney Hall location is chosen to take advantage of its proximity to the nearby university research and healthcare facilities. Consequently, the allocation is specifically made so as to secure a residential-led development for older people that is supplemented by related university research space and healthcare facilities.
<b>Costessey</b>		
GNLP0581	Land off Bawburgh Lane and New Road	Sites GNLP0581 and GNLP2043 are considered together as a contingency site for 800 dwellings should this prove to be required due to the low delivery of sites. The site is well located on the edge of Norwich in close proximity to the A47 Longwater Interchange and services and facilities in Costessey and at Longwater.
GNLP2043	North of New Road, east of A47	
<b>Cringleford (including Keswick &amp; Intwood for employment purposes)</b>		
HOU1/ GNLP0307/ GNLP0327	Land north and south of the A11	The Cringleford Neighbourhood Plan allocation HOU1 identified an area for approx. 1200 new homes for which planning permissions are now in place to provide for up to 1300 homes. These permissions do not occupy the whole of the housing site allocation in the Neighbourhood Plan. The remaining area of land identified in the

Site Ref.	Site Name	Reasons for Selection
		Neighbourhood Plan as suitable for development is located between the Norwich Southern Bypass Landscape Protection Zone and the edge of the permitted schemes giving potential beyond the 2026 end date of the Neighbourhood Plan. The potential uplift is estimated as an extra 410 dwellings on top of the 1300 already permitted.
<b>Drayton</b>		
DRA1	Land east of Cator Road and north of Hall Lane, Drayton	The site was allocated in 2016 as part of the Broadland Site Allocations Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038.
<b>Easton and Honingham</b>		
EAS1	Land south and east of Easton	This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site has outline planning permission for 890 units, but this does not cover the whole of the allocation. A separate application for 64 dwellings is under consideration at the time of preparing this plan on some of the remaining allocated land, north of Dereham Road. It is also considered that there is capacity for uplift of an additional 90 dwellings on the last parcel of allocated land, to the east of Easton Gymnastics Club. The site is therefore reallocated for 1.044 dwellings.
<b>Hellesdon</b>		
HEL1	Hospital Grounds, Hellesdon	The site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038.
HEL2	Land at the Royal Norwich Golf Club, either side of Drayton High Road,	The site was allocated in 2016 as part of the Broadland Local Plan but has not yet been fully developed. It is expected that the complete development will take place within the time-period of the new local plan up to 2038.
<b>Rackheath</b>		
GNLPO172	Land to the west of Green Lane West, Rackheath	This site is promoted as two parcels of land bisected by the Broadland Northway (A1270). It is allocated for residential development limited to land to the east of the A1270. Land to the west is only suitable for open space as it is within the landscape buffer for the Broadland Northway and close to the historic gardens of Rackheath Hall, a grade II listed building. It is considered appropriate for allocation as at the date of writing there is an existing committee resolution to approve an application for 205 dwellings on the site (reference 20172208).
GNLPO351	Heathwood Gospel Hall. Rackheath	This is a brownfield site within the existing settlement limit where development is acceptable in principle. Constraints on the site for residential development are relatively few, although some mitigation may be necessary due to the location of industrial buildings to the rear of the site.
<b>Sprowston</b>		
GNLPO132	White Land, White House Farm, off Blue Boar Lane/Salhouse Road	This is a large strategic scale greenfield site off Salhouse Road adjacent to a major existing allocation within the North East Growth Triangle AAP. There are no major constraints to make the site unsuitable for development, therefore the site is allocated subject to an acceptable access strategy, protection of ancient woodland, high school provision, and masterplan.



Site Ref.	Site Name	Reasons for Selection
<b>Taverham (including Ringland)</b>		
GNLPO159R	Off Beech Avenue	The eastern part of this site, originally promoted on a much larger boundary for 150-200 dwellings, was a reasonable alternative at the Reg 18C draft plan consultation. The site is considered suitable for allocation for a much smaller scale development on a slightly revised boundary to the one promoted for the revised site. Small scale development is considered to be appropriate as the adjacent site in the same ownership now has planning permission and this site can be accessed through that permitted scheme and the site is reasonably well located in relation to services and facilities in Taverham.
GNLPO337R	Land between Fir Covert Road and Reepham Road	This site is considered to be suitable for allocation as it is a strategic-scale development, well-related to the existing edge of Thorpe Marriott with no major constraints. The site was subject to a minor boundary revision through the Regulation 18C consultation.
<b>Trowse</b>		
TROW1	Land on White Horse Lane and to the rear of Charolais Close & Devon Way	This site was allocated in the 2015 South Norfolk Local Plan. The first phase (98 dwellings and a primary school) is under construction. The second phase (pending completion of Section 106 agreement) is for 83 dwellings and land to facilitate expansion of the primary school. The principle of development on the site has already been accepted and it is expected to be complete within the time period of this local plan.
<b>Main Towns Residential</b>		
<b>Aylsham (Blicking, Burgh &amp; Tuttington and Oulton)</b>		
GNLPO311, 0595 and 2060 (combined)	Land to the South of Burgh Road	This site was the preferred choice to meet the strategic requirement of 300 homes in Aylsham and is now the confirmed allocation. Of the sites available it is both well-located to the town centre and the high school. Land is provided for a new primary school thereby meeting an important planning obligation. Other policy obligations ensure constraints of the site are being mitigated.
GNLPO596R	Land at Norwich Road	This site has been uprated from reasonable to allocated in order to part fulfil an increased housing figure for Aylsham of 600. A change that is prompted by a decision that a further 5,000 homes are needed across the Greater Norwich area. Of the sites available in Aylsham, GNLPO596R is well-related to the town centre, and benefits from good access from Norwich Road. Since the Reg. 18 stage, the scheme has been revised. A second school site is not needed, but GNLPO596R offers other opportunities. A care unit/extra care housing scheme will help to meet the need for specialist older person's accommodation in this northern area of Broadland district. Also, the 'gateway' location of GNLPO596 into Aylsham provides the opportunity for a community-led park & ride facility that is referenced in the objectives to the Aylsham Neighbourhood Plan to improve sustainable transport.
<b>Diss (including part of Roydon)</b>		
GNLPO102	Frontier Agriculture Ltd, Sandy Lane	GNLPO102 is a unique site due to its brownfield status and proximity to the railway station. Should the site become vacant, as appears likely, its redevelopment would be automatic to make effective use of land. On this basis GNLPO102 should be included in the GNLP rather than deferred to the neighbourhood planning process.
<b>Redenhall with Harleston (including well related parts of Needham)</b>		

Site Ref.	Site Name	Reasons for Selection
GNLP2108	South of Spirketts Lane	GNLP2108 was one of two preferred choices to meet the strategic requirement of 450 homes in Harleston and it is now a confirmed allocation. In comparison to other sites GNLP2108 is well-related to the town centre. In comparison to other sites, the adverse townscape and landscape impacts of development are considered to be less too.
GNLP2136	Briar Farm, Mendham Lane	GNLP2136 was one of two preferred choices to meet the strategic requirement of 450 homes in Harleston and it is now a confirmed allocation. In comparison to other sites GNLP2136 is well-related to the town centre. In comparison to other sites, the adverse townscape and landscape impacts of development are considered to be less too. Since the Reg. 18 stage, the promoters have uplifted the number of homes by 60 and added a care unit/extra care living scheme – as well as also removing employment and retail elements. The change is welcome. Offering a mix of uses that is more achievable, and which responds to the general housing need as well as need for specialist accommodation for older people. The uplift in housing on GNLP2136 is helpful too given the recent decision to increase by 5,000 the overall housing number being sought by the GNLP.
HAR 4	Land off Pemberton Road, Willow Walk and Lime Close, Harleston	The site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. On this basis HAR 4 is re-allocated.
Wymondham		
GNLP0354R	Land at Johnson's Farm	GNLP0354 was one of two preferred choices to meet the strategic requirement of 100 homes in Wymondham and it is now a confirmed allocation. In comparison to other available sites, GNLP0354 has good access to facilities and that has led to its selection. Since the Reg. 18 stage, the promoters have revised the scheme to approximately 100 homes. GNLP0354R has been reappraised – particularly in relation to its proximity to nearby listed heritage assets and their landscape setting. The revised scheme is considered to be acceptable, and the larger allocation is selected. The uplift of 50 homes is helpful too given strategic decision. A 1,000 home contingency is now not going ahead for Wymondham, but across the Greater Norwich area as a whole the overall housing number is increasing by 5,000.
GNLP3013	North of Tuttle Lane	GNLP3013 was one of two preferred choices to meet the strategic requirement of 100 homes in Wymondham and it is now a confirmed allocation. In comparison to other available sites, GNLP3013 has good access to facilities and that has led to its selection. The site relates well to the existing form and character of the town and it has minimal constraints. Although not technically brownfield the site has a previously developed character having been used for caravan storage for a number of years.
Key Service Centres Residential		
Acle		
GNLP0378R and GNLP2139R	North of Norwich Road South Walsham Road	These two sites are combined to form one allocation with the aim of facilitating a link road from Norwich Road to South Walsham Road. These are the only sites promoted that can bring forward this benefit. GNLP0378 was originally proposed as a smaller site. At Regulation 18C it was allocated on larger boundary than originally proposed and it has now been enlarged again to accommodate the link road, open space and additional housing. GNLP2139 was originally proposed as a much larger site. At Regulation 18C it was reduced in size to

Site Ref.	Site Name	Reasons for Selection
		ensure the scale of growth was appropriate to the village services. During the Regulation 18C consultation the two sites were promoted together with GNLP2139 being larger than the reduced site size in the draft plan, but smaller than the original site size. The site boundaries have been determined due to the need to: avoid substantial areas of flood risk; provide open space to reduce leisure visits to the Broads; enable future expansion of Acle Academy; and provide a link road from Norwich Road to South Walsham Road; but to do this without producing an allocation which is out of scale with the village.
ACL1	Land north of Norwich Road	The site was allocated in 2016 as part of the current local plan and has permission for 137 homes (20191215). It is expected that development will take place within the new local plan time-period up to 2038.
ACL2	Land to the south of Acle station (between Reedham Road and New Reedham Road)	The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038.
<b>Blofield</b>		
GNLP2161	Norwich Camping & Leisure	Residential development in Blofield is limited due to the level of existing commitment and capacity issues with the A47 roundabout however this site is considered to be of a suitably small size to allocate without causing significant problems when compared to other sites put forward. The allocation is subject to provision of frontage footway and possible 'de-engineering' of the former trunk road. Consideration will need to be given to how the site relates to the existing delivery and service yard of Norwich Camping and Leisure.
BLO1	South of A47 and north of Yarmouth Road	The site was allocated in 2016 as part of the previous local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site is likely to accommodate up to 175 homes reflecting planning permission 20160488.
<b>Hethersett</b>		
HET1 (part of GNLP0177A)	Land north and north east of Hethersett	GNLP0177A to the north and west of Hethersett, which incorporates the existing allocation HET 1, far exceeds the land required for development in Hethersett. Instead, the preferred approach is not to allocate new land for development but to uplift the HET 1 allocation from the 1,196 homes already permitted to an approximate total 1,369 homes, incorporating part of GNLP0177-A. The remainder of GNLP0177-A is not preferred for allocation. Development on HET 1 allocation is well advanced and it has become apparent from reserved matters planning applications now approved that an uplift of 200 is a realistic prospect. There are no major constraints to accommodating an uplift of 200 homes, subject to mitigations like those already agreed for HET 1.
HET2	North of Grove Road	This site was allocated in 2015 as part of the South Norfolk Local Plan but has not yet been developed, as the phase of development of the HET1 allocation required to access the site has not yet progressed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The boundary and policy requirements of HET 2 are unchanged from the original allocation, at 3.8 ha HET 2 contains more land than is needed for a 40 place 'extra care' housing scheme. Subject to the suitability of uses proposed, additional development on HET 2 could be acceptable; this could include additional extra care units or care home provision based on the most up to date assessment of need, or if additional care need is not identified, further market and affordable housing.

Site Ref.	Site Name	Reasons for Selection
<b>Hingham</b>		
GNLPO503 (18C) (part)	Land north of Springfield Way and West of Dereham Road, Hingham	This site is proposed for allocation on a reduced boundary from the site originally promoted. The site as originally submitted was too large and would have swamped the town. The site has been further reduced since Regulation 18C, to ensure the appropriate density of development. The smaller site has been chosen for allocation as it has minimal constraints and development of up to 20 dwellings is considered acceptable subject to highway improvements.
GNLPO520 (18C) (part)	Land to the south of Norwich Road, Hingham	This site is proposed for allocation on a reduced boundary to avoid areas of surface water flood risk and historic environment impacts. The site has been chosen for allocation as it is well located on the approach into the village adjacent to the existing allocated site.
<b>Loddon and Chedgrave</b>		
GNLPO312	Land off Beccles Road	This site is allocated as it is well related to the form and character of the settlement and is less constrained than other sites promoted, which raise access or townscape and heritage concerns. The allocation is subject to two points of access. The site rises to the north so development on this site would be significantly more visible in the landscape than the dwellings and units opposite, and the design of the development would need to address the issues with the topography of the site, particularly with reference to the site's proximity to the Broads.
GNLPO463R	Langley Road, Chedgrave	Although this site is elevated and would be quite prominent it is allocated subject to a design brief and masterplan, which should indicate open space to the south to reduce leisure visits to the Broads and enhance the green infrastructure network, and acknowledge the site's setting adjacent to the historic park landscape. The allocation is subject to visibility improvements and frontage development at Langley Road to the north. The site is allocated at a lower gross density than usual, as the heritage/landscape mitigation, surface water drainage and open space requirements are significant. The net density will be in line with the indicative minimum in Policy 2.
<b>Reepham (Booton, Guestwick, Heydon, Salle and Wood Dalling)</b>		
REP1	Land north and south of Broomhill Lane, Reepham	The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038.
REP2	Former station yard, Station Road	The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. A planning permission exists for the site (reference: 20180963) that if developed will provide for a 60-bed care home and 20 assisted flats and 15 assisted bungalows.
<b>Broadland Villages Residential</b>		
<b>Blofield Heath and Hemblington</b>		
GNLPI048R	Land to the east of Woodbastwick Road, Blofield Heath	This site has been chosen for allocation over other sites put forward in the cluster as it is well related to the form and character of the settlement with safe pedestrian access to Hemblington Primary School and minimal other constraints. Most of the other sites promoted in the cluster have no safe route to school.

