



# Breckland Local Plan

## Part 2 - Emerging Site Options

December 2015

(Regulation 18 consultation)



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## Glossary

<b>Affordable Housing</b>	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
<b>Allocation</b>	An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.
<b>Ancient Woodlands</b>	Woodland that is believed to have existed from at least medieval times.
<b>Annual Monitoring Report (AMR)</b>	A report produced each financial year to indicate the progress of production of planning policy documents, and monitor the effectiveness of adopted policies contained within the plan. The report will outline action that may need to be taken to meet targets or if policies need to be replaced. Changes will be implemented through a revised Local Development Scheme.
<b>Area Action Plans (AAP)</b>	Area Action Plans are Development Plan Documents from the previous Local Development Framework system. They were specific plans for areas of change or conservation. Their purpose was to deliver planned growth, stimulate regeneration, and protect areas sensitive to change through conservation policies, make proposals for enhancement and resolve conflicting objectives in areas where there was significant development pressure. The content of former AAPs will now be contained in the Local Plan.
<b>Air Quality Management Area (AQMA)</b>	An AQMA is an area where air quality does not meet air quality objectives. This could be just one or two streets, or it could be a much larger area. A Local Air Quality Action Plan seeks to improve the air quality in areas designated AQMAs.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variation including plants and animals.
<b>Brief / Planning Brief</b>	A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development.
<b>Brownfield Land or Site</b>	Brownfield land is another term for previously developed land.
<b>Central Norfolk Housing Market Area, CNHMA</b>	Housing market area in and around Greater Norwich, Broadland, Breckland, North Norfolk and South Norfolk. A Housing Market Area is the area within which most people moving, without changing employment, would stay.
<b>Commitments &amp; Completions</b>	The term used to represent the level of development already given planning permission but not yet built out. Completions - the number of dwellings that have been built out following the granting of planning permission.
<b>Community Facilities</b>	Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.
<b>Community Strategy</b>	A strategy prepared by a community to help deliver local aspirations, under the Local Government Act 2000.
<b>Compulsory Purchase Order (CPO)</b>	An order issued by the Government or a Local Authority to acquire land or buildings for public interest purposes. For example the redevelopment of certain brownfield sites.
<b>Conservation Area</b>	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.
<b>Core Strategy</b>	The Core Strategy is one of the Development Plan Documents which formed part of the Local Development Framework. It set out the vision, spatial strategy and core policies for the spatial development of the area. The Local Plan will supersede the current adopted Core Strategy.
<b>County Wildlife Site (CWS)</b>	A site of important nature conservation value within a County context but which are not protected under the Wildlife and Countryside Act
<b>Cultural facilities</b>	Includes theatres, cinema, halls, music venues (usually in pubs), libraries, public art installations and art galleries.
<b>Deliverable</b>	For sites to be considered deliverable the NPPF states that sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

<b>Density</b>	Measurement of the number of dwellings per hectare (dph).
<b>Developable</b>	For sites to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.;
<b>Development</b>	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over, or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
<b>Development Management</b>	The process whereby a Local Planning Authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the Development Plan.
<b>Development Plan (DP)</b>	This includes adopted Local Plans, and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
<b>Duty to Co-operate</b>	Local Councils now have a duty to co-operate with their neighbouring Councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities.
<b>Environmental Impact Assessment (EIA)</b>	EIA is a procedure that must be followed for certain types of development before they are granted permission. The procedure requires the developer to compile an Environmental Statement (ES) describing the likely significant effects of the development on the environment and proposed mitigation measures.
<b>Flood risk</b>	Zone 2 (Medium Probability): Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.  Zone 3a (High Probability): Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.  Zone 3b (The Functional Floodplain): This zone comprises land where water has to flow or be stored in times of flood.
<b>General Conformity</b>	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
<b>General Employment Areas</b>	Existing employment sites which have been identified to be protected for employment uses including business, general industrial and storage/distribution uses.
<b>Greenfield Site</b>	Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.
<b>Habitat</b>	The natural home of an animal or plant, often designated as an area of nature conservation interest.
<b>Historic Parks and Gardens</b>	Parks and Gardens which are of historic value and have been included on the national Register of Parks and Gardens of special historic interest in England based on an assessment by English Heritage.
<b>Infrastructure</b>	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
<b>Landscape Character Assessment</b>	A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.
<b>Listed Building</b>	A building or other structure of Special Architectural or Historic Interest. The grades of listing are grade I, II* or II.
<b>Local Development Framework (LDF)</b>	The old-style portfolio or folder of Development Plan Documents and Area Action Plans which collectively set out the Spatial Planning Strategy for a Local Planning Authority area. Local Plans have now replaced the Local Development Framework.
<b>Local Development Scheme (LDS)</b>	A public statement setting out a project plan for how all parts of the Local Plan will come together. It lists the documents to be produced and the timetable for producing them.
<b>Local Nature Reserve (LNR)</b>	Area designated under the National Parks and Access to the Countryside Act (1949) as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged.
<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is

	described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
<b>Local Planning Authority (LPA)</b>	The Local Government body responsible for formulating Planning Policies in an area, controlling development through determining planning applications and taking enforcement action when necessary. This is either a District Council, Unitary Authority, Metropolitan Council or National Park Authority.
<b>Local Transport Plan (LTP)</b>	A five-year integrated transport strategy, prepared by Local Authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.
<b>Main Town Centre Uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Material Consideration</b>	A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.
<b>Mixed Use (or Mixed Use Development)</b>	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
<b>Nature Conservation</b>	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
<b>National Nature Reserve (NNR)</b>	An area designated by Natural England to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.
<b>National Planning Policy Framework (NPPF)</b>	The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and making decisions on planning policies. The NPPF is published by the Department of Communities and Local Government.
<b>National Planning Practice Guidance (PPG)</b>	The national PPG is online guidance that should be read in conjunction with the NPPF.
<b>Neighbourhood Plans</b>	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>Northern Distributor Road (NDR)</b>	A 20 km dual carriage way planned to run from A47 Postwick, east of Norwich to the A1067 north of Taverham
<b>Older People</b>	People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
<b>Open Space</b>	Open space is defined in the Town and Country Planning Act 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.
<b>Planning and Compulsory Purchase Act (2004)</b>	The Planning and Compulsory Purchase Act amends much of the Town and Country Planning Act (1990). In particular, the 2004 act has made major changes to the system of development plans and introduced sustainable development, as defined by Government policy, as an objective of the planning system.
<b>Planning Condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order
<b>Planning Obligation</b>	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Planning Permission</b>	Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans.

<b>Previously Developed Land</b>	Land which is, or was, occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
<b>Primary Shopping Area</b>	Defined area where retail development is concentrated (generally comprising the primary frontage and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
<b>Primary and Secondary Frontages</b>	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
<b>Protected Species</b>	Plants and animal species afforded protection under certain Acts of Law and Regulations.
<b>Ramsar Site</b>	Area identified under the internationally agreed Convention on Wetlands of International Importance (signed at Ramsar in Iran), focusing on the ecological importance of wetlands generally.
<b>Regeneration</b>	The economic, social and environmental renewal and improvement of rural and urban areas.
<b>Section 106 Agreement</b>	A legal agreement under Section 106 of the 1990 Town and Country Planning Act. See also: Planning Obligations and Agreements.
<b>Sequential Approach / Sequential Test</b>	A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, ensuring land with no flood risk is developed before land with flood risk.
<b>Site of Special Scientific Interest (SSSI)</b>	A SSSI is identified by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.
<b>Sites of Archaeological &amp; Historic Interest</b>	This designation applies to a site at Mundford Road Thetford, which is widely regarded as being linked to Boudicca, Queen of the Iceni. The site is currently being considered for Scheduled Ancient Monument status by English Heritage.
<b>Spatial Planning</b>	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
<b>Special Areas of Conservation (SAC)</b>	Protected sites designated under the EC Habitats Directive.
<b>Special Protection Area (SPA)</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Statement of Community Involvement (SCI)</b>	Every Local Planning Authority has to prepare a Statement of Community Involvement. It sets out the Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of planning policy documents and planning applications.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Sustainable Development</b>	Meeting peoples needs now, socially, environmentally and economically, without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: economic- contributing to a strong, competitive economy; social-supporting strong, vibrant and healthy communities and environmental-contributing to protecting and enhancing the natural, built and historic environment.
<b>Sustainability Appraisal (SA)</b>	To identify and evaluate what the effects of the strategy or plan are likely to be on social, environmental and economic conditions of the strategy or plan area.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	An assessment of land availability identifying a future supply of land. Paragraph 159 of the NPPF states that Local Planning Authorities should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

<b>Strategic Housing Market Assessment (SHMA)</b>	An evidence based document providing an analysis of the housing market area to inform policy formation . The purpose of which is to have a clear understanding of housing needs in their area. Paragraph 159 of the NPPF states that local planning authorities should prepare a SHMA to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.
<b>Traffic Impact Assessment (TIA)</b>	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
<b>Town Centre</b>	Area defined on the Local Authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
<b>Travel Plan</b>	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
<b>Wastewater Treatment Works (WWTW)</b>	Wastewater treatment works
<b>Windfall Sites</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available

## 1 Introduction

### Introduction

#### What is this Document?

- 1.1** This document has been prepared as a basis for consultation for the new Breckland Local Plan. It sets out the Council's emerging site options and gives a summary of the interim assessment, explaining the reasons why these options are being suggested at this time.
- 1.2** The Local Plan is a key document that guides development in the District over the next 20 years. It sets out how the Council will deliver its vision through the planning process and the policies against which planning applications will be assessed.
- 1.3** It is important to underline that they are options at this stage and are not a final set of proposals for the Local Plan. The Council is therefore keen to hear the views of all interested parties to help us shape a draft Local Plan.