Site Ref.	Site Name	Reasons for Selection
		Alternative versions of this site have been considered through the assessment process – see unallocated sites table. The site as originally proposed was not considered to be reasonable for allocation as it was much too large and would have swamped the village and its services and facilities. The number of homes to be allocated in Blofield Heath has also been restricted due to the high amount of existing commitments in the parish of Blofield overall. In the Regulation 18C draft plan a smaller site was chosen by the GNLP team for 15-20 dwellings to better reflect the capacity of the cluster. Through the consultation the promoter suggested a slightly smaller site size to reflect a recent commercial planning permission at the southern end of the site. Due to the requirement for a minimum 25 dwellings per hectare on allocated site, 20 dwellings was still considered to be a reasonable number on the smaller site.
BLO5	Land to the north of Blofield Corner, opposite 'Heathway'	This site was allocated in the 2016 Broadland Local Plan but had not yet been developed at the base date of this plan. The principle of development on this site has already been accepted and it is expected that development will take place within the new local plan time period up to 2038.
<b>Buxton with Lamas and Brampton</b>		
GNLPO297	Land to east of Aylsham Road	This is the only site put forward which is considered suitable for allocation in Buxton. It has been chosen as it is within an accessible walking/cycling distance of facilities such as Buxton Primary School although a short section of footway will need to be provided at the north east side of Aylsham Road to ensure a continuous safe route to school. Other sites promoted in the cluster cannot provide a safe pedestrian route to school.
BUX 1	East of Lion Road, Buxton	This site to the east of Lion Road was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038.
<b>Cawston, Brandiston and Swannington</b>		
GNLPO293 (18C) (part of a larger site)	East of Gayford Road, fronting onto Aylsham Road, Cawston	This site has been chosen for allocation as it is adjacent to the existing settlement limit, close to Cawston Primary School with minimal other constraints, although highway capacity would limit the site to a maximum of 100 dwellings. It is proposed to allocate only part of the much larger site with vehicular access through, or adjacent to, the existing Broadland Local Plan CAW2 allocation. An alternative version of this site has been considered through the assessment process – see unallocated sites table. The site as originally proposed was not considered to be reasonable for allocation as it was much too large and would have swamped the village and its services and facilities.
CAW2	Land east of Gayford Road	This site to the east of Gayford Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038.
<b>Coltishall, Horstead with Stanninghall and Belaugh</b>		
GNL2019	South of rail line, Coltishall	After careful consideration this is the only site promoted which is suitable for allocation in Coltishall due to its location adjacent to carried forward allocation COL1. Vehicular access will need to be taken through COL1 and a Transport Assessment will be needed to demonstrate how highway issues at Rectory Road can be mitigated. Other sites promoted in the cluster have heritage and landscape concerns or significant highway concerns which it is considered cannot be overcome.

Site Ref.	Site Name	Reasons for Selection
COL1	Land at Rectory Road	This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038.
COL2	Land east of Station Road, Coltishall	This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038
<b>Foulsham and Themelthorpe</b>		
GNLPO605	Land west of Foundry Close	This is the only site promoted which is considered to be suitable for allocation in Foulsham. The site is located next to the existing Broadland Local Plan FOU1 allocation, which is now built out, and has a safe pedestrian route to the local primary school. The site is allocated subject to connection to Aubrey Rix Close. The allocation of this site is subject to confirmation of wastewater quality issues. Other sites in the cluster are remote with no safe route to school or have highway concerns.
<b>Freethorpe, Halvergate and Wickhampton</b>		
GNL2034	South of Bowlers Close	This site has been chosen for allocation as it is well related to the village with a safe pedestrian route to Freethorpe Primary School. Other site promoted in the cluster are not considered suitable for allocation due to either landscape concerns, remoteness or not being able to accommodate the scale of development required.
FRE1	North of Palmer's Lane, Freethorpe	This site to the east of Gayford Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038.
<b>Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill</b>		
GNLPO608R	Bridge Farm Field, St Faiths Close, Great Witchingham	This site has been chosen for allocation as it is the only site in the cluster that has any possibility to provide a safe pedestrian route to Great Witchingham Primary Academy. The original site proposal was larger with one hectare proposed for residential development with the remainder as open space to reflect the setting and proximity to a County Wildlife site. The site was revised down in size during the Regulation 18C consultation and will now only accommodate the residential element of the proposal
<b>Horsford, Felthorpe and Haveringland</b>		
GNLPO264	Land at Dog Lane	This proposal is for the redevelopment of a soft play centre and other commercial premises. It has been chosen for allocation as it is a brownfield site, well related to the form and character of Horsford although the proximity to remaining industrial uses will need to be considered.
<b>Horsham and Newton St Faith</b>		
GNLPO125R	Land to the west of West Lane	This site is allocated over other sites promoted in the cluster due to its accessibility to the A140, proximity to commercial development and safe walking route to St Faiths Primary school. It is recognised that there are historic environment sensitivities but it is thought that these can be overcome through policy mitigations. Alternative versions of this site have been considered through the assessment process – see unallocated sites table. The site as originally proposed was not considered to be reasonable for allocation as it was much too large and would have swamped the village and its services and facilities. A smaller site proposal was selected as a preferred option and consulted on at Regulation 18C. Through the Regulation 18C consultation the



Site Ref.	Site Name	Reasons for Selection
		promoter suggested this slightly larger site which scored the same as the smaller site through the Sustainability Appraisal and has therefore been chosen for allocation.
HNF1	Land east of Manor Road, Horsham and Newton St Faith	This site to the east of Manor Road was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038.
Lingwood and Burlingham, Strumpshaw and Beighton		
GNLPO380	West of Blofield Road. Lingwood	This site was a reasonable alternative at the Regulation 18C consultation. Further discussion has taken place regarding sites in Lingwood and it was decided to delete the Reg 18C preferred site (GNLPO379) based on comments received through the consultation. This site was chosen as a replacement allocation as it would act as a gateway site into the village and does not have the highway and flood constraints of the other reasonable alternative site (GNLPO296)
GNLP4016 (part)	East of Station Road, Lingwood	This site was submitted through the Regulation 18C consultation. Part of the site has been chosen for allocation to replace GNLPO379 which was preferred at Regulation 18C but received negative feedback through the consultation. This site has been chosen for allocation as it is well located adjacent to the primary school, village hall and recreation ground and it not too far from the railway station.
Marsham		
GNLP2143	South of Le Neve Road	This is the only site considered suitable for allocation in Marsham, other sites promoted were either too large or had significant highway constraints. It is allocated subject to vehicular access via Le Neve Road. Development will need to respect the setting of the adjacent Grade I listed church and provide an extension to the cemetery if required.
Reedham		
GNLP1001	Land to East of Station Road	This site is preferred for allocation as it has minimal constraints. However, it is accepted that it is not possible to provide an off-carriageway pedestrian footway for the whole route to Reedham Primary School. The site can be allocated subject to vehicular access via adjacent existing Broadland Local Plan site allocation RED1 and footpath connection with Public Rights of Way at the north and east boundaries of the site.
GNLP3003 (18C) (part of a larger site)	Mill Road, Reedham	Part of this site has been chosen for allocation due to its immediate proximity to Reedham Primary School and minimal other constraints, however, it is accepted that it is not possible to provide an off-carriageway pedestrian footway to the school. The site can be allocated subject to vehicular access via Mill Road and pedestrian only access at Holly Farm Road. The vehicular access point at Mill Road will require visibility over the frontage of 'The Brambles' to the north which may require 3 <sup>rd</sup> party land.
Salhouse, Woodbastwick and Ranworth		
GNLP0188	Site adjoining Norwich Road	This is the only site considered suitable for allocation in Salhouse, as other sites have been rejected due to significant landscape and heritage issues, including the setting of Salhouse Hall and the Grade I listed All Saints Church. This site will need a sensitive design and layout and as a consequence will only be able to accommodate a maximum of 12 - 15 dwellings.
South Walsham and Upton with Fishley		
GNLP0382	Land north of Chamery Lane	This is the only site promoted in South Walsham. It has minimal constraints and is considered suitable for allocation subject to highway improvements to ensure a safe and continuous pedestrian route to Fairhaven

Site Ref.	Site Name	Reasons for Selection
		Primary School. A very slight change has been made to the site boundary to bring it in line with existing allocation SWA1.
SWA1	Land east of Main Road, Swardeston	This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038, reflecting planning permission given on site (20161643).
<b>Urban Fringe non-Residential</b>		
<b>Colney (Strategic Employment Area)</b>		
GNLPO331RB	South of NRP extension	This site is allocated to allow additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the South Norfolk Local Plan (ref COL1)
GNLPO331RC	South of NRP extension	This site is allocated to allow additional capacity up to 2038 for the continued growth of the allocated science park and hospital expansion proposals in the South Norfolk Local Plan (ref COL1)
COL 1	Adjacent to Norwich Research Park (NRP)	This site was allocated in the 2015 South Norfolk Local Plan but has not yet been fully developed out. The principle of development on this site has already been accepted and it is expected that development will take place within the new local plan time period up to 2038. The Norwich Research Park is a strategic location for employment and this allocation is carried forward.
COL 2 / GNLPO140-C	Land rear/east of Institute of Food Research (IFR)	This site was allocated in the 2015 South Norfolk Local Plan but has not yet been fully developed out. The principle of development on this site has already been accepted and it is expected that development will take place within the new local plan time period up to 2038. The Norwich Research Park is a strategic location for employment and this allocation is carried forward.
COL 3	Colney Development Boundary	The settlement boundary for Colney, and the Norwich Research Park, is carried forward from the last South Norfolk Local Plan. Retention of the development boundary and policy to guide the uses permitted is considered justified. Therefore the COL 3 allocation is carried forward.
BAW 2	Bawburgh and Colney Lakes	This site was allocated in the 2015 South Norfolk Local Plan. The principle of establishing a new water-based country park in this location is already accepted. The use and management of the land for recreational use and conservation is expected to further grow over the plan period up to 2038. Therefore the BAW 2 allocation is carried forward.
<b>Costessey</b>		
COS 3/ GNLPSL2008	Longwater Employment Area, Costessey	The Longwater Employment Area continues to thrive and the control of uses here remains appropriate. The COS 3 land was allocated in the 2015 South Norfolk Local Plan. These land parcels are the next sequential areas for development and the inclusion of the GNLPSL2008 land is also a logical extension of the employment area. Therefore the COL 3 allocation is carried forward with the addition of GNLPSL2008.
COS 4	Costessey Longwater Development Boundary	The settlement boundary for the Longwater Employment Area is carried forward from the last South Norfolk Local Plan. Retention of the development boundary and policy to guide the uses permitted is considered justified. Therefore the COS 4 allocation is carried forward.
COS 5 / GNLPO2074	Royal Norfolk Showground	The Royal Norfolk Showground is a well-established and unique venue for food, farming, leisure, tourism, recreation, arts, and exhibitions. The existing policy wording is updated but is largely carried forward from the

Site Ref.	Site Name	Reasons for Selection
		last South Norfolk Local Plan. In terms of site boundary the land area is unchanged, except for a small area east of Long Lane and the land that is now the golf centre. On this basis, with minor modifications, the policy for control of uses at the Norfolk Showground is carried forward.
Cringeliford (including employment land at Keswick)		
KES 2 (including GNLP0497)	Land west of Ipswich Road, Keswick	This allocation is a combination of an existing allocation from the South Norfolk Local Plan coupled with a permission on a larger boundary (reference 2017/2794). The permission is now beginning to build out and it is expected that the whole development will take place over the new local plan period up to 2038. Therefore the existing allocation is carried forward but on a larger site boundary.
Hellesdon		
HEL3/ GNLP1020	North east of St Marys Church, Hellesdon	GNLP1020 reiterates the proposal of existing allocation HEL3. Given the proximity to the parish church of St Mary, and the surrounding landscape, retaining the burial land allocation is regarded appropriate. Worth noting is that GNLP1020 is partly overlapped by a larger site (GNLP2142) that seeks to expand the Hellesdon Park Industrial Park. This larger site is not allocated as evidence suggests there is no need for additional large-scale employment development.
HEL4/ GNLP1019	Land northeast of Reepham Road, Hellesdon	GNLP1019 reiterates the proposal of existing allocation HEL4. The existing allocation was made in the last Broadland Local Plan based on the need for additional recreational open space in Hellesdon. Retaining the existing open space allocation is considered appropriate. However, it is noted that the land is also promoted for a large-scale urban extension (GNLP0332R). This larger site is not allocated. GNLP0332R is constrained by its location, such its proximity to the Airport, and is not necessary to meet the housing requirement set out in the Part 1 GNLP Strategy.
Main Towns Non-Residential		
Aylsham (including Blickling, Burgh & Tuttington and Oulton)		
AYL3	Land at Dunkirk Industrial Estate (west), south of Banningham Road	This site was allocated in 2016 Broadland Local Plan. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment development.
AYL4	South of Banningham Road, Aylsham	This site was allocated in 2016 Broadland Local Plan. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment development.
Redenhall with Harleston (including well related parts of Needham)		
HAR 5	Land east of Station Hill, Harleston	This site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. Notably, however, a planning application exists for residential use and so the allocated commercial/community uses may not come forward. As at early November 2020, application 2019/2115 is awaiting determination for up to 40 dwellings.
HAR 6	Land north of Spirketts Lane, Harleston	This site is to the south of the town with vehicular access from Fuller Road. The site's location is recognised for commercial uses and the land is partially developed as premises for a retail wholesaler. It is expected that the remainder of the site will build out over the plan period up to 2038.

Site Ref.	Site Name	Reasons for Selection
HAR 7	South of Spirketts Lane, Harleston	This site is to the south of the town with vehicular access from Spirkett's Lane. Nevertheless, this is a recognised part of the town for commercial uses and it is expected that development can come forward within the new local plan time-period up to 2038.
<b>Hethel (Strategic Employment Area)</b>		
GMLP2109	South of Hethel Industrial Estate	This site has access from Potash Lane and is located adjacent to industrial premises to the north and east. As a relatively small site GMLP2109 adds diversity to the land options for employment growth and it is anticipated that development can come forward within the local plan time-period up to 2038. Within the policy wording regard is given to the residential amenity and heritage value of nearby Brunel House to the south-east. Various requirements are set too for providing landscaping, highways improvements, mitigating surface water flood risk, and ecological impact assessment.
HETHEL 1	Hethel Strategic Employment Area	A development boundary is drawn for the promotion of advanced engineering and technology based businesses. Retention of the development boundary and policy to guide the uses permitted is considered justified. Therefore the HETHEL 1 allocation is carried forward.
HETHEL 2	South and west of Lotus, Hethel	This site was allocated in the previous South Norfolk Local Plan but has not yet been developed. Nevertheless, this is a key strategic employment location for Greater Norwich. Interest in development remains high and it is expected that development can come forward within the new local plan time-period up to 2038.
<b>Key Service Centres Non-Residential</b>		
<b>Acle</b>		
ACL3	Former Station Yard, Acle	The site was allocated in 2016 as part of the current Broadland Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment/commercial development.
<b>Brundall</b>		
BRU2	Land north of Berryfields, Brundall	The site was allocated in the previous Broadland Local Plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. However, it is likely that the allocation of BRU2 will need further revision given the recent planning permission on the site for 155 dwellings and a supermarket which includes alternative provision for recreation (reference: 20161483). The site was also promoted through the local plan process as GMLP0325. The recreational allocation under BRU2 remains appropriate pending the residential development taking place.
BRU3	Land east of the Memorial Hall, Brundall	The site was allocated in the previous local plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. A planning application was made for up to 170 dwellings with alternative recreation provision (reference 20171386) that is now approved on appeal. Although the recreational allocation remains appropriate it is now likely that the residential permission will prompt its revision.
<b>Hethersett</b>		
HET 3	Land west of Poppyfields	The site has not been brought forward as part of the current permissions on the HET 1 allocation. Yet the site still has good prospects of coming forward as green infrastructure. With further development proposed for

Site Ref.	Site Name	Reasons for Selection
		Hethersett retaining an allocation for informal open continues to be important, and this allocation safeguards the archaeological interest relating to the land. Therefore the HET 3 allocation is carried forward.
<b>Hingham</b>		
HIN2	Land north of Norwich Road, Hingham	The site was allocated in 2015 as part of the current South Norfolk Local Plan but has not yet been developed. However, HIN 2 remains a logical extension of Hingham Industrial Estate. The principle of development is accepted and it is expected that development will take place within the new local plan time-period. Therefore the HIN2 allocation is carried forward.
<b>Loddon and Chedgrave</b>		
LOD 3	Loddon Industrial Estate	The site was allocated in 2015 as part of the current South Norfolk Local Plan but has not yet been developed. However, LOD 3 remains a logical extension of Loddon Industrial Estate. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period. Although development will likely require mitigation measures for nearby SSSI/Natura 2000 designations, this site is re-allocated for employment/commercial development.
<b>Poringland, Framingham Earl and Framingham Pigot ( including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)</b>		
POR3	Ex-MOD site, Pine Loke, Poringland	The site was allocated in 2015 as part of the current South Norfolk Local Plan but is yet to be developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is unsuitable for housing (or many other uses) and for that reason is outside the development boundary, but it is suitable for light industrial uses. The site also sits beneath two radio masts which dominate the site and require access for ongoing maintenance. To gain planning permission, proposals will have to be compatible with nearby residential and equestrian land uses, but nevertheless POR3 is re-allocated.
<b>Broadland Villages Non-Residential</b>		
<b>Cawston, Brandiston and Swannington</b>		
CAW1	Land to the west of the existing cemetery, Cawston	This site was allocated as an extension to the existing burial ground in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within this local plan time-period up to 2038.
<b>Foulsham and Themelthorpe</b>		
FOU2	Land at Old Railway Yard, Station Road, Foulsham	This site was allocated in the 2016 Broadland Local Plan but was not yet developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is re-allocated for employment/commercial development.
<b>Horsham and Newton St Faith</b>		
HNF2/ GNLPO466R	Land east of the A140 and north of Norwich International Airport, Horsham St Faith	This site to the east of the A140 and north of Norwich Airport was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is allocated for a full range of employment/commercial development, including those benefitting from a location close to the airport.

Site Ref.	Site Name	Reasons for Selection
GNLPSL2007R/ GNLP4061/ HNF3	Land at Abbey Farm Commercial, Horsham St Faith	Site HNF3 at Abbey Farm Commercial was allocated in the 2016 Broadland Local Plan but has yet to be developed at the base date of this plan. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment/commercial development with a small extension to include site GNLP4061, which is already partly built out.
South Norfolk Villages Non-Residential		
BKE3	Brooke Industrial Estate	The site was allocated in 2015 as part of the South Norfolk Local Plan. Brooke Industrial Park has experienced incremental growth over time and has now become an established employment site. There remains some opportunity for growth, which this policy seeks to promote. It is important that the site remains as an employment site and that other uses, such as residential development, are resisted given its location removed from established settlements such as the villages of Brooke and Poringland.



## G.2 Rejected Sites

G.2.1.1 **Table G.2.1** list all reasonable alternative sites that were considered as part of the SA process but have not been allocated within the GNL. The table sets out the reasons why these sites were not taken forward as decided by the three authorities.

**Table G.2.1: Reasons for rejecting reasonable alternative sites**

Site Ref.	Site Name	Reasons for Rejection
<b>Acle</b>		
GNLPO378	Land north of Norwich Road	An alternative version of this site has been chosen for allocation.
GNLPO378(18C)	Land west of Acle and North of Norwich Road, Acle	An alternative version of this site has been chosen for allocation.
GNLPO384	Land at Acle. South Walsham Road	This site is not considered to be suitable for allocation on highway and landscape grounds. Development would require a 2m wide footway at the north east side of South Walsham Road and insufficient highway is available to provide this.
GNLPO421R	Leffin's Lane	This site as originally promoted was not considered to be suitable for allocation as it is located to the south of the railway tracks and is therefore not particularly well related to services and facilities or the character of the town. In addition there is no safe walking route to the local primary school. During the Regulation 18C consultation the site promoters reduced the size of the site, but it is still not considered to be suitable for allocation as the earlier reasons for rejection have not changed. Site GNLPO421 was originally submitted in 2016 on a much larger scale (21.70ha for 570 units) but this was revised down to 7.00ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.
GNLPI049	Land north of Charles Close	This site would need to be developed with GNLPO384 to gain access and is therefore considered to be unreasonable on highway grounds as GNLPO384 requires footway provisions that are not possible within the existing highway. The development of this site would also have landscape issues.
GNLPO2139	South Walsham Road	An alternative version of this site has been chosen for allocation.
GNLPO2139(18C)	South of Walsham Road, Acle	An alternative version of this site has been chosen for allocation.
<b>Aylsham (Blicking, Burgh &amp; Tuttington and Oulton)</b>		
GNLPO287	Land north of Marriotts Way	This site is not allocated as it is located on the western edge of the town, less centrally placed than the preferred and reasonable alternative sites. The site appears to be significantly constrained if there is a requirement to cross the Marriotts Way which is a County Wildlife Site and green infrastructure asset.
GNLPO336	Land next to River Bure, North East Aylsham	This site is not considered to be suitable for allocation as it is located on the eastern edge of the town, less centrally placed than allocated sites. The site is subject to a satisfactory access strategy via existing allocation AYL2. There are too impacts for the Bure Valley landscape. The constraints make the site unreasonable for allocation.

Site Ref.	Site Name	Reasons for Rejection
GNLPO596	Land at Norwich Road	An alternative, slightly revised, version of this site has been chosen for allocation.
Blofield		
GNLPO082	Land to the south of Lingwood Road	During the Regulation 18C consultation this site was subdivided by the site promoter into sites A and B. This site, although it has been sub-divided, is not considered to be suitable for allocation as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. Local road capacity is also limited.
GNLPO082AR	South of Lingwood Road	During the Regulation 18C consultation this site was subdivided by the site promoter into sites A and B. This site, although it has been sub-divided, is not considered to be suitable for allocation as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. Local road capacity is also limited.
GNLPO082BR	South of Lingwood Road	During the Regulation 18C consultation this site was subdivided by the site promoter into sites A and B. This site, although it has been sub-divided, is not considered to be suitable for allocation as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. Local road capacity is also limited.
GNLPO252	Land at Yarmouth Road	During the Regulation 18C consultation this site was reduced by the site promoter. This site is not considered to be suitable for allocation as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
GNLPO252R	Land at Yarmouth Road	During the Regulation 18C consultation this site was reduced by the site promoter. This site is not considered to be suitable for allocation as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
GNLPO508	Land to the north of Yarmouth Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLPO2024	Manor Park, Old Yarmouth Road	During the Regulation 18C consultation this site was subdivided by the site promoter. This site is not considered to be suitable for allocation. Residential development would fetter the range of uses on existing Broadland Local Plan allocation BLO1 – which have been approved through planning applications. The consequence being to reduce the potential future level and range of services in the village. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
GNLPO2024AR	Manor Park, Old Yarmouth Road	During the Regulation 18C consultation this site was subdivided by the site promoter. This site is not considered to be suitable for allocation. Residential development would fetter the range of uses on existing Broadland Local Plan allocation BLO1 – which have been approved through planning applications. The consequence being to reduce the potential future level and range of services in the village. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
GNLPO2024BR	Manor Park, Old Yarmouth Road	During the Regulation 18C consultation this site was subdivided by the site promoter. This site is not considered to be suitable for allocation. Residential development would fetter the range of uses on existing Broadland Local Plan allocation BLO1 – which have been approved through planning applications. The consequence being to reduce the potential future level and range of services in the village. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.

Site Ref.	Site Name	Reasons for Rejection
GNLP2085	Yarmouth Rd/A47	This site is not considered to be suitable for allocation due to the apparent lack of access to the highway network and potential noise impacts from the A47. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
GNLP2149	North of Yarmouth Road	This site is not considered to be suitable as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
GNLP4017	East of Plantation Road	This site is not considered to be suitable as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
<b>Blofield Heath</b>		
GNLP0288	Land to the west of Woodbastwick Road	This site is considered to be unreasonable for allocation as the planning history suggests there are access constraints which means that the site would only be suitable for small scale development off a private drive. It therefore would not be able to accommodate the minimum allocation size of 12-15 dwellings.
GNLP1048	Land to the east of Woodbastwick Road	An alternative version of this site has been chosen for allocation.
GNLP1048(18C)	Land east of Woodbastwick Road, Blofield Heath	An alternative version of this site has been chosen for allocation.
<b>Brundall and Postwick-with-Witton</b>		
GNLP0254	Land at Yarmouth Road	This site is not considered to be suitable for allocation as little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.
GNLP0295	Land west of Maurecourt Drive	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. This site is poorly related to the school and has townscape/landscape issues. Access arrangements are also unclear.
GNLP0325	Yarmouth Road, Postwick	This site is not considered to be suitable for allocation for housing but is allocated for open space under BRU2. The site is however committed with an outline planning permission for retail and residential (reference 20161483). A subsequent reserved matters application has been submitted for the residential element (reference 20190604). Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.
GNLP0352	Land North of Brecklands Road	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. Development on this site would have potentially significant landscape impacts.
GNLP0375	Land north of Postwick Lane/west of Holmesdale Road	This site is not considered to be suitable for allocation. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout. The development of this site would raise landscape and townscape concerns.
GNLP0436	Land north of Links Avenue	This site is not considered to be suitable for allocation for housing, but the same land is allocated for open space under reference BRU3. Little additional growth is proposed in Brundall due to substantial existing commitment and concerns about capacity of the A47 roundabout.
GNLP3029	Broadland Gate	This site is well located, being surrounded on all sides by strategically important roads. To the immediate west is the Postwick Interchange and the site itself would be accessed from the A1042. At the time of writing a planning application (reference 20190300) has been submitted for a petrol filling station and two drive through

Site Ref.	Site Name	Reasons for Rejection
		restaurants. This site is not allocated as it is recognised that a proposal of this nature is better dealt with through the development management process.
<b>Bunwell</b>		
BUN2	Land north of The Turnpike, Bunwell	South Norfolk village cluster site – not included in Reg 19 Plan.
<b>Cawston, Brandiston and Swannington</b>		
GNLPO126-A	Land off Fred Tuddenham Drive and Paul Engelhard Way (South site)	These sites are reasonably well located in terms of form and character and accessibility to the services and facilities in Cawston, however they are considered to be unreasonable on highway grounds. Footway provision between the sites and the school is not continuous and would require multiple road/junction crossings. Children would need to make a challenging crossing at the Aylsham Road/Chapel Road junction and the footway at Aylsham Road is narrow with no scope for improvement. Clarification would also be needed that access can be gained to the highway without ransom.
GNLPO126-B	Land off Fred Tuddenham Drive and Paul Engelhard Way (East site)	These sites are reasonably well located in terms of form and character and accessibility to the services and facilities in Cawston, however they are considered to be unreasonable on highway grounds. Footway provision between the sites and the school is not continuous and would require multiple road/junction crossings. Children would need to make a challenging crossing at the Aylsham Road/Chapel Road junction and the footway at Aylsham Road is narrow with no scope for improvement. Clarification would also be needed that access can be gained to the highway without ransom.
GNLPO293	East of Gayford Road fronting on to Aylsham Road	An alternative version of this site has been chosen for allocation.
<b>Coltishall, Horstead with Stanninghall and Belaugh</b>		
GNLPO265	Land south of Jordans Scrapyard, Coltishall	Although this site is well located with a safe pedestrian route to Coltishall Primary School it is considered to be unreasonable for allocation due to heritage and landscape issues. This site is adjacent to the conservation area and its current landscaping is important to the setting. This land is on a higher level behind the street frontage with a sharp embankment and mature landscaping. Significant tree cover on the site would reduce the number of dwellings which could be achieved. The site's location between two bends would make achieving adequate visibility challenging. It is an unsuitable location for increased stopping and turning movements and pedestrians crossing.
GNLPO388	Land at St Johns Close, Coltishall	This site is well located near to Coltishall Primary School but is considered to be unreasonable for allocation on highway grounds. The site has two potential points of access (south of Rectory Close and via St John's Close). South of Rectory Close is narrow and it would not be feasible to achieve an acceptable visibility splay. St Johns Close is a cul-de-sac where Coltishall Primary School is located. There is an existing parking issue on the road and as such it would not be appropriate to service a development from it. The conflict between development and school traffic/parking would result in a safety concern.
GNLPO2072	East of High Street, Coltishall	Although this site is well located with a safe pedestrian route to Coltishall Primary School it is considered to be unreasonable for allocation due to heritage and Tree Preservation Order issues. Highway visibility could be challenging and would probably require removal of a wall. The site is located on a bend which restricts forward visibility and there is a safety concern regarding increased stopping and turning movements as the carriageway is constrained immediately to the west.