#### How to Comment on this Document

- 1.4** All comments on these emerging site options should be sent to the Planning Policy Team at Breckland Council. Where possible we would appreciate the comments being submitted online using the Council's specially designed web page, but comments can also be emailed or posted to us.
- 1.5** Comments should be clearly labelled identifying the **settlement** and the **site reference number**.

**Online:** <http://consult.breckland.gov.uk>

**By post:** Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE

**By email:** [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)

**1.6** The consultation will run between **11<sup>th</sup> January and 4pm on 22<sup>nd</sup> February 2016**.

**1.7** Please note that all comments will be placed on the Council's webpage and as such will be publicly viewable. If you have any questions regarding the consultation or any of the issues raised in this document, please contact the Planning Policy Team on 01362 656 873.

#### Preparation of this Document

- 1.8** On 8 January 2013, the Council resolved to prepare a new Local Plan for Breckland. Once adopted, the Local Plan will replace the existing suite of Development Plan Documents developed under the previous Local Development Framework (LDF), including the Core Strategy and Development Control Policies, Site Specific Policies and Proposals, and Thetford Area Action Plan.
- 1.9** The preparation of the Local Plan is a staged process, informed and influenced by a range of different evidence base documents, and steered by several key consultation periods.
- 1.10** Between 17th November 2014 and 9th January 2015 the Council consulted on an Issues and Options document. The Issues and Options document was produced to generate initial discussions on the spatial issues, and set out the challenges facing Breckland. Comments were invited on all areas of the Plan with 70 specific questions asked by the Council. Over 1000 responses were received and considered in the preparation of this document. An Issues and Options Consultation Summary Document has been produced and is available on the Council's website. An initial **call for sites** was undertaken and ran along side the production of this Local Plan and a further call for sites accompanied the Issues and Options consultation.
- 1.11** Since the consultation period ended the Council has been considering the responses and gathering further evidence to support the emerging strategic and development management preferred policy directions as well as undertaking initial site assessment work.

#### Public Consultation

**1.12** Having developed the Preferred Directions (part 1) which includes the settlement hierarchy and the level and location of growth through this document the Council is now seeking views on the emerging site options as detailed in this document.(part2)

#### Sustainability Appraisal

**1.13** The emerging sites have been subject to Sustainability Appraisal (SA) (incorporating a Strategic Environmental Assessment). The interim SA is a key component of the development of a Local Plan. The purpose of SA is to ensure that the policies in the Local Plan are in keeping with the principles and aims of sustainable development. The Local Plan will be the subject of ongoing SA during its production. The interim SA to accompany this document includes assessment of social, economic and environmental impacts of the proposed policies. Comments are invited on the interim SA which accompanies this document as part of the consultation.

## Habitats Regulation Assessment

**1.14** Regulation 85B of the Habitats Regulations requires plan-making authorities to determine whether a plan is likely to have a significant effect upon any European site. In considering the implications of the Breckland Local Plan for European sites, a Habitats Regulation Assessment will be undertaken in order to comply with the Habitats Regulations. The findings of the Habitats Regulations Assessment might mean it is necessary to include mitigation measures to remove any significant effects or likely significant effects that the plan may have on European sites. Mitigation measures can include amendments made to policies to remove elements that could have an effect, or to require other actions that can eliminate any effects.

**1.15** An HRA has been commissioned.

## Duty to Cooperate

**1.16** The Localism Act (2011) sets out a new 'Duty to Co-operate' which applies to all Local Planning Authorities, County Councils, National Park Authorities and a number of public bodies including the Environment Agency, Highways Agency, and the Equality and Human Rights Commission.

**1.17** Local Planning Authorities are expected to demonstrate evidence of having effectively cooperated with key partners on cross-boundary impacts when their Local Plans are submitted for examination. It is important that cooperation is a continuous process of engagement. This is all the more important as, in the past, strategic cross-boundary issues were considered through the now revoked Regional Plan process, but this responsibility now rests at the local level.

**1.18** Breckland Council is a member of a Norfolk wide Duty to Cooperate Forum.

**1.19** The Council has worked jointly across the Norfolk and adjacent authorities and has sought to engage with partners and statutory bodies under the Duty to Cooperate. Many have fed into the preferred options set out in this document and assisted in evidence gathering. One key outcome from the Duty to Cooperate Forum has been the Joint Central Strategic Housing Market Assessment. As part of the preferred options consultation the Council will endeavour to engage directly with key partners.

## Site Assessment

**1.20** As set out in the Local Plan Preferred Directions Document (part1), development will be focused around the three tiers of the sustainable settlement hierarchy established in Policy PD 03. These are the key areas of housing and employment growth in the District, potential, specific & available sites are shown on the accompanying maps for each of these settlements.

## Settlement hierarchy

- **Key Settlements:** Attleborough and Thetford
- **Market Towns:** Dereham, Swaffham and Watton
- **Local Services Centres:** Banham, Bawdeswell, Beetley, Garboldisham, Great Ellingham, Harling, Hockering, Hockham, Kenninghall, Litcham, Mattishall, Mundford, Narborough, North Elmham, Necton, Old Buckenham, Saham Toney, Shipham, Sporle, Swanton Morley, Weeting and Yaxham

**1.21** Outside the sustainable hierarchy of Key Settlements, Market Towns and Local Service Centres, the approach to growth in rural areas is set out in the preferred approach to rural areas Policy PD 05 and other emerging policies contained throughout the Local Plan Preferred Directions Document (Part 1).

**1.22** The maps contained in this section of the document show the emerging site options being considered including the preferred location of the proposed strategic urban extension for Attleborough. A number of these sites are currently subject to residential applications as well as being submitted for assessment through the land allocations process in the Local Plan. It is important to note that **no decision has been made on site allocations** and that the overall quantum of development for each settlement should be in line with the preferred policy direction and distribution requirements of policy PD 04.

**1.23** The site selection process is an iterative process and covers a number of stages as detailed in the site selection methodology topic paper. As detailed in section three of the policy document the Council is continuing to update its evidence base through which site assessments will be informed. These evidence studies, feedback from stakeholders and from this consultation, as well as a detailed sustainability appraisal, will inform the final site selection that will form part of the Draft Local Plan.

**1.24** At this interim stage sites are shown as **reasonable and unreasonable alternatives**. This does not however preclude any emerging option from coming forward into the Local Plan. Following the previous calls for sites, and in line with guidance the starting place for the more detailed Local Plan Assessment is with the up to date Strategic Housing Land Availability Assessment (SHLAA). The initial site suggestions have been assessed through the updated 2014 SHLAA and the 2015 Addendum. The SHLAA assessments detail the theoretical land supply of the District in accordance with the settlement hierarchy of the Core Strategy (2014, SHLAA) and the emerging settlement hierarchy (2015, SHLAA update). The full 2014 SHLAA and the 2015 SHLAA Addendum, can be seen separately on the Council's planning document library page and further information on the methodology used can be seen in the Approach to site selection detailed in a separate topic paper.

**1.25** Inclusion of sites primarily centred around existing key towns and local service centres with only sites that are likely to yield 10 or more dwellings in the case of market towns or 5 or more dwellings in the case of other villages with the site size of over 0.1 hectares and above. Based on the methodology, only sites that are within or immediately adjacent to these settlements were surveyed. Through the Local Plan process these theoretical sites are subject to a more detailed assessment including stakeholder engagement and undergo a Sustainability Assessment.

**1.26** Through further consultation and engagement more detail is sought on the available options including those that are constrained and it may be that through identification of suitable mitigation or further supporting information that a site could be brought forward.

**1.27** Within each settlement section there is a summary of the interim assessment, explaining the reasons why these options are being suggested at this time. The interim assessment also indicates the direction of travel on whether the Council at this stage consider a reasonable option to be deliverable and or developable. This effectively gives an indication of potential phasing options. A deliverable site is defined as one that is available now, offering a suitable location for development now and be achievable with a realistic prospect will be delivered on site within 5 years. To be considered developable, sites should be in a suitable location with a reasonable prospect that the site could be available and could be developed at the point in time envisaged later in the plan period. Those sites reviewed as unreasonable at this time are done so in relation to the available information, the emerging strategy and initial consultation responses.