Site Ref.	Site Name	Reasons for Rejection
GNLP4048	Land at Rectory Road	This site is part of GNLP0388 and is promoted as an alternative to developing the wider site. Access to this site would be reliant on the existing grassy track which runs alongside the allotments, which is narrow with no scope for widening. The local highway authority have confirmed that the access proposal submitted is not acceptable.
Costessey		
GNLP0238	Land north of Farmland Road	This site is not considered to be suitable for allocation as a recent appeal was dismissed due to adverse impact on the designated river valley and poor connectivity.
GNLP0266	Costessey Landfill Site and adjoining land	Although the western end of the site (near to the existing employment/industrial uses) could have potential for commercial use the remainder is not favoured for housing due to the possible contamination issues of building on a landfill site, indeed Norfolk County Council Minerals and Waste have objected to development of the site. In addition, the site would create an isolated area of residential development with possible amenity issues from the existing commercial development nearby. Land could be required for an all traffic link between the A1074 Dereham Road and Ernest Gage Avenue.
GNLP0284R	South of Town House Road	This site is not considered suitable for allocation due to potential adverse impact on the character of the designated river valley. Three different masterplans have been submitted varying in scale. A small road frontage scheme may be more acceptable, but this would still have landscape impact as well as a heritage impact on the adjacent Grade II Listed Church. Site GNLP0284 was originally submitted in 2016 for 92 houses on a 3.86ha boundary but this was revised to the 3 masterplan options prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.
GNLP0581R	Land off Bawburgh Lane and New Road	An alternative version of this site has been chosen for allocation.
GNLP0593	Roundwell Works	This site was considered to be a reasonable alternative through the Regulation 18C consultation if further housing was needed in the urban area. An additional allocation is not needed at Regulation 19 therefore the site is not allocated. As a brownfield site within the settlement boundary it could come forward through the planning application process.
GNLP4045	Brickfield Farm	This site was submitted during the Reg.18C consultation. The site is located in the designated river valley and development in this location would detract from the rural character as you leave Costessey. Development here would extend the built form further into the open countryside with potential amalgamation to Old Costessey with the Queens Hills development. In addition, there are mature trees and hedgerows at north west boundary.
Cringleford (including employment at Keswick Land)		
GNLP0461	Land off Gurney Lane	This site is not considered to be suitable for allocation, as it is not feasible to achieve an acceptable visibility splay southward along Colney Lane from Gurney Lane. There are also possible landscape impacts on the Yare Valley to consider.
Diss (including part of Roydon)		
DIS1	Land north of Vines Road, Diss	This site was included as a carried forward allocation in the Regulation 18C consultation. It is not allocated as decision over carried forward and new allocations are deferred to the neighbourhood plan process.
DIS2	Land south of Park Road, Diss	This site was included as a carried forward allocation in the Regulation 18C consultation. It is not allocated as decision over carried forward and new allocations are deferred to the neighbourhood plan process.

Site Ref.	Site Name	Reasons for Rejection
DIS3	Land north of Stanley Road, Diss	This site was included as a carried forward allocation in the Regulation 18C consultation. It is not allocated as decision over carried forward and new allocations are deferred to the neighbourhood plan process.
DIS8	Station Road/Nelson Road, Diss	This site was included as a carried forward allocation in the Regulation 18C consultation. It is not allocated as decision over carried forward and new allocations are deferred to the neighbourhood plan process
DIS9	North of Diss Business Park, Diss	This site was included as a carried forward allocation in the Regulation 18C consultation. It is not allocated as decision over carried forward and new allocations are deferred to the neighbourhood plan process
GNLPO104	Land at Sandstone Way	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLPO112	Land at Frenze Hall	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLPO119	156 Shelfanger Road, Roydon	Sites GNLPO250, GNLPO342, GNLPO119 and GNLPO291. These sites combined were consulted on as a preferred option in the Regulation 18C consultation for 200 dwellings plus a road to link Heywood Road and Shelfanger Road. The combined site is not allocated as decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPO185	Land to the south of Prince William Way	Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPO250	Land at Heywood Road	Sites GNLPO250, GNLPO342, GNLPO119 and GNLPO291. These sites combined were consulted on as a preferred option in the Regulation 18C consultation for 200 dwellings plus a road to link Heywood Road and Shelfanger Road. The combined site is not allocated as decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPO291	Land North of Shelfanger Road, Roydon	Sites GNLPO250, GNLPO342, GNLPO119 and GNLPO291. These sites combined were consulted on as a preferred option in the Regulation 18C consultation for 200 dwellings plus a road to link Heywood Road and Shelfanger Road. The combined site is not allocated as decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPO341	Land between Shelfanger Road and Mount Street	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPO342	Land east of Shelfanger Road	Sites GNLPO250, GNLPO342, GNLPO119 and GNLPO291. These sites combined were consulted on as a preferred option in the Regulation 18C consultation for 200 dwellings plus a road to link Heywood Road and Shelfanger Road. The combined site is not allocated as decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPO362	Land at Sturgeons Farm, Farm Close	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPO599	Land off Walcot Road, Walcot Green	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPI044	Land North of Frenze Hall Lane and West of Walcot Green	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPI044R	Land North of Frenze Hall Lane and West of Walcot Green	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLPI045	Land West of Nelson Road and East of Station Road	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.



Site Ref.	Site Name	Reasons for Rejection
GNLP2104	West of Shelfanger Road	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLP4010	Tottington Lane	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
GNLP4049	South of Burston Road	Site not allocated. Decisions over carried forward and new allocations are deferred to the neighbourhood plan process.
<b>Drayton</b>		
GNLPO270	Land between Taverham Road and Costessey Lane	This site is not considered to be suitable for allocation, as it is not feasible to provide a safe access/route to A1067. There is also limited opportunity for improving pedestrian facilities. In addition, the smaller area of the site on the south side of Costessey Lane is immediately adjacent to the River Wensum where there is a high risk of flooding as well as landscape and ecological constraints.
GNLPO271	Land south of Drayton High Road	This site has planning permission for 71 dwellings (reference 20170212). This permission will be counted in the development commitment figure, so it is not proposed to allocate the site in the local plan.
GNLPO301	Land east of Drayton Lane and north of Hall Lane	This site is not considered to be suitable for allocation as it is poorly related to Drayton in terms of landscape, townscape and services.
GNLPO465	Land off Norwich Northern Distributor Road. Felthorpe	This site is not allocated as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.
<b>Easton and Honingham</b>		
GNLPO411	Land at Fellowes Road, Honingham	This site is over 4km to primary school in Easton with no safe walking route therefore it is not considered to be suitable for allocation. This site was re-examined through work looking at County Council bus routes to school but was dismissed as it was considered that vehicular access would be difficult as the proposed access point at Fellowes Road is extremely narrow and Mill Lane is also sub-standard.
GNLPO415R-A	Honingham Thorpe A	There are currently no proposals to allocate a new settlement in the local plan, however GNLPO415 is being considered within the context of options for a new settlement in the future.
GNLPO415R-B	Honingham Thorpe B	There are currently no proposals to allocate a new settlement in the local plan, however GNLPO415 is being considered within the context of options for a new settlement in the future.
GNLPO415R-C	Honingham Thorpe C	There are currently no proposals to allocate a new settlement in the local plan, however GNLPO415 is being considered within the context of options for a new settlement in the future.
GNLPO415R-D	Honingham Thorpe D	There are currently no proposals to allocate a new settlement in the local plan, however GNLPO415 is being considered within the context of options for a new settlement in the future.
GNLPO415R-E	Honingham Thorpe E	There are currently no proposals to allocate a new settlement in the local plan, however GNLPO415 is being considered within the context of options for a new settlement in the future.
GNLPO415R-F	Honingham Thorpe F	There are currently no proposals to allocate a new settlement in the local plan, however GNLPO415 is being considered within the context of options for a new settlement in the future.
GNLPO415R-G	Honingham Thorpe G	There are currently no proposals to allocate a new settlement in the local plan, however GNLPO415 is being considered within the context of options for a new settlement in the future.

Site Ref.	Site Name	Reasons for Rejection
GNLNP2176	North of Dereham Road	This site was originally submitted on a larger boundary to accommodate 55 dwellings. It was considered through work to look at County Council bus routes to school and included as a preferred option in the Regulation 18C consultation on a much smaller boundary for 12 dwellings. A revision to the site was then submitted through the Regulation 18C consultation to increase the site to 1.37ha and 25 dwellings. Numerous objections were received to this site through the Regulation 18C consultation, including rural setting, lack of services and facilities, limited bus service, no safe access to school, highway issues and impact on landscape character. The site was initially preferred for allocation given the potential to divert the school bus route to pick up children but after further consideration this is not considered to be appropriate for such a small scale development therefore the site has been deleted as an allocation.
GNLNP2176(18C)	North of Dereham Road, Honingham	This site was originally submitted on a larger boundary to accommodate 55 dwellings. It was considered through work to look at County Council bus routes to school and included as a preferred option in the Regulation 18C consultation on a much smaller boundary for 12 dwellings. A revision to the site was then submitted through the Regulation 18C consultation to increase the site to 1.37ha and 25 dwellings. Numerous objections were received to this site through the Regulation 18C consultation, including rural setting, lack of services and facilities, limited bus service, no safe access to school, highway issues and impact on landscape character. The site was initially preferred for allocation given the potential to divert the school bus route to pick up children but after further consideration this is not considered to be appropriate for such a small scale development therefore the site has been deleted as an allocation.
GNLNP2176R	North of Dereham Road, Honingham	This site was originally submitted on a larger boundary to accommodate 55 dwellings. It was considered through work to look at County Council bus routes to school and included as a preferred option in the Regulation 18C consultation on a much smaller boundary for 12 dwellings. A revision to the site was then submitted through the Regulation 18C consultation to increase the site to 1.37ha and 25 dwellings. Numerous objections were received to this site through the Regulation 18C consultation, including rural setting, lack of services and facilities, limited bus service, no safe access to school, highway issues and impact on landscape character. The site was initially preferred for allocation given the potential to divert the school bus route to pick up children but after further consideration this is not considered to be appropriate for such a small scale development therefore the site has been deleted as an allocation.
Foulsham and Themelthorpe		
GNLNP0275	Site of T H Blyth and Sons Builders Yard and Land to West of Claypit Road	Although this site is brownfield and well located within the village it is not considered reasonable for allocation due to highway and surface water flood issues. There are significant concerns about the development of this site as Chapel Lane is narrow with no footways and no scope for improvement and Claypit Road is also highly constrained with no footways and insufficient room to provide them. Achieving adequate visibility at the site frontage would also be challenging. The site is located within the settlement limit so could come forward as a planning application.
Freethorpe, Halvergate and Wickhampton		
GNLNP2033	Rear of 75 The Green	This site is well related to the built form of the village and adjacent to the existing settlement limit, however it is not preferred for allocation as it is considered to be too small to deliver the scale of development promoted given the character of its surroundings. There is no direct access to the site from The Green, so the site is

Site Ref.	Site Name	Reasons for Rejection
		contingent upon redevelopment of the site to the north. There is considered to be a better site for allocation to deliver the capacity identified for the cluster.
GNLP4050	North of Palmer's Lane, Freethorpe	This site is adjacent to FRE1 allocation which is currently under construction. This site is not considered suitable for allocation due to concerns about open views across Palmers Lane and the scale of development in relation to the capacity of the village. There are also listed buildings nearby. There is considered to be a better site for allocation to deliver the capacity identified for the cluster.
<b>Frettenham</b>		
GNLPO492	Land south of Harbord Road, Frettenham	This site has a safe walking route to Frettenham Primary School but is not considered to be suitable for allocation as it has a number of constraints. The site is partly within a County Wildlife Site and is heavily constrained by Tree Preservation Orders and ecological and landscape issues. In highway terms access via Harbord Road would not be acceptable due to visibility constraints. Development in this location has already been tested through the planning application and appeal process.
<b>Gillingham, Geldeston and Stockton</b>		
GIL1	Land south of The Street, Gillingham	South Norfolk village cluster site – not included in Reg 19 Plan.
<b>Great and Little Plumstead</b>		
GNLP0328	Land East of Salhouse Road	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
GNLP0330	Land west of Salhouse Road	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
GNLPO420R	Land at Hare Road	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection, visibility at the Church Road/Hare Road junction is poor. The site was revised during the Regulation 18C draft plan consultation, including the submission of further highway evidence which the local highway authority has said does not satisfactorily address previously expressed highway concerns. Development Management have advised that current planning application 20191938 is likely to be refused, the site is too small for allocation and they would not want to continue linear development in that location. Site GNLPO420 was originally submitted in 2016 on a much larger scale (10.93ha) but this was revised down to 0.57ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.
GNLPO420R*	Land at Hare Road	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection, visibility at the Church Road/Hare Road junction is poor. The site was revised during the Regulation 18C draft plan consultation, including the submission of further highway evidence which the local highway authority has said does not satisfactorily address previously expressed highway concerns. Development Management have advised that current planning application 20191938 is likely to be refused, the site is too small for allocation and they would not want to continue linear development in that location. Site GNLPO420 was originally submitted in 2016 on a much larger scale (10.93ha) but this was revised down to 0.57ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.

Site Ref.	Site Name	Reasons for Rejection
GNLPO441R	Land at Middle Road	This site is not considered to be reasonable for allocation as there is not a continuous safe walking route to Little Plumstead Primary School. Although planning application 20161151 will provide part of the footway connection, visibility at the Church Road/Hare Road junction is poor. An earlier version of the site was originally submitted in 2016 but was revised prior to the site assessment process commencing so the original site was never formally appraised or subject to Sustainability Appraisal.
GNLPO483	Land east of Salhouse Road. Little Plumstead	This site was originally submitted and assessed as a much larger proposal with a significant element of open space only to be revised down to a much smaller 1.48ha site through the Regulation 18C consultation. The larger site was not considered to be suitable for allocation due to level of highway improvements which would be needed as the 'Brick Kilns' junction in the form of junction realignment or a roundabout. A smaller scale of development may still require some level of highway improvements. There has been a history of planning refusals in the area and it is considered that there are no benefits to be gained from a smaller development. Development around the crossroads could be considered to be of a separate character to the existing development to the south on Salhouse Road so separation should be maintained.
GNLPO483R	Land east of Salhouse Road, Little Plumstead	This site was originally submitted and assessed as a much larger proposal with a significant element of open space only to be revised down to a much smaller 1.48ha site through the Regulation 18C consultation. The larger site was not considered to be suitable for allocation due to level of highway improvements which would be needed as the 'Brick Kilns' junction in the form of junction realignment or a roundabout. A smaller scale of development may still require some level of highway improvements. There has been a history of planning refusals in the area and it is considered that there are no benefits to be gained from a smaller development. Development around the crossroads could be considered to be of a separate character to the existing development to the south on Salhouse Road so separation should be maintained.
GNLPO3007	East of Salhouse Road, south of Belt Road	This site is not considered to be reasonable for allocation due to the level of highway improvements that would be needed at the 'Brick Kilns' junction in the form of junction realignment or a roundabout.
GNLPO3007R	East of Salhouse Road, south of Belt Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLPO3014	Home Farm, Water Lane	This site as originally submitted was considered to be too large for the requirements of the cluster and would have swamped the village and its services and facilities. The site was revised down in size during the Regulation 18C consultation but is still too large for the cluster with likely significant townscape and landscape concerns and impact on the Witton Run.
GNLPO3014R	Home Farm, Water Lane	This site as originally submitted was considered to be too large for the requirements of the cluster and would have swamped the village and its services and facilities. The site was revised down in size during the Regulation 18C consultation but is still too large for the cluster with likely significant townscape and landscape concerns and impact on the Witton Run.
GNLPO4015	North of Low Road	This site is not considered to be suitable for allocation due to the substandard highway network with no opportunity for improvement, no safe walking/cycling route to school and surface water drainage issues on the road.
GNLPO4030	Dairy Farm	This site is not currently proposed for allocation as there is currently no need for that scale of development in that location within the green protection zone of the AAP, there are other sites in the urban fringe which are

Site Ref.	Site Name	Reasons for Rejection
		considered to be better. However as a well located urban fringe site, with easy access onto the NDR, it may be more difficult to resist development there in the future if additional housing growth is needed.
GNLPSL3006	Plumstead Road, Thorpe End	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
<b>Hainford and Stratton Strawless</b>		
GNLP0069	Land off Stratton Road	This site is considered to be unreasonable for allocation as even a smaller area of development than the site proposed would have a significant visual impact and breakout into open countryside. There are also highway concerns. Hainford Road is narrow, and it is unlikely to be feasible to widen it to an acceptable standard and provide a footway to connect with the existing footway to the south. The highway extent at the north west corner of the Stratton Road junction with Waterloo Road is also a constraint with compromised visibility.
GNLP0393	Land at Hainford	This site is well located next to Hainford Primary School however it is not considered appropriate for allocation due to significant surface water flood issues.
GNLP3046	Chapel Road/Harvest Close	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLP4022	South of B1354, Hainford	This site is not considered suitable for allocation due to landscape concerns and the fact that it would set a precedent and make future development in that location difficult to resist.
<b>Hellesdon</b>		
GNLP2025	296 Drayton High Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLP2173	Rear of Heath Crescent	This site is not allocated for housing because there is a need of open space in Hellesdon. The site is currently designated as Green Space in the DM DPD. There is also, an objection from Sport England was considered relevant. As the Parish Council/ Neighbourhood Plan ambition is to secure the site for community uses. Therefore the site has been allocated for Open Space.
<b>Hethel Strategic Employment Area</b>		
GNLP4026	North of Potash Lane	Hethel remains a significant strategic employment location, yet a substantial amount of allocated land remains as yet undeveloped. On this basis a new substantial employment land is not appropriate. Residential development here is also inappropriate due to the disconnection from local facilities by a safe pedestrian route.
<b>Hethersett</b>		
GNLP0135	Wood Hall, Norwich Road	This site is not considered to be suitable for allocation as it is not acceptable to access the B1172 at this point. There are constraints too in terms of onsite trees and impacts on the setting of Wood Hall.
GNLP0394	Land at New Road, Hethersett	This site is not considered to be suitable for allocation due to highways constraints, unless developed in conjunction with adjacent sites GNLP0480 and GNLP0481. Parts of the site may be affected by surface water flooding which could limit the location and scale of development. The site is also within the strategic gap between Hethersett and Wymondham.
GNLP0480	Land east of New Road. Hethersett	This site was a reasonable alternative if additional growth was needed in key service centres. However, there was no requirement to maximise development in KSCs. The site is within the strategic gap between Hethersett and Wymondham, and on balance the landscape impact outweighed the need for additional homes in Hethersett.
GNLP0481	Land east of New Road. Hethersett.	This site is not considered to be suitable for allocation due to highways constraints. GNLP0481 could only possibly come forward with GNLP0480. Furthermore, the site is within the strategic gap between Hethersett and Wymondham.

Site Ref.	Site Name	Reasons for Rejection
GNLP4052	Land between Burnthouse Lane and Colney Lane	This site is not considered to be suitable for allocation as evidence has not been submitted demonstrating the need for education or sports facilities. The site is heavily constrained with existing and planned cabling routes and is in the strategic gap.
GNLP4054	North and South of Hethersett Road, Great Melton	There are already significant allocations and commitments in Hethersett, and further land of this scale is not needed at the current time.
Hevingham		
GNLP4036	Halls Corner/New Road	This site is not considered to be suitable for allocation due to the significant impact it would have on the settlement and the substandard local highway network.
Hingham		
GNLP0298	Land opposite Hingham Sports Centre, Wattoin Road	This site is not considered to be suitable for allocation as, despite the proposal to deliver community woodland, allocating this site in addition to the preferred site would result in growth which may swamp the town's services.
GNLP0310	Land south of Norwich Road, north of Seamere Road	This site is not considered to be suitable for allocation at the current time as it would need to be developed in conjunction with or following site GNLP0520 otherwise development would be separate from the existing built form of the settlement. There are concerns about forward visibility; it is unlikely that adequate vehicular access could be provided without a safety concern.
GNLP0335	Land off Watton Road	This site is not considered to be suitable for allocation as it would make an odd, backland form of development without the allocation of site GNLP0298. Despite the proposal to deliver community woodland, allocating this site in addition to site GNLP0520 and GNLP0503 would swamp the town's services.
GNLP0395	Attleborough Road	This site is not considered to be suitable for allocation as Attleborough Road is considered too constrained and not suitable for intensification of use. The footways are narrow and there is no scope for improvement. Development of this site would also have landscape and heritage impacts.
GNLP0501	Land west of Springfield Way	Despite a safe pedestrian route to the primary school, the site is not considered to be suitable for allocation due to the absence of an acceptable vehicular access on to Springfield Way.
GNLP0502	Land west of Springfield Way. Hingham	Despite a safe pedestrian route to the primary school, the site is not considered to be suitable for allocation due to the absence of an acceptable vehicular access on to Springfield Way. The site area is constrained by flood risk and development in this location would encroach into open countryside with a resulting impact on form and character.
GNLP0503	Land west of Springfield Way and west of Dereham Road	An alternative version of this site has been chosen for allocation.
GNLP0520	Land to the south of Norwich Road	An alternative version of this site has been chosen for allocation.
GNLP0544R	Swan Field, Hardingham Road	This site is not considered to be suitable for allocation due to highways constraints, despite additional evidence submitted. The narrowness of the carriageway and the lack of a continuous footpath is compounded by the very poor forward visibility for vehicles travelling around the adjacent bend on Hardingham Road. Site GNLP0544 was originally submitted on a larger boundary (3.2 ha) but this was revised down to 2.96ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.
GNLP4011	Hall Close	This site is not considered to be suitable for allocation due to highways constraints. It is not feasible to provide a safe link for two-way traffic and pedestrian facilities north of the site to B1108.



Site Ref.	Site Name	Reasons for Rejection
Horsford, Felthorpe and Haveringland		
GNLPO153	Pronto Joinery, Dog Lane (land east of Howe Way)	This site was considered worthy of further investigation due to its proximity to the existing built edge of the village, brownfield nature and the fact that it would fulfil the NPPF requirement for sites of 1ha or less. However, the site is considered to be unreasonable for allocation due to highway constraints along Dog Lane, the capacity of the junction with Holt Road and potential loss of existing commercial operations.
GNLPO251	Land at 33 St Helena Way	This site is not considered to be reasonable for allocation due to landscape/ecology and arboricultural issues. Trees to the southern boundary are likely to be a significant constraint and the woods to the north and west are a County Wildlife Site. Norfolk Wildlife Trust suggest that this site should also be designated as a County Wildlife Site highlighting the potential ecological significance.
GNLPO283R	Land off Holt Road	This site is not considered to be reasonable for allocation as it is separate from the built edge of the village and development here would be quite remote from the services and facilities in the main part of the village. There is no safe walking route to Horsford Primary School. Planning permission 20181408 for 47 dwellings has recently been refused and an appeal lodged.
GNLPO332R	East of Reepham Road	This site is not considered to be suitable for allocation as development in this location would increase the urban sprawl of Hellesdon further into the open countryside with subsequent landscape impacts. There are noise and safety concerns regarding proximity to the airport and the location of the site under the flight path. Significant highway improvements would also be necessary. Site GNLPO332 was originally submitted in 2016 on a 49ha boundary but this was revised to 64ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.
GNLPO334R	West of Reepham Road	This site is not considered to be suitable for allocation as development in this location would increase the urban sprawl of Hellesdon further into the open countryside with subsequent landscape impacts. There are noise and safety concerns regarding proximity to the airport and the location of the site under the flight path. Significant highway improvements would also be necessary. Site GNLPO334 was originally submitted in 2016 on a 6.4ha boundary but this was revised to 11.70ha prior to the site assessment process commencing so the original site was never formally assessed or subject to Sustainability Appraisal.
GNLPO422	Land at Lodge Farm	This site as originally submitted was not considered to be reasonable for allocation as it has convoluted access and it is not clear how the site would be accessed from the highway. It was considered that the site could not accommodate the scale of development proposed and the access proposals presented some concern in terms of achieving acceptable visibility. A revised site proposal was submitted through the Regulation 18C consultation, but the local highway authority are still of the view that the proposal presents some concerns in terms of achieving adequate visibility.
GNLPO422R	Land at Lodge Farm	This site as originally submitted was not considered to be reasonable for allocation as it has convoluted access and it is not clear how the site would be accessed from the highway. It was considered that the site could not accommodate the scale of development proposed and the access proposals presented some concern in terms of achieving acceptable visibility. A revised site proposal was submitted through the Regulation 18C consultation, but the local highway authority are still of the view that the proposal presents some concerns in terms of achieving adequate visibility.