**1.28** This document, and set of maps, remain an interim assessment, and, at this stage, does not represent a final set of proposals for the Local Plan. All sites remain options and determination of the Council's preferred site options will occur following this consultation document. The reasonable alternatives which are seen as potentially deliverable are colour coded through a traffic light system as detailed below:

**Table 1.1 Interim Site Assessment key**

Interim conclusion	Colour code
Reasonable Alternative - Deliverable	
Reasonable Alternative - Developable	
Unreasonable Alternative	

**1.29** It is important to note that sites can come forward through both the plan process and through the planning application process where applications are submitted directly to the Council for determination. Sites are often put forward through both processes. There is therefore a degree of overlap between the two processes. The purpose of the Local Plan is to assess sites against the principle of development while any application includes the detail of a specific proposal and it is determined with regard to the development plan and material considerations. The maps produced of the available site options reflect that of a point in time. In order to be transparent all reasonable options put forward into the process are included. Where sites have subsequently received planning permission these have been indicated. Please note that some sites may have current applications that have yet to be determined and it is not necessarily precise or helpful to indicate this at this stage. The maps will be updated at subsequent stages of the local plan to reflect those sites which have gained subsequent permission.

**Please give us your views on the suitability of the identified emerging site alternatives - both reasonable and unreasonable. Please use the settlement name and individual identification number when referring to specific sites.**

**Settlement Boundaries**

**1.30** At this stage the settlement boundaries depicted represent those that are in existence now and shown in the adopted Core Strategy, (with the exception of Attleborough, where the boundary drawn reflects the proposed changes consulted on in the Issues and Options document, 2014). For those settlements where allocation takes place, the settlement boundaries will be redrawn to reflect any allocations in the new Local Plan.

**1.31** Those settlement boundaries in rural settlements outside the settlement hierarchy where no allocation is proposed to take place will be reviewed. Our preferred approach will be through the application of the criteria as detailed in the preferred policy PD 05. This work will be brought forward through a specific settlement boundary review topic paper where the methodology and approach will be detailed. Any review should be in broad conformity with the criteria based approach set out in the Local Plan.

**Excluded Sites**

**1.32** Those sites that did not meet the initial criteria of location, settlement hierarchy and appropriate size threshold were discounted, as set out in paragraph 1.25 above. A list of these excluded sites for locations identified as part of the emerging settlement hierarchy is contained in table 1.2 below for reference.

**1.33** For those settlements that remain outside the emerging settlement hierarchy and have existing settlement boundaries, maps are included showing the site representations and the existing settlement boundaries along with a table detailing the land preference and further information on the site. The existing settlement boundary as defined in the adopted Core Strategy is used, however this is shown as a dotted red line to indicate the Council's intent to review the boundaries.

**1.34** A table detailing the land representations for those sites put forward in open countryside is contained in section 33. In these locations the preferred direction is not to allocate. The approach to growth in rural areas is set out in the emerging preferred policy direction PD - 05 and other emerging policies contained throughout the Local Plan Preferred Directions Document (part1).

**1.35** Those sites that fall into the settlement hierarchy but are below the site threshold of 0.1 hectares, or likely to yield less than 10 dwellings in the case of market towns and less than 5 dwellings in other villages and/or those sites distant from the settlement boundary have been excluded from further analysis and are listed in the following table:

Table 1.2 Excluded Sites (Settlement Hierarchy)

Settlement	Reference Number	Grid Reference	Size Size (ha)	Land preference	Hierarchy	Reason why the site was discounted	Promoter	Site Description
Attleborough	LP[002]008	605002 294167	0.07	Residential	Town	Below size threshold	Taylor	Land adjacent to the Paddocks, Leys lane
Banham	LP[003]002	606335 288085	0.1	Residential	LSC	Below size threshold	Landmark Associates: Peter Rout	Land to the west of Church Lane
Bawdeswell	LP[004]001	604329 320702	0.07	Residential	LSC	Below size threshold	Angela Weller	Paradise Lane House, Paradise Lane
Beetley	LP[007]002	597809 318853	0.1	Residential	LSC	Distant from settlement	John Stocking	Willow Cottage, Hall Road, Beetley
Beetley	LP[107]004	596451 318113	0.1	Residential	LSC	Distant from settlement	Sketcher Partnership: Paul Melton	Land adjacent to E Melton and Sons Ltd., Fakenham Road.
Dereham	LP[025]020	598224 312317	0.18	Residential	Town	Below size threshold	Paul Durrant	Land at end of Waples Way.
Garboldisham	LP[031]001	600362 281867	0.1	Residential	LSC	Below size threshold	Sheila Ling	Land adjacent to the Old Workshop, Back Street
Kenninghall	LP[051]002	604038 286078	0.07	Residential	LSC	Below size threshold	David Cormack	Land to the rear of Church Farmhouse, West Church Street
North Elmham	LP[070]004	596314 322664	0.07	Residential	LSC	Below size threshold	Fiona Richmond	Park Farm, Heath Road
North Elmham	LP[070]005	596334 322611	0.01	Residential	LSC	Below size threshold	Fiona Richmond	Park Farm, Heath Road
Saham Toney	LP[082]003	590232 301379	0.09	Residential	LSC	Below Size Threshold	Gwynne Palmer	Land to the west of Richmond Road
Saham Toney	LP[082]006	590489 303867	0.07	Residential	LSC	Below Size Threshold	Chris Brian	Land to the ridge of Locket Ridge/Willow Cottage, The drove, Saham Hills.
Saham Toney	LP[082]007	591065 302023	0.4	Residential	LSC	Below Size Threshold	Peter De Roeck	Land to the east of Brick Kilm House, Ovington Road
Snetterton	LP[087]001	599033 290386	0.1	Residential	Rural	Below Size Threshold & Distant from settlement	Geoffrey Palmer	Land to the south of wash land and west of South end.
Snetterton	LP[087]004	600565 290696	0.4	Residential	Rural	Distant from settlement	Plandescil Ltd. Richard Johnston	Land between Chalk Lane and General Employment Area

Settlement	Reference Number	Grid Reference	Size Size (ha)	Land preference	Hierarchy	Reason why the site was discounted	Promoter	Site Description
Snetterton	LP[087]007	598515 290153	0.76	Residential	Rural	Distant from settlement	Savills: Jane Crumpton Taylor	Land to the south of Mill Common Farm, Mill lane.
Snetterton	LP[087]010	600079 290571	34.84	Residential	Rural	Distant from settlement	A Wyatt	Land to the rear of the New Potato Store, Chalk Lane.
Watton	LP[104]014	591008 300638	0.14	Residential	Town	Below Size Threshold	Paul Durrant	Land adjacent to 10 Mill Road.

## 2 Attleborough

### Emerging Site Options.

**2.1** The Preferred Locational Strategy set out in the Preferred Directions document identified Attleborough as one of the key settlements within Breckland. Attleborough and Thetford are the two most sustainable locations in the District and as such they are at the head of the sustainable settlement hierarchy. Policy PD 04 sets out the proportion of growth intended to be delivered in the Key Settlements of Attleborough and Thetford. The majority of this growth for Attleborough is to be delivered through the provision of a Strategic Urban Extension and provide for the net addition of 4000 new dwellings.

#### Issue 1

##### Responses to the Issues and Options Consultation told us that:

Attleborough Town Council along with a number of other parish councils and Norfolk County Council support the preferred approach location of the SUE. The land to the south-west of Attleborough was supported by other respondents though some raised the issue of deliverability and suitability of the location of the link road. Some respondents commented on the requirement of a combined solution to the transport matters of the town. The Town Council, along with the emerging neighbourhood plan support the wider economic strategies of the region that seek to establish economic growth along the A11 corridor, however there is a desire to see more employment land within the town itself.

A number of representatives also promoted individual sites.

Historic England had particular concerns with development to the south and east of Attleborough in terms of impact on historic landscape character and specific heritage assets (including listed buildings and the scheduled monument at Bunns Bank), as well as impact on Attleborough Conservation Area.

### Strategic Urban Extension – South West of Attleborough

**2.2** The allocation of a strategic site at Attleborough is required to help meet the District’s need for future housing and employment land. Evidence demonstrates that the land to the south west is the most suitable and supported location for this development

#### Question 1

Please give us your views on the suitability of the emerging site alternatives - both reasonable and unreasonable for Attleborough. Please use the identification number when referring to specific sites

### Summary of Site Assessment Attleborough Emerging Options

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment
Attleborough	LP[002]001	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 4); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Partial flood risk (Zone 3a) (northwest tip of the site); Mitigation would be required.</p> <p>Issues surrounding waste and recycling are dependent upon type and design of development, not location; The site is distant from convenience shopping; The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p>The site is located within close proximity to the settlement boundary and scores positively against the indicators of <b>Inclusive Communities and Economic activity</b>.</p>	<p>The <b>2014 SHLAA</b> ruled out development of the site due to a combination of factors: proximity to WWTW, distance from the settlement boundary and highways improvements being required. <b>2015 highways</b> comments considered the constraints to be ‘severe’. The <b>SA</b> concluded that it would have a neutral effect, scoring positively on access to services, health and economic activity. The A11 acts as a barrier between the development and the services and facilities of Attleborough.</p> <p><b>Interim Conclusion:</b> ‘Unreasonable’.</p>

**Unreasonable Alternative**

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Attleborough	LP[002]004	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Garden land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p>Climate change and air pollution: Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population;</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p>The site is adjacent to the settlement boundary and scores positively against the indicators of <b>Inclusive Communities and Economic activity.</b></p>	<p>The <b>2014 SHLAA</b> concluded that the site is developable. The railway line acts as a barrier to the settlement. <b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth" The <b>SA</b> concluded that development of the site scored positively against the majority of indicators.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative
Attleborough	LP[002]005	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (grade 3); Development of the site would not have an impact upon the aquifer. Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood risk (Zone 3) to the southeast of the site.</p> <p><b>Cultural heritage and landscape:</b> Listed buildings near the site.</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network</p>	<p>The <b>2014 SHLAA</b> concluded the site to be non-deliverable due to distant from the boundary and the isolated nature of the site.</p> <p><b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth". The <b>SA</b> concluded that there would be a neutral impact, with the site scoring positively against population and health, inclusive communities and economic activity; however, the distance from the site was also highlighted.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Attleborough	LP[002]006	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Garden land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population;</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p>The site is adjacent to the settlement boundary and scores positively against the indicators of Inclusive Communities and Economic activity.</p>	<p>The <b>2014 SHLAA</b> concluded the site to be deliverable. 2015 Highways comments stated that the site must be considered "in the context of strategic growth" .The <b>SA</b> concluded that development of the site would have a neutral effect scoring more positively on access to services, health, and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'. The site is a key gateway site to the town. It is remote from the settlement in terms of residential development; given its site and location, its use as an employment site is preferable.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Attleborough	LP[002]007	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; distant from the settlement boundary</p>	<p><b>The 2014 SHLAA</b> Concluded that the site is 'non-deliverable' due to the distance of the site from the settlement boundary. <b>2015 Highways</b> comments concluded that the site must be considered "in the context of strategic growth". The <b>SA</b> concluded that development of the site would have a neutral effect, scoring more positively around social and economic indicators</p> <p><b>Interim Conclusion:</b> 'Unreasonable'. The site is a key gateway site to the town. It is remote from the settlement in terms of residential development; given its site and location, its use as an employment site is preferable.</p>	Unreasonable Alternative
Attleborough	LP[002]009	Residential	<p><b>Land, water and soil resources:</b> Brownfield site; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution;</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Area of flooding to the north of the site (Zone 2/3a).</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; Within the settlement boundary</p>	<p><b>The 2014 SHLAA</b> concluded the site to be 'deliverable'.</p> <p><b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site scores positively against the indicators, especially regarding access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'.</p>	Reasonable Alternative
Attleborough	LP[002]010	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution;</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Area of flooding to the north of the site (Zone 2/3a).</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; Adjoining settlement boundary.</p>	<p>The <b>2014 SHLAA</b> concluded the site to be 'deliverable'.</p> <p><b>Access</b> dependent upon the adjoining site LP[002]009 coming forward.</p> <p>Highways comments: The site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site scores positively against the majority of indicators, especially regarding access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Attleborough	LP[002]011	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution;</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p>Economic activity: Access to road network; Adjoining settlement boundary.</p>	<p><b>The 2014 SHLAA</b> concluded the site to be 'deliverable'.</p> <p>Access is dependent upon the adjoining sites coming forward</p> <p><b>Highways comments:</b> The site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site scores positively against the majority of indicators, especially regarding access to services, health and economic activities.</p> <p><b>Planning History:</b> Site is subject to a planning application 3PL/2014/1264/F, which is awaiting a s106.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Attleborough	LP[002]012	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p>Biodiversity: TPOs border the site.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p>Economic activity: Access to road network; Adjoining settlement boundary.</p>	<p><b>The 2014 SHLAA</b> concluded the site to be 'deliverable'.</p> <p>Access is dependent upon the adjoining sites coming forward</p> <p><b>Highways comments:</b> The site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site scores positively against the majority of indicators, especially regarding access to services, health and economic activities.</p> <p><b>Planning History:</b> Site is subject to a planning application 3PL/2014/1264/F, which is awaiting a s106.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Attleborough	LP[002]013	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution;</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Biodiversity:</b> TPOs border the site.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p>	<p><b>The 2014 SHLAA</b> concluded the site to be 'deliverable'.</p> <p><b>2015 Highways comments</b> stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that the site scores positively against the majority of indicators, especially regarding access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			Economic activity: Access to road network; Adjoining settlement boundary.		
Attleborough	LP[002]014	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution;</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Biodiversity:</b> TPOs border the site.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; Adjoining settlement boundary.</p>	<p>The <b>2014 SHLAA</b> concluded the site to be 'deliverable'.</p> <p><b>Access</b> dependent upon the adjoining sites coming forward</p> <p><b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site scores positively against the majority of indicators, especially regarding access to services, health and economic activities.</p> <p><b>Planning History:</b> Site is subject to a planning application 3PL/2014/1264/F, which is awaiting a s106.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Attleborough	LP[002]015	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Small areas of flooding on the site (Zone 2/3a).</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality. Site would provide critical mass to provide further services and facilities.</p> <p><b>Economic activity:</b> Access to road network; adjoining the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> concluded the site to be 'deliverable'.</p> <p><b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Attleborough	LP[002]016	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Small areas of flooding on the site (Zone 2/3a).</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p>	<p>The <b>2014 SHLAA</b> concluded the site to be 'non-deliverable'.</p> <p><b>2015 Highways comments</b> stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality. Site would provide critical mass to provide further services and facilities.</p> <p><b>Economic activity:</b> Access to road network; adjoining the settlement boundary.</p>		
Attleborough	LP[002]017	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Garden; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality. Site would provide critical mass to provide further services and facilities.</p> <p><b>Economic activity:</b> Access to road network; close to the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> concluded the site to be 'non-deliverable'.</p> <p><b>Access</b> may be considered alongside site LP[002]006.</p> <p><b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative
Attleborough	LP[002]018	Residential	<p><b>Land, water and soil resources:</b> Brownfield site; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; Within the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> concluded the site to be 'non-deliverable'.</p> <p><b>Access</b> may be considered alongside site LP[002]010;</p> <p><b>2014 Highways</b> comments stated that 'the site would have access onto Burgh common, which would require localised improvements at the Buckenham Road end'. 2015 Highways comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a positive impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative
Attleborough	LP[002]019	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Large areas of flood zone 3 on site.</p> <p><b>Biodiversity:</b> Trees subject to TPO on site</p> <p><b>Cultural heritage and landscape:</b> Nearby listed building</p>	<p>The <b>2014 SHLAA</b> concluded the site to be 'deliverable'.</p> <p><b>2015 Highways comments</b> stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a positive impact, scoring positively on access to services, health and economic activities.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; close to the settlement boundary.</p>	<p><b>Interim Conclusion:</b> 'Deliverable'</p>
Attleborough	LP[002]020	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; distant from the main settlement boundary.</p>	<p>The <b>2014 SHLAA</b> considered a larger site, of which this site forms part of, to be non-deliverable due to issues regarding utilities and social infrastructure costs.</p> <p><b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a positive impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>
Attleborough	LP[002]024	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; adjoining the main settlement boundary.</p>	<p><b>2014 SHLAA</b> considered a larger site, of which this site forms part of, to be non-deliverable due to issues regarding utilities and social infrastructure costs.</p> <p><b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>
Attleborough	LP[002]025	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p>	<p>The <b>2014 SHLAA</b> considered the site to be 'deliverable' with localised highways improvements.</p> <p>2015 Highways comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<b>Economic activity:</b> Access to road network; adjacent to the settlement boundary.		
Attleborough	LP[002]027	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood zone 3a along the northeast/western boundary of the site - potential mitigation may be required.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; adjacent to the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> considered the site to be 'deliverable' with localised highways improvements.</p> <p><b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable' (part)</p>	Reasonable Alternative
Attleborough	LP[027]028	Gypsy and Traveller	<p><b>Land, water and soil resources:</b> Greenfield site; PDL; grade 3; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Biodiversity: TPOs border the site.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary; G&amp;T housing.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact when measured against the sustainability appraisal objectives. The site scores especially well against factors surrounding Inclusive Communities and Economic Activities. <b>2015 highways</b> comments indicated that the site could be brought forward 'as part of a wider development with appropriate access'.</p> <p><b>Interim Conclusion</b> - 'Developable'.</p>	Reasonable Alternative
Attleborough	LP[002]031	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; Distant from the settlement boundary</p>	<p>The <b>2015 SHLAA</b> update concluded the site to be 'non-deliverable'.</p> <p><b>2015 Highways</b> comments stated that the site considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral affect overall; however, for residential development is distant from key services and facilities.</p> <p><b>Interim Conclusion:</b> 'Unreasonable '. The site is a key gateway site to the town. It is remote from the settlement in terms of residential development; given its site and location, its use as an employment site is preferable.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Attleborough	LP[002]032	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Small areas of flooding on the site (Zone 2/3a).</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality. Site would provide critical mass to provide further services and facilities.</p> <p><b>Economic activity:</b> Access to road network; adjoining the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> concluded the site to be 'deliverable'.</p> <p><b>2015 Highways</b> comments stated that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded a neutral impact overall, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Besthorpe	LP[008]002	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; Adjoining the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to severe highways constraints. The SA concluded that development of the site would have a neutral impact when measured against the sustainability framework.</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Besthorpe	LP[008]003	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood zone 3 (Approx 50% of the site)</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the scheduled monument.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to severe highways constraints. The <b>SA</b> concluded that development of the site would have a negative impact when measured against the sustainability framework, highlighting flood risk and the impact upon the scheduled monument.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