Site Ref.	Site Name	Reasons for Rejection
GNLPO423	Land off Mill Lane	This site is considered to be unreasonable as it is unlikely to meet the minimum 12-15 dwelling requirement for allocation and is already committed for development of 8 dwellings under planning application reference 20170707.
GNLNP2160	Green Lane	This site is not considered to be reasonable for allocation as the scale of the proposal is a concern with a lack of safe walking/cycling route to the catchment high school. Development would require highway improvements and it is unlikely that a satisfactory access strategy would be able to be developed for the entire level of development. There are also ongoing concerns with the new B1149 roundabout. Smaller areas of the larger site were considered but dismissed as unsuitable due to the standard of Mill Lane and Green Lane.
GNLNP4006	Rookery Nook	This site is not considered to be suitable for allocation as a safe walking and cycling route cannot be achieved.
Horsham and Newton St. Faith		
GNLPO085	Poor Piece 80, Newton Street	Although this site is well related to the form and character of the village adjacent to the existing settlement limit it is not considered to be reasonable for allocation as it unlikely to meet the minimum 12-15 dwelling allocation requirement as frontage development would be preferred. There are mature trees to the roadside, which add to the street scene and should be retained, which may also impact on the developable area. Part of the site already has planning permission for 4 dwellings. The site has since been revised done in size to 0.09ha and given alternative reference SL4005. It has now been considered through work on small sites and settlement boundary extensions.
GNLPO125	Land East of A140, Horsham St. Faith	An alternative version of this site has been chosen for allocation.
GNLPO125(18C)	Land to the west of West Lane, Horsham St Faith	An alternative version of this site has been chosen for allocation.
GNLPO246	Land at Manor Road, Newton St Faith	This site is well related to the existing form and character of the village with a safe pedestrian route to St Faiths Primary School and minimal other constraints. It is not considered to be reasonable for allocation as it is unlikely to meet the minimum allocation threshold of 12-15 dwellings if developed at a similar density to reflect existing built form.
GNLPO482R	Land east of Old Norwich Road	As originally promoted this is a sizeable site which if developed in its entirety would be too large for the identified capacity of the cluster. The site is considered to be unreasonable for allocation as development in this location would be particularly prominent in the landscape. Further consideration was given to the revised proposal submitted through the Regulation 18C consultation, which is still considered to be unreasonable due to the flatness of the landscape in this location.
GNLNP1054	Land off Manor Road	Although adjacent to existing allocation HNF1 this site is not considered to be reasonable for allocation due to landscape character and neighbour amenity issues. A revision to the site was submitted through the Regulation 18C suggesting a reduction in size. The revised site is still considered to be unreasonable for allocation as the local highway authority has highlighted concerns about creating a suitable access saying it is not acceptable as a standalone site with direct vehicular access onto Manor Road. An appeal on the site was dismissed in December 2019 due to the effect of the proposed development on the character and appearance of the area with specific regard to the setting of listed buildings, the effect on neighbouring occupiers with specific regard to noise disturbance and whether the site is in an appropriate location for development.
GNLNP2141	Manor Road & Cromer Road	This site has a safe pedestrian route to St Faiths Primary School. However, the site is not considered to be reasonable for allocation as it would be very prominent when viewed from the A140 and traffic noise would be

Site Ref.	Site Name	Reasons for Rejection
		an issue. Development in this location would extend residential development west of Manor Road contrary to the existing settlement pattern and would be out of keeping with the form and character of the village.
GNLP3027R	East of Manor Road	This site as originally submitted was considered to be unreasonable for allocation for flood risk reasons. The site was almost wholly covered by surface water flood risk which would affect the developable area. The site was revised through the Reg 18C consultation to include further land to allow for water attenuation/drainage and green space but as no specific details or layout proposals have been submitted the site is still considered to be unreasonable for allocation.
GNLPSL2007	Adjacent to Abbey Farm Commercial Park	An alternative version of this site has been chosen for allocation.
GNLPSL4003	Off Newton Street	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLPSL4005	Poor Piece, 80 Newton Street	Small site/settlement boundary extension proposal – not included in Reg 19 plan (used to be GNLPO085).
<b>Lenwade (Great Witchingham)</b>		
GNLPO548	Council Field, Heath Lane, Lenwade	This site is within walking distance of Great Witchingham Primary Academy but it is considered to be unreasonable for allocation as Heath Lane is narrow with no footway and there is no scope for improving the carriageway width or providing a footway, therefore it is not possible to deliver a safe route to school. There is considered to be a better site to meet the capacity identified for the cluster.
GNLPO586	Land north of Council Field, Heath Lane (west of Hall Walk)	This site is not allocated as there is no evidence of the need for additional open space in Great Witchingham/Lenwade. In addition, the adjacent site promoted for housing is considered to be unreasonable due to highway constraints.
GNLPO608	Bridge Farm Field, St Faiths Close	An alternative version of this site has been chosen for allocation.
GNLPO2184	South of Hall Road	This is a large brownfield site beyond the edge of the village with no footways to connect it, and too far to walk to local services and facilities, including Great Witchingham Primary Academy. Despite it being brownfield, the site is considered to be unreasonable for allocation because development here would not be well related to the form and character of the settlement. There may also be possible contamination issues on the site which would need to be resolved.
<b>Lingwood and Burlingham, Beighton and Strumpshaw</b>		
GNLPO277	The Huntsman Public House, 41 Norwich Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLPO296	Land East of Buckenham Lane and west of Buckenham Road	This site was considered to be a reasonable alternative in the Regulation 18C draft plan consultation as it is well located in relation to the form and character of Lingwood with the possibility of vehicular access from Buckenham Road. Following the draft plan consultation the choice of sites to allocate was reconsidered in Lingwood but this site was not chosen due to highway challenges regarding delivering an adequate width carriageway, mitigation required for heavy flood and where to draw the boundary to provide a site for only 30 dwellings as required. On balance there were considered to be better sites in the cluster to choose for allocation.
GNLPO379	North of Post Office Road. Lingwood	This site was proposed for allocation in the Regulation 18C draft Plan but over a larger area than originally submitted. It was considered that the larger allocation would enable open space to be provided to mitigate impact on the nearby Grade I Listed Church, potentially in the form of a linear parkland to the north. The site was favoured as it is centrally located in the village, adjacent to the existing settlement limit and has a safe

Site Ref.	Site Name	Reasons for Rejection
		walking route to Lingwood Primary School. It was considered that a larger site, along the whole road frontage, would enable road widening to an acceptable standard and encourage a reduction in vehicle speeds. However it was clear from comments received through the consultation that this site was not popular locally so it has been decided to replace site GNLP 0379 with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on part of new site GNLP4016.
GNLP0379(18C)	Land north of Post Office Road, Lingwood	This site was proposed for allocation in the Regulation 18C draft Plan but over a larger area than originally submitted. It was considered that the larger allocation would enable open space to be provided to mitigate impact on the nearby Grade I Listed Church, potentially in the form of a linear parkland to the north. The site was favoured as it is centrally located in the village, adjacent to the existing settlement limit and has a safe walking route to Lingwood Primary School. It was considered that a larger site, along the whole road frontage, would enable road widening to an acceptable standard and encourage a reduction in vehicle speeds. However it was clear from comments received through the consultation that this site was not popular locally, so it has been decided to replace site GNLP 0379 with two allocations of 30 dwellings; one on reasonable alternative site GNLP0380 and one on part of new site GNLP4016.
GNLP2071	Rear of 33 Norwich Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLP4016	East of Station Road, Lingwood	An alternative version of this site has been chosen for allocation.
GNLPSL0006	Rear of 33 Norwich Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
Loddon and Chedgrave		
GNLP0313	Land to east of the High Street	This site is not considered to be suitable for allocation. Significant heritage concerns would be compounded by landscape impacts if trees had to be removed from the site. Crucially, there is no suitable vehicular access unless adjoining land at the fire station is included.
GNLP0372	Land off High Bungay Road	Although well-located in relation to the settlement, the site is not considered to be suitable for allocation as there are concerns regarding vehicular access onto High Bungay Road in close proximity to the A146.
GNLP0463	Land off Langley Road	An alternative version of this site has been chosen for allocation.
GNLP0541	Hardley Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLP1014R	South of Norwich Road, Chedgrave	This site is not considered to be suitable for allocation as it does not relate well to the form of the settlement and would appear as a separate enclave of development. The site was revised during the Regulation 18C consultation but still remains unreasonable for allocation for the same reasons.
GNLP2032	South of Beccles Road	This site is not considered to be suitable for allocation. Vehicular access would be suitable for a single dwelling only. There is flood risk on part of the site which may affect the developable area and would not support the minimum number of homes for an allocation (12 – 15). There have also been a number of dismissed appeals on the site.
GNLP4028	North of Beccles Road	This site was submitted through the Regulation 18C consultation. If this site was allocated in addition to the two other allocations in Loddon & Chedgrave, development of this site may overwhelm public services. It is not considered to be better than the sites already chosen for allocated therefore it is considered to be unsuitable.
GNLP4029	North and South of Norton Road	This site was submitted through the Regulation 18C consultation. If this site was allocated in addition to the two other allocations in Loddon & Chedgrave, development of this site may overwhelm public services. It is not

Site Ref.	Site Name	Reasons for Rejection
		considered to be better than the sites already chosen for allocated therefore it is considered to be unsuitable.. Furthermore, Norton Road and Pyes Mill Road are not suitable for development traffic.
GNLP4058	South east of Big Back Lane, Chedgrave	This site was submitted through the Regulation 18C consultation. If this site was allocated in addition to the two other allocations in Loddon & Chedgrave, development of this site may overwhelm public services. It is not considered to be better than the sites already chosen for allocated therefore it is considered to be unsuitable.
GNLPSL0015	Pebblers, Norwich Road, Chedgrave	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
Long Stratton (including part of Tharston)		
GNLP0201	Land next to Tharston Industrial Estate, Chequers Lane	Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
GNLP0509	Land at St Mary's Road	This site is not allocated. Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
GNLP3033	South of Swan Lane	Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
GNLP4033	South of Flowerpot Lane	Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
GNLP4034	South of Flowerpot Lane	Based on the Part 1 Strategy, no new allocations are being made in addition to the Long Stratton Area Action Plan. The Area Action Plan will be reviewed later, separately to the GNLP.
Marsham		
GNLP0229	Land north, east, west and south of Marsham (four sites)	This is a very large development proposal which if developed in its entirety would be out of keeping with the form and character of Marsham and would total far more dwellings than is sought in the village cluster. Consideration has been given to whether smaller sections of the larger site could be brought forward and the frontage sections on the north and south side of the High Street would seem to have the most potential. After careful consideration none of the site is thought to be reasonable for allocation due to highway constraints on The Street and the fact that all traffic from the development would have to travel via The Street to access the A140.
GNLP3035	Fengate Farm	The previously developed nature of this site is recognised but after careful consideration it is considered unreasonable for allocation as there has been a history of planning refusals in terms of access, visual impact and residential amenity. The site is not acceptable in highway terms as Fengate Lane is not of a sufficient standard to accommodate development traffic and the junction with the A140 poses a safety concern regarding the intensification of traffic accessing onto a corridor of movement. In addition the footway connection to Marsham Primary School is not continuous and it is not possible to improve this within the constraints of the highway.
Mulbarton, Bracon Ash, Swardeston, Ketteringham and East Carleton		
BRA1	Land east of Norwich Road, Bracon Ash	South Norfolk village cluster site – not included in Reg 19 Plan.
Newton Flotman and Swainsthorpe		
NEW1	Land off Alan Avenue, Newton Flotman	South Norfolk village cluster site – not included in Reg 19 Plan.
Norwich		

Site Ref.	Site Name	Reasons for Rejection
GNLPO133-B	UEA, University Drive West (Earlham Hall)	Boundary error; Revised boundary considered for allocation
GNLPO133-D	UEA, Land south of Suffolk Walk	Boundary error; Revised boundary considered for allocation
GNLPO377	Land east of King Street (King Street Stores and Sports Hall Site)	In the absence of evidence that the sports hall is surplus to requirements or any detailed information on how it might be replaced or re-provided allocation of the whole site would be premature and contrary to emerging policy. Existing allocation CC8 on the King Street Stores site only is suitable to carry forward in isolation and any future proposals to develop the sports hall could be progressed through a planning application.
GNLPO381	Norwich Airport Park and Ride	There is no requirement for the development proposed and no basis for the release of the Park and Ride site pending decisions on its replacement and the form of the future Park and Ride network in the context of the ongoing Transport for Norwich strategy review. However, once these decisions are clarified the site would be appropriate for release.
GNLPO409R	Whitefriars/Barrack St	This key regeneration site in the city centre is long term vacant. It was considered appropriate to amalgamate the existing adopted local plan allocations CC17a and CC17b in a single allocation which acknowledges the acceptance in principle of current proposals to develop its western half nearest to Whitefriars for a residential-led scheme. Outline and detailed consents on its eastern half provide for 200 homes and offices to deliver the remaining phases of the St James Place office quarter which is counted in the existing commitment. The allocated site was expected to deliver an uplift of an additional 100 homes. As time has progressed consent has been granted on the western section of the allocation and phase 1 is well under way. It is no longer considered appropriate to allocate this site under a single boundary. Please refer to allocations GNLPO409AR & GNLPO409BR in allocated sites table.
GNLPO409R*	Land south of Barrack Street	An alternative version of this site has been chosen for allocation.
GNLPO570	Former Church, Heartsease Lane	Site was previously a private sports club and most recently a (now demolished) place of worship. Site could be appropriate for a carefully designed and integrated housing development although proposals for redevelopment as a church with no residential element have recently been approved and is in active church related uses use. Given that housing development is unlikely to be delivered, the site is not considered appropriate for allocation at the current time.
GNLPI061	Imperial Park	The site falls within the operational area of Norwich Airport. This proposal seeks allocation for general employment use, which is also being pursued through a planning application. There is no evidence of need for new general employment allocations. The GVA Employment, Retail and Town Centres Study shows no evidence of need for additional general-purpose strategic scale employment allocations given the surplus of existing unimplemented allocated sites, of which there are a number in the vicinity. This site provides a unique opportunity, it is the only site that can provide development for airport related uses; as such it should be secured for such. Alternative version/use of this site has been considered through the assessment process – see allocated sites table.
GNLPO2062	Prospect House, Rouen Road	Site withdrawn from process.
GNLPO2137	Land at Riverside	A more permissive and flexible policy is being taken forward for the city centre as a whole which should allow for diversification of uses and intensification of development. This site is considered to be a reasonable alternative but in the absence of further evidence on the precise form of development and the quantum of housing which might be deliverable a specific allocation is not considered appropriate at the current time.