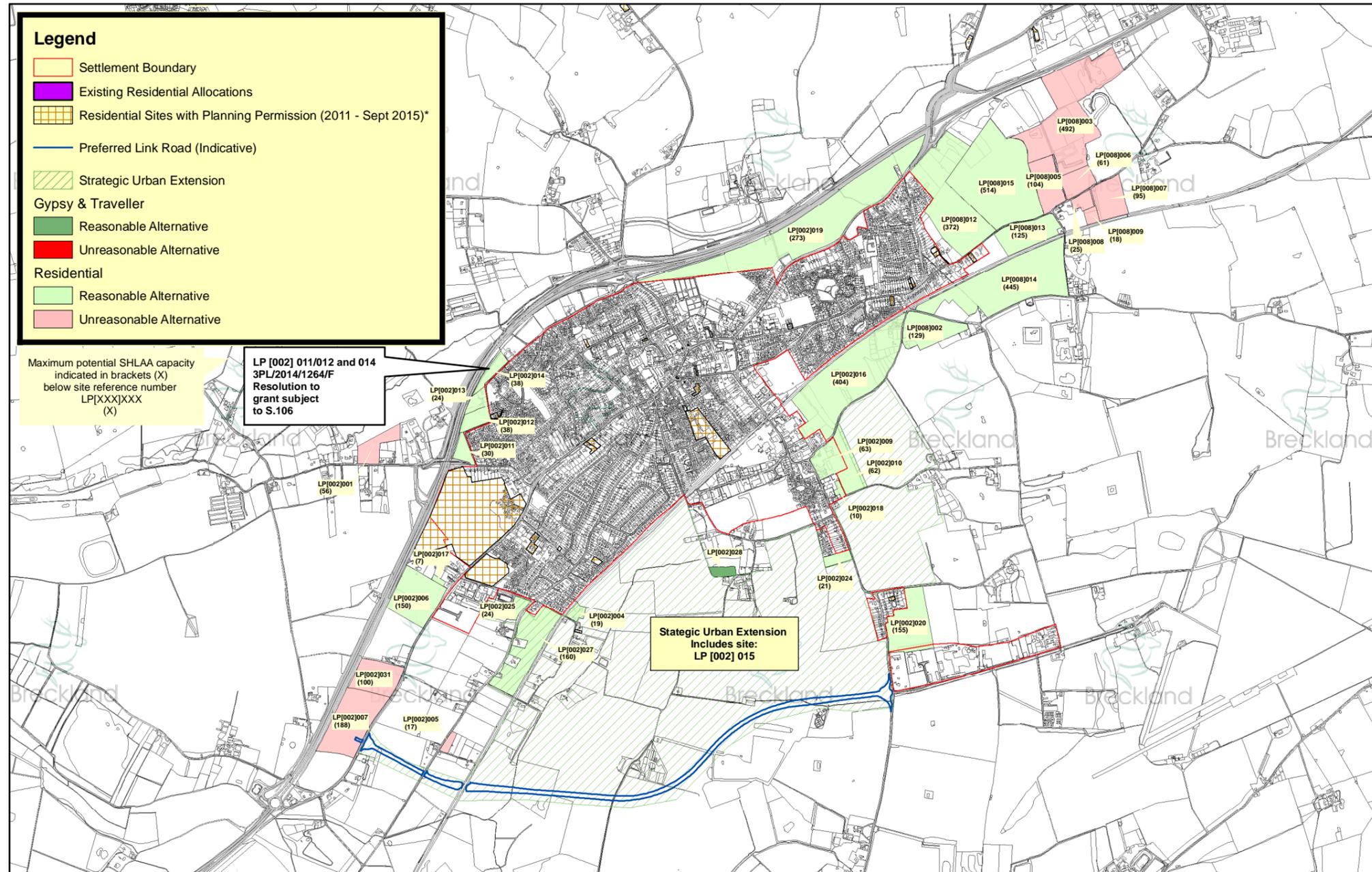
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			Economic activity: Access to road network.		
Besthorpe	LP[008]005	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p>Climate change and air pollution: Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the scheduled monument.</p> <p>Inclusive Communities: Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to severe highways constraints. The SA concluded that development of the site would have a negative impact when measured against the sustainability framework, highlighting flood risk and the impact upon the scheduled monument</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Besthorpe	LP[008]006	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p>Climate change and air pollution: Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population. Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the scheduled monument.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p>Economic activity: Access to road network.</p>	<p>The 2014 <b>SHLAA</b> determined the site to be 'non-deliverable' due to severe highways constraints. The <b>SA</b> concluded that development of the site would have a negative impact when measured against the sustainability framework, highlighting the impact upon the scheduled monument.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Besthorpe	LP[008]007	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p>	<p>The 2014 <b>SHLAA</b> determined the site to be 'non-deliverable' due to severe highways constraints. The <b>SA</b> concluded that development of the site would have a negative impact when measured against the sustainability framework, highlighting the impact upon the scheduled monument.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; distant from the settlement boundary.</p>		
Besthorpe	LP[008]008	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Partially previously developed land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; distant from the settlement boundary.</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact when assessed against the sustainability appraisal framework, scoring well against economic and social indicators. The site is distant from the settlement boundary and would be a more appropriate site for employment use as opposed to residential due to the proximity to an employment site.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Besthorpe	LP[008]009	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; distant from the settlement boundary</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact when assessed against the sustainability appraisal framework, scoring well against economic and social indicators. The site is distant from the settlement boundary and would be a more appropriate site for employment use as opposed to residential due to the proximity to an employment site.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
	LP[008]012		<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'deliverable'. The <b>SA</b> concluded that development of the site would have a neutral impact when measured against the sustainability framework.</p> <p><b>Interim conclusion:</b> 'Deliverable'.</p>	Reasonable Alternative

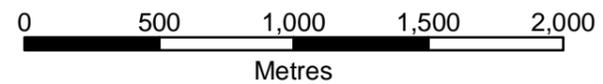
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population. Issues regarding the reduction and prevention of crime would be dependent upon type and design of development</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; distant from the settlement boundary.</p>		
Besthorpe	LP[008]013	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population. Issues regarding the reduction and prevention of crime would be dependent upon type and design of development</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; distant from the settlement boundary.</p>	<p>The 2014 <b>SHLAA</b> determined the site to be 'deliverable'. The <b>SA</b> concluded that development of the site would have a neutral impact when measured against the sustainability framework</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Besthorpe	LP[008]014	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network; distant from the settlement boundary.</p>	<p>The 2014 <b>SHLAA</b> determined the site to be 'deliverable'. The <b>SA</b> concluded that development of the site would have a neutral impact when measured against the sustainability framework.</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Besthorpe	LP[008]015	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p>	<p>The 2014 <b>SHLAA</b> determined the site to be 'deliverable'. The <b>SA</b> concluded that development of the site would have a neutral impact when measured against the sustainability framework.</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p>Economic activity: Access to road network; distant from the settlement boundary.</p>		

## Attleborough: Emerging Residential Site Options Winter 2015



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\* Sites with Planning Permission from 01/01/2011 to 31/9/2015. This map DOES NOT include sites which may be currently subject to planning applications.



## 3 Thetford

### Emerging Site Options.

**3.1** The Preferred Locational Strategy set out in the Preferred Directions document identified Thetford as one of the key settlements within Breckland. Attleborough and Thetford are the two most sustainable locations in the District and as such they are at the head of the sustainable settlement hierarchy. Policy PD 04 sets out the proportion of growth intended to be delivered in the Key Settlements of Attleborough and Thetford. The majority of this growth for Thetford is to be delivered through the provision of a Strategic Urban Extension and provide for the net addition of 5000 new dwellings.

**3.2** The Strategic Housing Land Availability Assessments (SHLAA) identified a total of two potential sites outside the strategic urban extension with a theoretical residential capacity of 22 dwellings.

**3.3** In 2014 the Council resolved to grant outline planning permission for 5,000 dwellings in the Strategic Urban Extension to the north of Thetford. In line with the level of growth identified in the emerging preferred direction, PD 04, the Local Plan does not seek further growth in this area, at this time.