Site Ref.	Site Name	Reasons for Rejection
GNLP2159	Ber St/Mariners Lane	147-153 Ber Street is already allocated in the adopted local plan for housing development (CC2). The entire site was previously identified in the 2004 local plan and subject to planning permission for a total of 151 residential units granted in March 2011 but not implemented. The principle of residential development is established. However, the site has been withdrawn from consideration by the landowner during the regulation 18c consultation. The landowner no longer supports development of 84-120 Ber Street during the plan period but supports re-introduction of existing allocation CC2 147-153 Ber Street to be carried forward. As such GNLP2059 has been withdrawn, please refer to carried forward allocation CC2.
GNLP3050	Sainsbury Homebase Site, Hall Road Retail Park	Development solely for residential purposes would result in an awkward and inappropriate relationship with neighbouring uses however site is considered to be a reasonable alternative to allow development potential to be assessed in the context of options for the retail park as whole but is not preferred for allocation. Recent proposals and progress on site to retain the retail use and subdivide the unit will mean that the site is now highly unlikely to come forward for alternative forms of development. As such it is not considered deliverable for residential use in the plan period.
Poringland, Farmingham Earl and Farmingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)		
GNLP0131	Land East of French Church Farm, Caistor Lane	This site is not considered to be suitable for allocation due to highways constraints. The narrowness of the carriageway and the lack of a continuous footpath is compounded by the poor forward visibility for vehicles travelling around the adjacent bend on Caistor Lane. Another constraint is an area of surface water flood risk through the centre of the site. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP0169	Land off Shotesham Road	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the west of the settlement. Significant highway improvements are required including a review of the Shotesham Road junction with Bungay Road with possible capacity works. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP0223	Land north of Heath Loke and west of The Street	This site is not considered to be suitable for allocation as vehicular access may be difficult without the development of adjacent sites or the availability of a suitable access from the new estate development immediately to the west. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP0280	Cherry Trees, Bungay Road	This site is not considered to be suitable for allocation as it is separate from the built form of the village and has been judged to have harmful landscape and townscape impacts. During the Regulation 18C consultation the site promoter increased the site size and changed the proposed use. The need for extra care housing has been considered across the plan area. There are several allocations in the GNLP for extra care housing and care homes, and Policy 5 supports accessible and specialist housing on allocated sites with good access to local services.
GNLP0280R	Cherry Trees, Bungay Road	This site is not considered to be suitable for allocation as it is separate from the built form of the village and has been judged to have harmful landscape and townscape impacts. During the Regulation 18C consultation the site promoter increased the site size and changed the proposed use. The need for extra care housing has been considered across the plan area. There are several allocations in the GNLP for extra care housing and care

Site Ref.	Site Name	Reasons for Rejection
		homes, and Policy 5 supports accessible and specialist housing on allocated sites with good access to local services.
GNLPO316	Land off Bungay Road	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the south of the settlement. There are concerns about creating a suitable access with an acceptable visibility splay onto the B1332. There is a significant band of surface water flood risk running through the site which has been addressed in open space proposals. However, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLPO321	Land immediately adjacent to Octagon Farm and adjacent fields	This site is not considered to be suitable for allocation as although there is a footpath and cycle link along the east side of the B1332 to local facilities there is relatively little development on the eastern side of the B1332. Development in this location would also impact on the setting of Octagon Barn. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLPO391-A	East of Hall Road	This site is not considered to be suitable for allocation. Roads serving both parts of GNLPO391 are narrow lanes considered unsuitable for serving additional development. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLPO391-B	Burgate Lane	This site is not considered to be suitable for allocation. Roads serving both parts of GNLPO391 are narrow lanes considered unsuitable for serving additional development. Site B in particular would be intrusive into open countryside to the south-east of the settlement and would significantly adversely affect views of the landscape from the south. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLPO485	Land north of Caistor Lane	During Regulation 18C consultation the site promoter widened the eastern access point. This site is not considered to be suitable for allocation due to highways constraints including carriageway width and pedestrian facilities. Access from the west of the site would be very detrimental to the rural character of that section of Caistor Lane and the surrounding landscape. The revised site access to the east does not appear to provide a suitable standard and the carriageway is not wide enough. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.
GNLPO485R	Land north of Caistor Lane, Caistor St Edmund	During Regulation 18C consultation the site promoter widened the eastern access point. This site is not considered to be suitable for allocation due to highways constraints including carriageway width and pedestrian facilities. Access from the west of the site would be very detrimental to the rural character of that section of Caistor Lane and the surrounding landscape. The revised site access to the east does not appear to provide a suitable standard and the carriageway is not wide enough. However, the large number of committed housing sites is the principal reason that the GNLP does not allocate more housing in this settlement, in order to allow local services to accommodate the growth already planned.
GNLPO491	Land south of Caistor Lane	This site is not considered to be suitable for allocation due to highways constraints. There is no suitable access unless the site is allocated in junction with neighbouring land GNLPO2093 or GNLPO2094. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.

Site Ref.	Site Name	Reasons for Rejection
GNLP0494	Land south of Poringland Road	During Regulation 18C consultation the site promoter changed the site boundary. This site is not considered to be suitable for allocation due to highways constraints. The access (which involves demolishing an existing property) is narrow. As well as the form of development caused by the narrow access, and achieving suitable visibility splays, there could be issues over the residential amenity to neighbouring properties. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP0494R	Land south of Poringland Road, Stoke Holy Cross	During Regulation 18C consultation the site promoter changed the site boundary. This site is not considered to be suitable for allocation due to highways constraints. The access (which involves demolishing an existing property) is narrow. As well as the form of development caused by the narrow access, and achieving suitable visibility splays, there could be issues over the residential amenity to neighbouring properties. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP0589-A	Land North and South of Pigot Lane (north site)	Despite being reasonably well located to the existing built form this site is not considered to be suitable for allocation as high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP0589-B	Land North and South of Pigot Lane (south site)	Despite being reasonably well located to the existing built form this site is not considered to be suitable for allocation as high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP1032	Land Adjacent to and to the north of Octagon Farm	This site is not considered to be suitable for allocation as although there is a footpath and cycle link along the east side of the B1332 to local facilities there is relatively little development on the eastern side of the B1332. In addition, development would impact on the setting of Octagon Barn. There was some discussion over the site's potential if allocated with GNLP0321, but the majority of the site is affected by surface water flood risk which would significantly constrain the developable area. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP1047	Pine Lodge School of Classical Equitation, Pine Loke	This site is not considered to be suitable for allocation due to highways constraints. There is no suitable access unless the site is allocated in junction with neighbouring land to the east (existing allocation POR3), GNLP2093 or GNLP2094. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP2093	South of Caistor Lane	This site is not considered suitable for allocation due to highways constraints. The junction at Caistor Lane with the B1332 is not of a suitable standard to accept traffic from development of that scale. Only infill frontage development might be acceptable. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP2094	North of Stoke Road	This site has some potential for allocation subject to acceptable access, footway provision, carriageway widening and pedestrian connectivity with previous allocations POR1 and POR3. However, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland so therefore the site is not considered suitable for allocation.
GNLP2111	South of Long Lane	This site is not considered to be suitable for allocation due to highways constraints. Concerns exist over the access and achieving an acceptable visibility splay due to the alignment of Long Lane. The site is also displaced from the settlement with sporadic footway connections which may require pedestrians to cross at a sub-optimal

Site Ref.	Site Name	Reasons for Rejection
		location. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP2124R	Model Farm, The Ridings	This site is not considered to be suitable for allocation due to highways constraints. It is not clear how the site could be accessed. Options could be via existing allocation POR4 but would probably require a private agreement. An alternative could be via the Ridings, depending on whether the site boundary is adjacent to the highway. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland. An earlier version of the site for 4.58ha was submitted prior to the site assessment process commencing, this site was never formally assessed or subject to Sustainability Appraisal.
GNLP2153	South of Burgate Lane	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the south-east of the settlement and would significantly adversely affect views of the landscape from the south. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
GNLP4032	Green Fall	This site is not considered to be suitable for allocation as high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.
Rackheath		
GNLP0478	Land east of Green Lane West	There is potential to consider this site in combination with other sites put forward for development along Green Lane West which is paved and could provide a safe pedestrian route to the school. However, the site is currently an unreasonable alternative, unless the landowner can demonstrate an acceptable access strategy.
GNLP2037	North-east of Green West Lane	This site is within the existing settlement limit where development is acceptable in principle provided that it does not result in any significant adverse impact. The site is not considered suitable for allocation as it is unlikely to be able to accommodate the minimum level of allocation and would be better to come forward through the planning application process.
Redenhall with Harleston (including part of Needham)		
GNLP0209	Land south of Rushall Road	This site is not considered to be suitable for allocation. The land provides an attractive landscape approach to the town, with sensitive hedgerows and trees along the site boundary which form part of the roadside approach into Harleston.
GNLP0237	Land at Frere Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLP2088	West of Shotford Road/South of Needham Road	This site is not considered to be suitable for allocation. In highway terms it appears to be impossible to achieve an acceptable visibility splay within the highway or land promoted within the site boundary. The centre of the site has a significant area of surface water flood risk and avoiding this area would mean development would be located away from the existing built form, contrary to form and character.
GNLP2098	North of Green Lane	This site is not considered to be suitable for allocation. Jay's Green is not suitable for vehicular access. In addition, there is a band of surface water flood risk running across the site which would affect the developable area.
GNLP2099	South of Redenhall Road	This site is not considered to be suitable for allocation. There are concerns about the visual impact of developing an elevated site at the entrance to the town and the cost implications that this could have for the development.

Site Ref.	Site Name	Reasons for Rejection
		In highways terms development would probably require the realignment of Redenhall Road, and other sites that are allocated are preferable.
GNLP2115	North of Needham Road	This site is not considered to be suitable for allocation as it is located on the south-western edge of the town, less centrally placed than allocated sites. There is poor connectivity into Harleston and concern about possible coalescence of Needham and Harleston. It is also wholly within the designated river valley.
Reedham		
GNLP3003	Mill Road	An alternative version of this site has been chosen for allocation.
Reepham		
GNLP0096	Land off the Wood Dalling Road, Reepham (adjacent to Collers Way)	This site is not considered to be suitable for allocation as it has potential landscape impacts and Wood Dalling Road would need to be widened to 5.5m with a 2m frontage footway between the access and southwards to Collers Way. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.
GNLP0180	Land north of Whitwell Street	This site is not considered to be suitable for allocation due to limitations in the highway network. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.
GNLP0183	Land east of Whitwell Road	This site is not considered to be suitable for allocation due to highway constraints. A footway is required to link with the town centre but there is not sufficient space to enable this to the north of site. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.
GNLP0353	Land north and south of B1145 Dereham Road. Reepham	This site is not considered to be suitable for allocation on highway grounds. The footway from the east of the site to the town centre is narrow and not suitable for an increased number of users with no scope for improvement. The B1145 vertical alignment and presence of mature trees reduce certainty the acceptable visibility distances could be achieved. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham. The site boundary was amended during the Regulation 18C consultation, but this does not affect the conclusion on the site.
GNLP0353R	Land north and south of B1145 Dereham Road. Reepham	This site is not considered to be suitable for allocation on highway grounds. The footway from the east of the site to the town centre is narrow and not suitable for an increased number of users with no scope for improvement. The B1145 vertical alignment and presence of mature trees reduce certainty the acceptable visibility distances could be achieved. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham. The site boundary was amended during the Regulation 18C consultation, but this does not affect the conclusion on the site.
GNLP0543-A	Wood Dalling Rd, Reepham	As well as landscape impacts, there are highway constraints and it does not appear feasible to extend pedestrian and cycle facilities to the site or to improve Wood Dalling Road to an acceptable standard. There is an area of surface water flood risk on GNLP0543A which would affect the developable area. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.

Site Ref.	Site Name	Reasons for Rejection
GNLP0543-B	Wood Dalling Rd, Reepham	As well as landscape impacts, there are highway constraints and it does not appear feasible to extend pedestrian and cycle facilities to the site or to improve Wood Dalling Road to an acceptable standard. There is an area of surface water flood risk on GNLP0543A which would affect the developable area. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
GNLP2075	Between Reepham Road, Cawston Road	This site is not considered to be suitable for allocation. As well as landscape impacts, there are highway constraints and it does not appear feasible to extend pedestrian and cycle facilities to the site. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
GNLP4009	Land at Worlds End Lane	This site is not preferred for allocation as development of this site would have a detrimental impact on the rural approach to Reepham and the wider landscape to the north of the town. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
GNLP4019	Greens	This site is not preferred for allocation as it does not relate well to the built form of the town. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
Salhouse		
GNLP0161	Land to the west of Bell Lane and to the north of Hall Drive	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts, including the setting of Grade I listed church, Grade II listed war memorial and Grade II listed Salhouse Hall. The Church of All Saints is isolated from the village on a visible high point being prominent within views, particularly from Bell Lane where it is viewed with its rural context and setting. The site also abuts the historic parkland setting of Salhouse Hall.
GNLP0163	Land to the north of Norwich Road (east site)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. Development here would extend the built form further to the west closing the gap between the two parts of Salhouse. The site is within the Conservation Area and covers the original parkland of Salhouse Hall. Development either side of the hall access would result in considerable harm to the setting of the heritage asset.
GNLP0175	Site off Bell Lane	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. Development here would extend the built form of the village further northwards into open countryside at an important approach point to the village. Development would also be harmful to the setting of a number of heritage assets along Lower Street, particularly the Grade II listed Grange which is the oldest building in the village apart from the church and the interior of Salhouse Hall.
GNLP0189	Site off Lower Street	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. This is an important area of undeveloped land within the Conservation Area with a sloping gradient south to north and a sharp bank on the north side of Lower Street where rural character has been retained. Because of the sloping nature of the land development in this location would have a significant impact on the character and appearance of the Conservation Area transforming it into a more urban environment.
GNLP4024	Equestrian Centre	This site is not considered to be suitable for allocation as the local highway authority has indicated that it does not appear to be feasible to provide a satisfactory access. Planning permission has previously been refused on surface water drainage and access grounds.