### Question 2

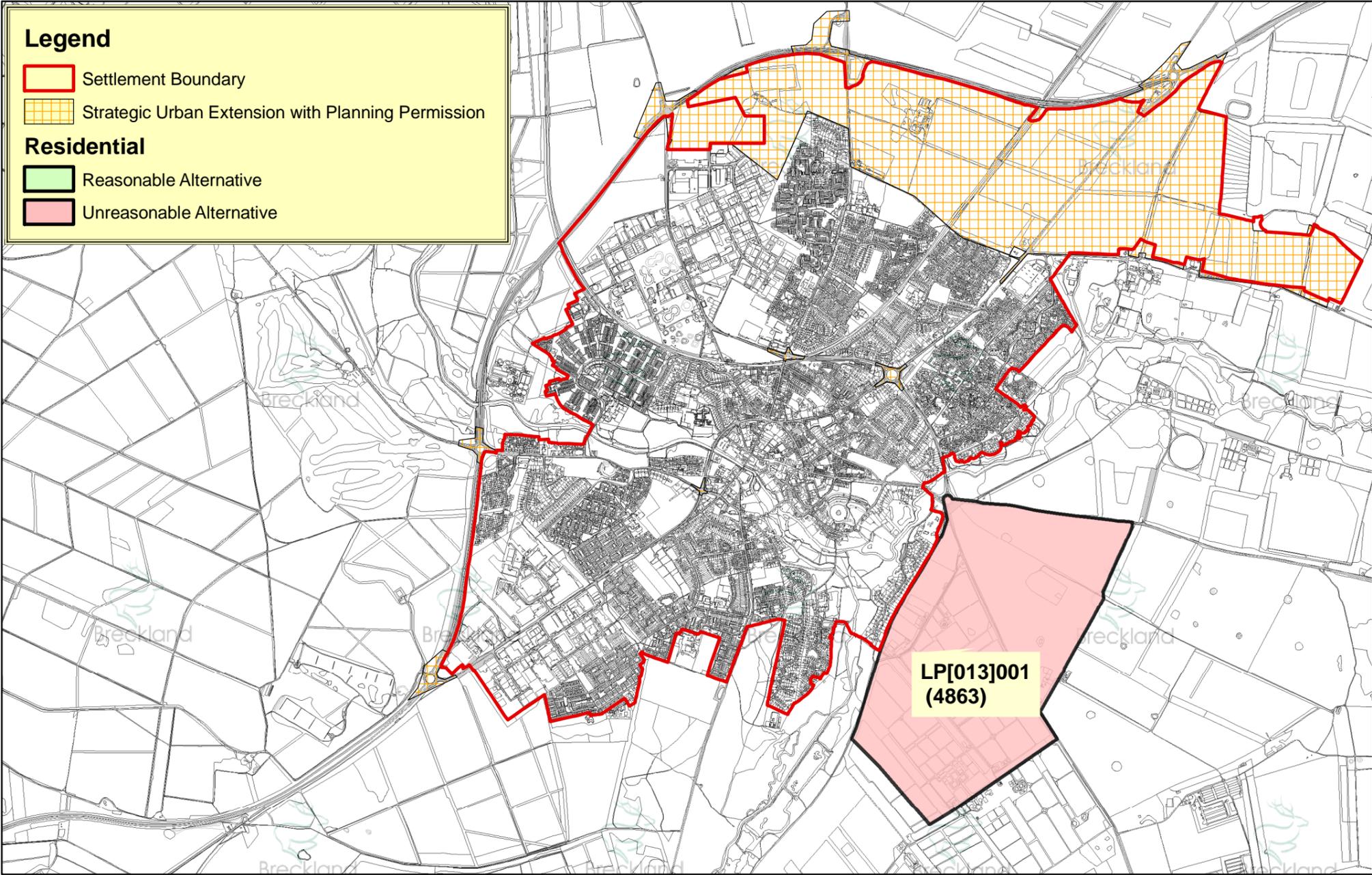
Please give us your views on the suitability of this approach for Thetford.

### Summary of Site Assessment Thetford Emerging Options

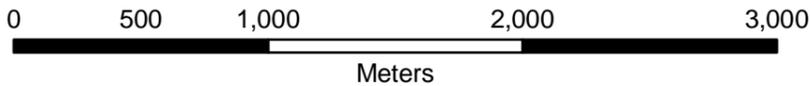
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment
Brettenham (Thetford)	LP[013]001	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 4); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Zone 1 /2 aquifer; would have an impact upon groundwater source protection zone.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Areas of flood risk to the east/north east of the site.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p>Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Biodiversity:</b> Impact upon the SPA (adjacent to the site) and within the SPA buffer. CWS to the west of the site. <b>Cultural Heritage and Landscape:</b> The site is situated within an area of High landscape sensitivity.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities.</p> <p><b>Economic activity:</b> Access to road network; adjacent to the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'Non Deliverable' , primarily due to the proximity to the SPA and the impact that this would have upon the stone curlew nesting sites. The <b>SA</b> concluded that development of the site would have a negative impact when measured against the sustainability framework, especially related to biodiversity,</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>

**Unreasonable alternative**

### Thetford: Existing Settlement Boundary & Residential Site Option Winter 2015



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## 4 Dereham

### Emerging Site Options.

**4.1** The town has good transportation links with access onto the A47, which has helped to boost its economic base. Dereham has the second largest level of employment stock in the District after Thetford. Dereham has a good range of retail and service uses including convenience and comparison shopping, services, entertainment and community facilities. It was identified as a market town for growth in the former Core Strategy and remains an area for housing and employment growth in the new spatial strategy set out in policy PD04.

### Issue 2

#### Responses to the Issues and Options Consultation told us that:

Concern was raised over the potential loss of employment sites in Dereham. Several comments were received about respondents preferred directions of growth, though no clear preference was shown across all responses. Many comments requested that development should allow for road improvements, and fully consider up to date information and impact on the environment and historic assets.

**4.2** The map below shows the emerging site options being considered. A number of these sites are currently subject to residential applications as well as being submitted for assessment through the land allocations process in the Local Plan. It is important to note that no decision has been made on site allocations and that the overall quantum of development should be in line with the preferred policy direction and distribution requirements of PD 04. Evidence studies, feedback from stakeholders and from this consultation as well as a detailed sustainability appraisal will inform the final site selection that will form part of the Draft Local Plan.

### Question 3

Please give us your views on the suitability of the emerging site alternatives - both reasonable and unreasonable for Dereham . Please use the identification number when referring to specific sites.

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Dereham	LP[025]002	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Garden (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p>Inclusive Communities: Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network.</p>	<p>The <b>2014 SHLAA</b> considered the site to be 'Deliverable'.</p> <p>The <b>SA</b> concluded that development of the site scores positively against the sustainability appraisal framework, especially on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable alternative
Dereham	LP[025]004	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p>Climate change and air pollution: Issues surrounding waste and recycling are dependent upon type and design of development, not location. Areas of flooding on the site (Flood risk 2/3a).</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to the flooding issues on site and the access issues. This site was then reduced in size, discounting the flood risk area, and reassessed.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment
			<p><b>Biodiversity:</b> The site adjoins a CWS</p> <p>Cultural heritage and landscape: The site adjoins a Conservation area. Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; adjacent to the settlement boundary.</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>
Dereham	LP[025]005	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity. The site is adjacent to a listed building.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; adjacent to the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Deliverable'.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>
Dereham	LP[025]006	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p>Climate change and air pollution: Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity. The site is adjacent to a listed building.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; adjacent to the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Deliverable'.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Dereham	LP[025]007	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural (partially grade 2); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Areas of flooding to the north of the site (Zone 3a).</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Deliverable'.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative
Dereham	LP[025]008	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (partially grade 2); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary; adjacent to a previous allocation providing access to the road network.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to highways constraints. However, <b>2015 Highways</b> comments did not consider the site to be subject to 'severe' constraints.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative
Dereham	LP[025]009	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (partially grade 2); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. The site is situated within a groundwater source protection zone (zone 2).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to highways constraints. However, <b>2015 Highways</b> comments did not consider the site to be subject to 'severe' constraints.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<b>Economic activity:</b> Adjacent to the settlement boundary; adjacent to a previous allocation providing access to the road network.		
Dereham	LP[025]010	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 2); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p>Climate change and air pollution: Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Close to the settlement boundary; access to road network.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to highways constraints.</p> <p><b>2015 Highways</b> comments indicated the site was subject to 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities. Access would be constrained by the A47 acting as a barrier between the site and the settlement.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative
Dereham	LP[025]011	Residential	<p><b>Land, water and soil resources:</b> Partial Brownfield ; Partial Greenfield; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Deliverable'</p> <p><b>2014 Highways</b> comments stated that the site must be considered 'in conjunction with adjacent sites and link road - requires area wide consideration of impacts'.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Dereham	LP[025]017	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Partial Flood risk (Zone 2/3a)</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Deliverable'</p> <p><b>2015 Highways</b> comments stated that the site must be considered 'in conjunction with adjacent sites and link road - requires area wide consideration of impacts'.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<b>Economic activity:</b> Adjacent to the settlement boundary		
Dereham	LP[025]018	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p>Climate change and air pollution: Issues surrounding waste and recycling are dependent upon type and design of development, not location. Partial Flood risk (Zone 2/3a)</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Deliverable'</p> <p><b>2015 Highways</b> comments stated that the site must be considered 'in conjunction with adjacent sites and link road - requires area wide consideration of impacts'.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Dereham	LP[025]019	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Partial Flood risk (Zone 2/3a)</p> <p>Biodiversity:</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Deliverable'</p> <p><b>2015 Highways</b> comments stated that the site must be considered 'in conjunction with adjacent sites and link road - requires area wide consideration of impacts'.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Dereham	LP[025]021	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Garden land; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Area of flooding (Zone 2/3a/3b)</p> <p><b>Biodiversity:</b> The site adjoins a CWS and is within close proximity to a SAC</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p>	<p>The <b>2015 SHLAA Addendum</b> considered the site proposed to be 'Non-Deliverable' due to the impact upon the nearby SAC.</p> <p>The <b>SA</b> concluded that development of the site would have a negative impact, scoring negatively on biodiversity indicators.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary</p>		
Dereham	LP[025]022	Residential	<p><b>Land, water and soil resources:</b> Brownfield land; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity. The site adjoins the conservation area and is within close proximity to a Grade 2 listed building.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary</p>	<p>The <b>2015 SHLAA</b> Addendum considered the site proposed to be 'Non-Deliverable'.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative
Dereham	LP[025]023	Residential	<p><b>Land, water and soil resources:</b> Greenfield site (Partially grade 2); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. The site is situated within an area of groundwater source protection (zone 2).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. The southern and eastern boundaries of the site are subject to flooding (Zone 2).</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to highways comments regarding the condition of Swanton Road.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative
Dereham	LP[025]024	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Partially grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to access through Dereham Business Park. As a result the site was reduced in size and an <b>SA</b> was carried out, which concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative

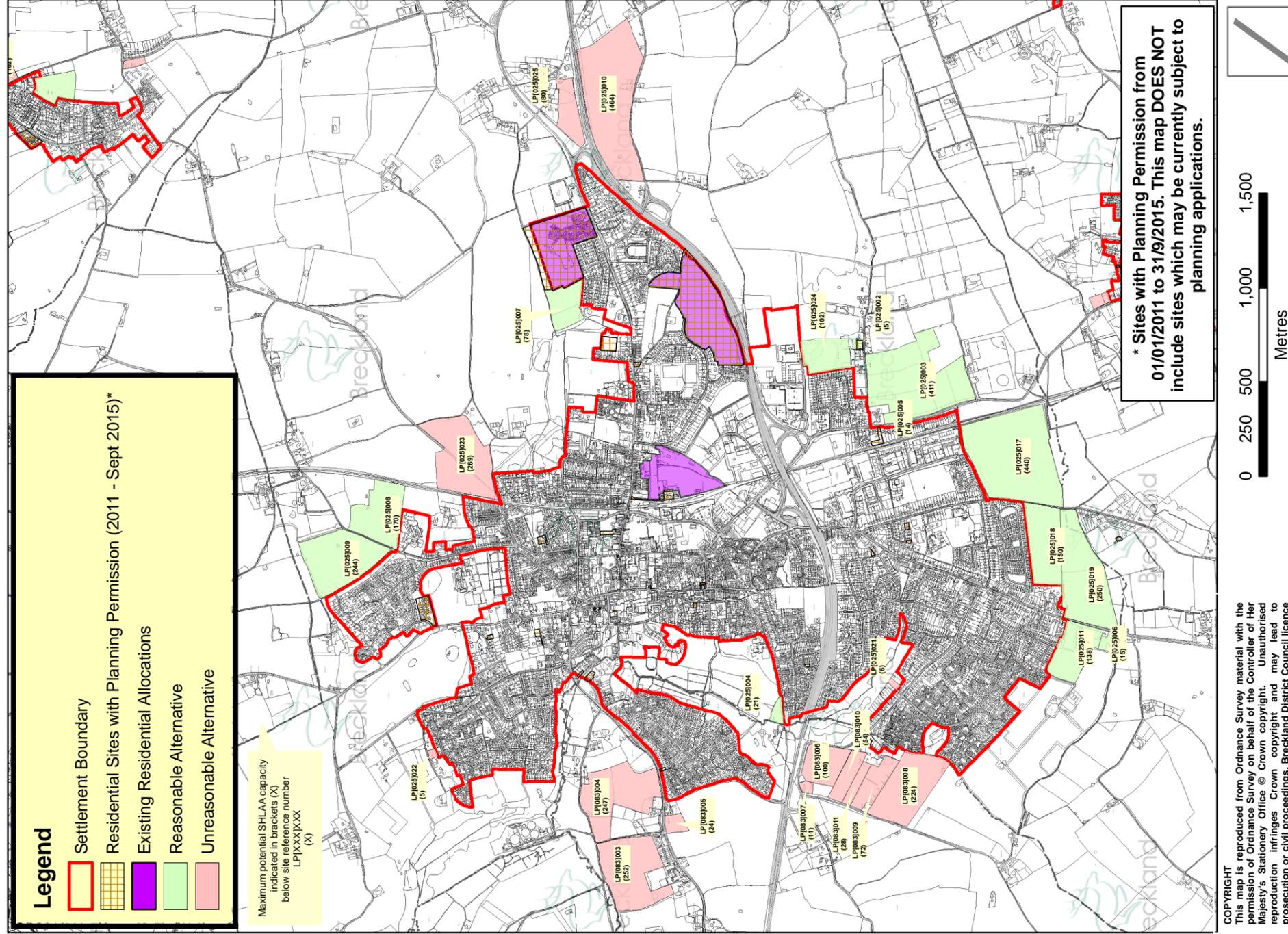
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary</p>		
Dereham	LP[025]025	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 2); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Close to the settlement boundary; access to road network.</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact, scoring positively on access to services, health and economic activities. Access would be constrained by the A47 acting as a barrier between the site and the settlement.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative
Scarning	LP[083]003	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood risk to the north of the site (Zone 3a/3b)</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity; nearby listed building.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to the road network</p>	<p>The <b>2015 SHLAA Addendum</b> considered the site proposed to be 'Non-Deliverable' due to severe highways constraints.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site scored negatively against the SA framework.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative
Scarning	LP[083]004	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity; the site adjoins the conservation area.</p>	<p>The <b>2015 SHLAA Addendum</b> considered the site proposed to be 'Non-Deliverable' due to severe highways constraints.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site scored negatively against the SA framework.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to the road network</p>		
Scarning	LP[083]005	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to the road network</p>	<p>The <b>2015 SHLAA</b> Addendum considered the site proposed to be 'Non-Deliverable' due to severe highways constraints.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site scored negatively against the SA framework.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative
Scarning	LP[083]006	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Biodiversity:</b> Impact upon the nearby SAC.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p>Economic activity: Access to the road network</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to severe highways constraints.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site scored negatively against the SA framework.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative
Scarning	LP[083]007	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood risk to the north of the site (Zone 3a/3b)</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to severe highways constraints.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site scored negatively against the SA framework.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to the road network</p>	<p><b>Interim Conclusion:</b> 'Unreasonable'</p>	
Scarning	LP[083]008	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood risk to the north of the site (Zone 3a/3b)</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to the road network</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to severe highways constraints.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site scored negatively against the SA framework.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	
Scarning	LP[083]009	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood risk to the north of the site (Zone 3a/3b)</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to the road network</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to severe highways constraints.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site scored negatively against the SA framework.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	
Scarning	LP[083]010	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Biodiversity:</b> Impact upon the nearby SAC.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to severe highways constraints.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site scored negatively against the SA framework.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to the road network</p>		
Scarning	LP[083]011	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood risk to the north of the site (Zone 3a/3b)</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to the road network</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'Non-Deliverable' due to severe highways constraints.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints.</p> <p>The <b>SA</b> concluded that development of the site scored negatively against the SA framework.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable Alternative

### Dereham: Emerging Residential Site Options Winter 2015



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## 5 Swaffham

### Emerging Site Options.

**5.1** Swaffham is a mid-sized market town with good transport links off the A47 which runs to the north of the town. The town provides a good range of services and facilities to meet the day-to-day needs of its population. It was identified as a market town for growth in the former Core Strategy and remains an area for housing and employment growth in the new spatial strategy set out in policy PD04.

#### Issue 3

##### Responses to the Issues and Options Consultation told us that:

One of the key messages from the consultation was the constraints on growth from inadequate infrastructure which historically was not matched with the level of growth. There were several calls for any development in Swaffham to be matched by the appropriate increase in infrastructure. Growth options have been suggested to expand towards the east and the south, however the southwards growth direction seemed to have slightly more support. A number of sites were also promoted through the representations.

Swaffham town council consider that Swaffham has excellent potential for future economic growth through increased employment provision.