Site Ref.	Site Name	Reasons for Rejection
<b>Scole</b>		
SCO1	Land east of Norwich Road, Scole	South Norfolk village cluster site – not included in Reg 19 Plan.
<b>Silfield Garden Village</b>		
GNLP4057A	Land at south Wymondham north and south of the A11 and west of Park Lane	There are currently no proposals to allocate a new settlement in the local plan, however GNLP4057 is being considered within the context of options for a new settlement in the future.
GNLP4057B	Land at south Wymondham north and south of the A11 and west of Park Lane	There are currently no proposals to allocate a new settlement in the local plan, however GNLP4057 is being considered within the context of options for a new settlement in the future.
GNLP4057C	Land at south Wymondham north and south of the A11 and west of Park Lane	There are currently no proposals to allocate a new settlement in the local plan, however GNLP4057 is being considered within the context of options for a new settlement in the future.
<b>Spixworth</b>		
GNLP0467	Land off North Walsham Road. Spixworth (Crostwick)	This the only site promoted in the cluster, but it is not considered to be reasonable for allocation as direct vehicular access onto the B1150 would lead to a form of development which is disconnected from the rest of the village. In addition, it does not seem possible to provide a safe pedestrian route to schools in Spixworth. Although this site boundary has been amended the area proposed for residential development remains the same. The boundary change reflects the fact that a large area of open space has not been proposed raising issues about management. Vehicular access from the B1150 remains necessary and there is still unlikely to be a safe walking route to primary school.
<b>Sprowston</b>		
GNLP0383	Sprowston Park and Ride	This site is currently in use as a park and ride facility. The risk of surface water flood risk across the site makes development challenging both as a school and for new housing. For reasons of the site's current use and its constraints the site is not allocated for residential or for education provision.
GNLP3024	White House Farm, Wroxham Road	There is already a farm shop and commercial activities at White House Farm and residential development is located nearby, with additional residential growth planned for the future. However, it is not preferred for allocation at the current time as more evidence is required about the need for the proposal and how the development will come forward.
<b>Tasburgh</b>		
TAS1	Land north of Church Road adjoining Henry Preston Road, Tasburgh	South Norfolk village cluster site – not included in Reg 19 Plan.
<b>Taverham and Ringland</b>		
GNLP0159	Land adjacent to Beech Avenue Business Park, Ringland Road	An alternative version of this site has been chosen for allocation.
GNLP0337	Land between Fir Covert Road and Reepham Road	An alternative version of this site on a very slightly different boundary has been chosen for allocation.
GNLP0457	Land off Beech Avenue	This site already has planning permission (reference 20172148). This permission will be counted in development commitment figure so it is not proposed to allocate the site in the local plan.
GNLP2047R	High Breck Farm, Fir Covert Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLP2050	East of Fir Covert Road	Small site/settlement boundary extension proposal – not included in Reg 19 plan.

Site Ref.	Site Name	Reasons for Rejection
GNLP2051	151 Taverham Road	This site is not considered to be suitable for allocation as there is insufficient frontage to form a safe access. The site is also constrained by adverse landscape impacts.
GNLP2106	South of Taverham Road	This site is not considered to be suitable for allocation as it is not feasible to provide a safe access/route to A1067, and there are limited opportunities for pedestrian footways. The site is also constrained by adverse landscape impacts, development in this location would be detrimental to the appearance of the Wensum Valley and the Old Costessey Conservation Area.
GNLP4039	South of Taverham Road	This site was submitted during the Regulation 18C consultation. The site is considered to be too small to meet the minimum allocation threshold and is partly within the settlement limit so could come forward through the planning application process.
GNLP4040	South of Taverham Road	This site was submitted during the Regulation 18C consultation. This site is not considered to be suitable for allocation as it has insufficient frontage to form an acceptable access to Taverham Road, Mack's Lane is not suitable to support development traffic, also it is considered intrusive to the landscape character, being located in proximity to the River Wensum SAC SSSI.
Thorpe St. Andrew		
GNLPO442	Racecourse Plantations, Thorpe St Andrew	This site is well related to services and the form and character of the area. It was allowed on appeal in January 2019 (reference 20168996) for 300 homes and the creation of a new Community Woodland Park, so it is not proposed to allocate the site in the local plan.
GNLPO540	Oasis Sport & Leisure, 4 Pound Lane	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. The site was granted on appeal in February 2017 (reference 20151132) so it is not proposed to allocate the site in the local plan.
GNLP2170	Oasis Sport Club Thorpe St Andrew	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Sport England has objected stating that the area of playing field to be lost as a result of development should be replaced prior to commencement. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.
GNLP2171	Langley North, east of Harvey Lane	This site is within the settlement limit where development is acceptable in principle providing it does not result in any significant adverse impact. Half of the site is Ancient Woodland which is a significant constraint. The site is considered to be unsuitable for allocation, as site constraints prevent formation of an acceptable vehicular access.
Wicklewood		
WIC1	Hackford Road, Wicklewood	South Norfolk village cluster site – not included in Reg 19 Plan.
Wroxham		
GNLPO041	Wroxham Football Club, Trafford Park, 35 Skinners Lane	The site remains in active use for Wroxham Football Club and although relocation of WFC has been identified in the Playing Pitch Strategy and a potential replacement site has been identified it is not clear that this proposal would be viable or feasible. Relocating the football club would require substantial investment, likely to be significantly more than would be achieved by redevelopment of the current ground. The site is considered to be unsuitable for housing due to local road constraints and impact on the Broads landscape. In addition, traffic constraints and proximity to the Broads restricts additional growth in Wroxham.0092

Site Ref.	Site Name	Reasons for Rejection
GNL2131	East of Salhouse Road	Development of this site would require rationalisation of the Salhouse Road junction with Preston Close and Keys Drive, along with an acceptable access strategy. There is a safe route to school, although the site is at the limits of an acceptable distance. However, there would be landscape and townscape impacts and impact on the Broads from leisure users. In addition, the site is not considered to be suitable for allocation as it is considered that traffic constraints and proximity to the Broads restricts additional growth in Wroxham.
GNL2135	South of Wherry Gardens	This site is adjacent to the existing allocation, there is a safe route to school but the site is at the limits of an acceptable distance. The site is not considered to be suitable for allocation as it would result in a significant southwards elongation of development into the countryside. The site also has an unbalanced development frontage and would require inappropriate extension to the speed limit and visibility requirements which would be excessive to mitigate risk. In addition, traffic constraints and proximity to the Broads restricts additional growth in Wroxham.
Wymondham		
GNLP0006	Land to the north of Tuttle Lane East	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNL0006 considered a preferred alternative over GNL0354R or GNL3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
GNLP0032	Land off Silfield Road	This site is not considered to be suitable for allocation due to highway constraints. Wider access is somewhat limited as it would be via Silfield Road, which relies on a narrow section of highway under the railway bridge. There is already pressure on Silfield Road with the current South Wymondham housing allocation that is being built. The entrance into the site, at the top of Park Lane, is also constrained and not suitable for the scale of development proposed.
GNLP0092	Road frontage off B1172 (Norwich Common)	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLP0116R	Stanfield Road	This site is owned by Goff Petroleum who are seeking to diversify their existing operations on the adjacent land. Development of this site has good prospects to come forward given that the end-user is already known. There are clear commercial advantages to expanding on the current site rather than relocating. Uses involved on the site require consultation with the Health & Safety Executive, and it is unlikely that an alternative suitable site is readily available. Positive discussions have been held with the Development Management team and continued progression of a planning application is encouraged, and so the site not to be allocated.
GNLP0354	Land at Johnson's Farm	An alternative version of this site has been chosen for allocation.
GNLP0354(18C)	Land at Johnsons Farm, Wymondham	An alternative version of this site has been chosen for allocation.
GNLP0355	Land at Rightup Lane	As well as being remote from the town, and subject to possible noise from the A11, there are highway constraints. Access from Rightup Lane is unlikely to be possible so the site would need to be accessed through the adjacent allocation (WYM 3) which is already being built out.
GNLP0507	Land at Browick Road	This site is not allocated for residential development as it is currently allocated for employment use in the Wymondham Area Action Plan and this is considered to be a prime location for commercial development on the A11.
GNLP0515	Land at south Wymondham. North of A11 and west of Park Lane	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNL0515 considered a preferred alternative over GNL0354R or GNL3013. A third site

Site Ref.	Site Name	Reasons for Rejection
		allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
GNLP0525R	North Wymondham	This site was originally submitted as one site (with the original version being revised prior to the start of the site assessment process). At Regulation 18C the site was split into two sections – A & B. Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0525 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
GNLP0525AR	North Wymondham	This site was originally submitted as one site (with the original version being revised prior to the start of the site assessment process). At Regulation 18C the site was split into two sections – A & B. Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0525 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
GNLP0525BR	South of Norwich Common	This site was originally submitted as one site (with the original version being revised prior to the start of the site assessment process). At Regulation 18C the site was split into two sections – A & B. Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP0525 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
GNLP1055	East of Hethel, Stanfield Hall Estate	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. A site of GNLP1055's size is therefore not required for Wymondham as set out in the Part 1 Strategy. Instead, GNLP1055 is being considered within the context of options for a new settlement in the future.
GNLP1055R	East of Hethel, Stanfield Hall Estate	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. A site of GNLP1055's size is therefore not required for Wymondham as set out in the Part 1 Strategy. Instead, GNLP1055 is being considered within the context of options for a new settlement in the future.
GNLP2125	Norwich Common	Small site/settlement boundary extension proposal – not included in Reg 19 plan.
GNLP2150	North east of Carpenters Barn	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP2150 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
GNLP2155	West of Carpenter Close	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. Neither is GNLP2155 considered a preferred alternative over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
GNLP2168	Park Farm, Silfield	Based on revisions to the Part 1 Strategy, a contingency site or sites for 1,000 homes in Wymondham is not being sought. A site of GNLP2168's size is therefore not required for Wymondham as set out in the Part 1 Strategy. Instead, GNLP2168 (revised to GNLP4057A) is being considered within the context of options for a new settlement in the future.
GNLP4005	30 London Road	This site is not allocated. Constraints on the site's southern portion relate to designing a form of development that is compatible with the surrounding employment uses, and on the northern portion there are heritage, landscape and ecological considerations. GNLP4005 is not preferable over GNLP0354R or GNLP3013. A third site

Site Ref.	Site Name	Reasons for Rejection
		allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
GNLP4023	North of London Road	This site is not allocated. There are no existing footpaths alongside either the main London Road (B1172) or adjacent country lane (also known as London Road). GNLP4023 is not preferable over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
GNLP4031	Off Chapel Lane	This site is not allocated. The major constraint is possible adverse impact on Wymondham Abbey, and regard has been given to previous appeal decisions. GNLP4031 is not preferable over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.
<b>Non-residential, Key Service Centres</b>		
GNLP2069	East of Brundall Memorial Hall	This site is not allocated. The current BRU3 allocation is being carried forward. It is noted however that a recent appeal is allowed. The scheme permits 170 dwellings (ref: 20171386).
GNLP3049	Land North of Yarmouth Road	This site has the potential to provide local employment opportunities but is not allocated at the current time. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.
GNLP3051	Land at junction Loddon Road/Bungay Road	This proposal was considered as a reasonable alternative in the Regulation 18C consultation to allow for further consideration of the long term plan for the provision of park and ride facilities through the Transport for Norwich Strategy. There are no plans for a park and ride site in this location therefore deliverability cannot be demonstrated, and the site is not allocated.
GNLP3052	Whitlingham Country Park	This proposal was considered as a reasonable alternative in the Regulation 18C consultation to allow for further consideration regarding the exact nature of the plans. As the majority of the site area is within the Broads Authority it is not considered appropriate for allocation in this plan. The Broads Authority Plan contains policies relating to Whitlingham Country Park.
<b>Non-residential, North East Sector</b>		
GNLP0157	Land to the north of Salhouse Road	Salhouse Broad is already a visitor attraction for sailing, canoeing, walking and camping. However, the site's allocation is not integral to achieving the GNLP's strategic objectives. Neither is sufficient evidence available to define what exactly is planned for. Note: The site is also partially within the Broads Authority administrative area.
GNLP0383	Sprowston Park and Ride	This site is currently in use as a park and ride facility. The risk of surface water flood risk across the site makes development challenging both as a school and for new housing. For reasons of the site's current use and its constraints the site is not allocated for residential or for education provision.
GNLP2107	Octagon Business Park	This site is not allocated. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.
<b>Non-residential, North North West Sector</b>		
GNLP1021	Rear of Heath Crescent, Prince Andrews Road	This proposal was considered as a reasonable alternative through the Regulation 18C consultation alongside alternative plans for residential use put forward by the landowner to allow for further consideration of both

Site Ref.	Site Name	Reasons for Rejection
		proposals. It has been decided not to allocate either site and leave the land as 'white land' within the settlement boundary to be dealt with through the planning or Neighbourhood Plan process. The need for open space in Hellesdon is recognised but there does not seem to be any agreement between the Parish Council and the landowner about the future use of the site so it was considered that delivery for open space could not be guaranteed.
Non-residential, Other Main Towns and Long Stratton		
GNLPO272	Tharston Industrial Estate	This site is promoted as an extension to the Tharston Industrial Estate and would be in addition to employment land already allocated in the Long Stratton Area Action Plan (policy LNGS2). This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.
Non-residential, South West Sector		
GNLPO116	Land North and South of Stanfield Road	This proposal appears to be for the expansion of operations at the Goff Petroleum Fuel Depot as per expired planning permission 2010/2232 for offices, workshops, warehousing and distribution. Due to the specific nature of these proposals and the depot's location some distance from the built-up area of Wymondham this site is not considered to be suitable for allocation and would be better dealt with through the planning application process.
GNLPO245	Land off Station Lane	This site is not allocated as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.
GNLPO285	Land north of Carpenters Barn	This site is not preferred for allocation as consent has already been granted under planning application reference 2014/0799 for a clubhouse with sports pitches.
GNLPI023-A	Little Melton Business Park – Site A (land to west)	This site is not allocated as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.
Non-residential, Village Clusters		
GNLPO071R	Land at Seething Airfield	No change in land use proposed, allocation appears unnecessary.
GNLPO2076	Adjacent 10 Buxton Road	This site is not allocated. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.
GNLPO2182	Adjacent Ashwellthorpe Industrial Estate	This site is not allocated as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan. Access to the site appears to be constrained.





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