**5.2** The map below shows the emerging site options being considered. A number of these sites are currently subject to residential applications as well as being submitted for assessment through the land allocations process in the Local Plan. It is important to note that no decision has been made on site allocations and that the overall quantum of development should be in line with the preferred policy direction and distribution requirements of PD 04. Evidence studies, feedback from stakeholders and from this consultation as well as a detailed sustainability appraisal will inform the final site selection that will form part of the Draft Local Plan.

#### Question 4

Please give us your views on the suitability of the emerging site alternatives - both reasonable and unreasonable for Swaffham. Please use the identification number when referring to specific sites.

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Swaffham	LP[097]001	Residential	<p><b>Land, water and soil resources</b> The site is situated upon agricultural land grade 3, adjoins the settlement boundary and existing employment area. Development of the site may have an impact upon the TPOs that align the site boundary. The site is situated with a groundwater source protection zone (zone 3) and within an area of Moderate-high landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site scores poorly in relation to <b>economic activity</b> - it is an existing employment allocation.</p>	<p>The 2014 <b>SHLAA</b> considered the site to be 'Non-Deliverable' due to highways constraints and services for residential use. <b>2015 highways</b> comments indicated 'severe highways constraints'. The site is situated upon agricultural land of a high grade, but within close proximity to the settlement boundary and partly on an existing employment allocation. Development of the site would have an impact upon the TPOs and the aquifer. As a result of highways comments the site is considered to be accessible through the adjacent Eco-Tech Employment area. The site should be utilised as an extension to the existing employment site and not suitable for residential .</p> <p><b>Interim Conclusion:</b> 'Unreasonable'</p>	Unreasonable alternative
Swaffham	LP[097]002	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; grade 3; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location, is situated with a groundwater</p>	<p>The <b>2014 SHLAA</b> considered the site to be 'Non-Deliverable' due to issues regarding services and facilities. <b>2015 highways</b> comments indicated 'severe highways constraints'. The <b>SA</b> concluded that the site is situated upon agricultural land grade 3 and that the site is within an area of groundwater</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			source protection zone (zone 3). The site is situated within an area of Moderate-high landscape sensitivity. <b>Climate change and air pollution</b> The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	source protection; however, the site adjoins the settlement boundary and scored positively for inclusive communities and economic indicators. Over all it was neutral.  <b>Interim conclusion:</b> 'Unreasonable'.	
Swaffham	LP[097]003	Residential	<b>Land, water and soil resources:</b> Greenfield site; grade 3; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location, is situated with a groundwater source protection zone (zone 3). The site is situated within an area of Moderate-high landscape sensitivity. <b>Climate change and air pollution</b> The site adjoins the settlement boundary and scores positively. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>2014 SHLAA</b> considered the site to be 'Non-Deliverable' due to issues regarding services and facilities. <b>2015 highways</b> comments indicated 'severe highways constraints'. The <b>SA</b> concluded that the site is situated upon agricultural land grade 3 and that the site is within an area of groundwater source protection; however, the site adjoins the settlement boundary and scored positively for inclusive communities and economic indicators. Over all it was neutral.  <b>Interim conclusion:</b> 'Unreasonable'.	<b>Unreasonable Alternative</b>
Swaffham	LP[097]004	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 within a groundwater source protection zone (Zone 3). <b>Climate change and air pollution</b> The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The 2014 <b>SHLAA</b> considered the site to be 'Deliverable'. 2015 <b>Highways comments</b> indicated 'severe highways constraints'. The <b>SA</b> scored the site neutral. The site is situated upon agricultural land grade 3, development of the site may have an impact upon the nearby listed building and that the site is within an area of groundwater source protection; however, the site adjoins the settlement boundary and scores more positively around <b>inclusive communities and economic development</b> . Highways consider the site is constrained .  <b>Interim conclusion</b> 'Unreasonable'.	<b>Unreasonable Alternative</b>
Swaffham	LP[097]005	Residential	<b>Land, water and soil resources</b> The site is situated upon agricultural land grade 3, adjoins the settlement boundary and close to an existing employment area. Development of the site may have an impact upon the TPOs that align the site boundary. The site is situated with a groundwater source protection zone (zone 3).and within an area of Moderate-high landscape sensitivity. <b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would <b>improve the health and wellbeing of the population</b> ; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.	The <b>2014 SHLAA</b> considered the site to be 'Non-Deliverable' due to issues regarding highways and services and facilities. 2015 highways comments indicated 'severe highways constraints'. The <b>SA</b> scored the site neutrally concluding that site is situated upon agricultural land and that the site is within an area of groundwater source protection; however, the site adjoins the settlement boundary, but is considered potentially remote/ separated, being shielded by existing woodland from existing development and accessed via single track lane.  <b>Interim conclusion:</b> 'Unreasonable'.	<b>Unreasonable Alternative</b>

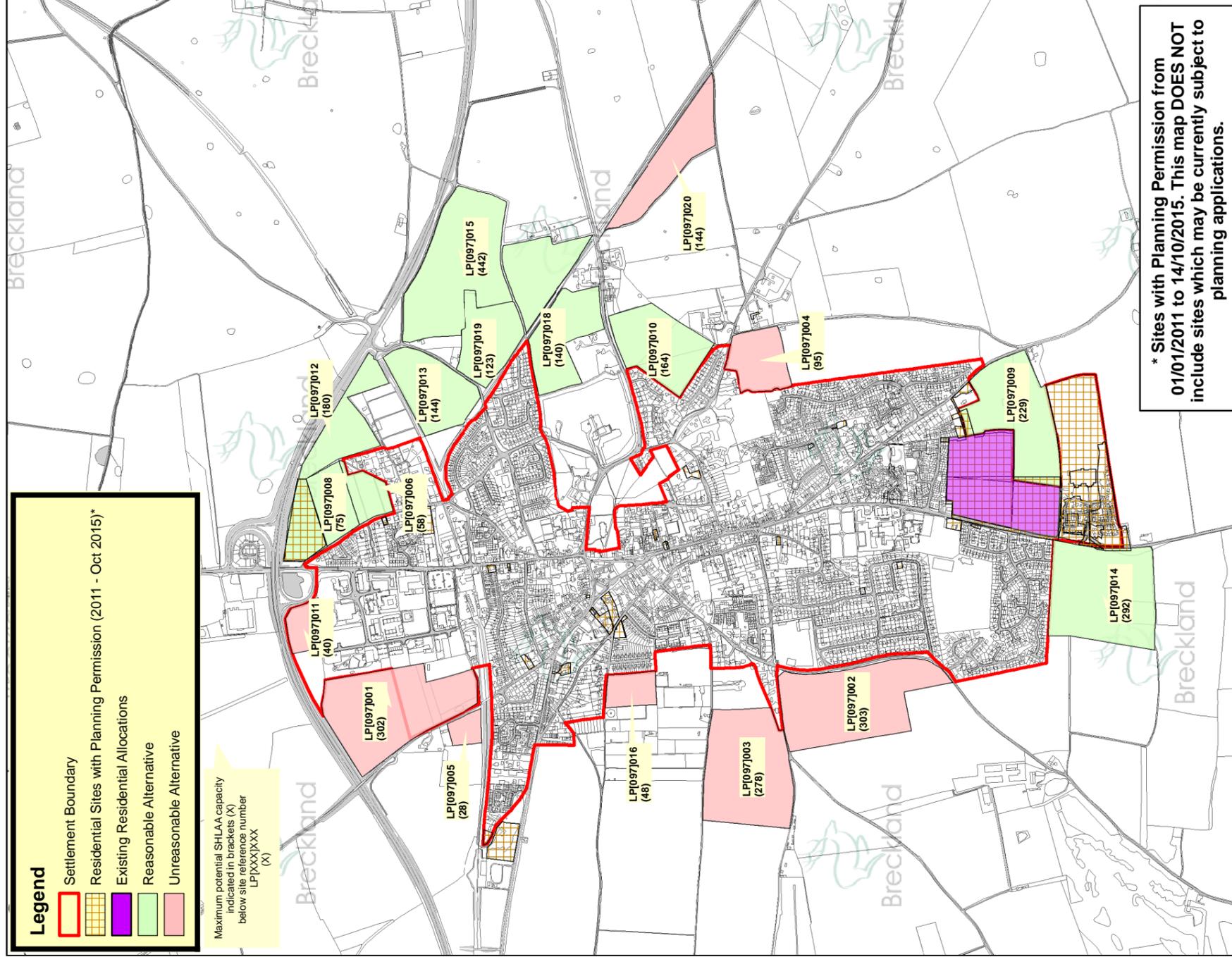
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Swaffham	LP[097]006	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3. The site is situated within a groundwater source protection zone (zone 3) The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment. it is a former allotment site	The <b>2014 SHLAA</b> considered the site to be 'Deliverable'. 2015 highways comments indicated 'moderate highways constraints' and that the site needs to be considered area wide with LP[097]006,008,010,012,013 & 015 for cumulative impacts. The <b>SA</b> concluded that the site is situated upon agricultural land grade 3 and that the site is within an area of groundwater source protection; however, the site adjoins the settlement boundary and provides good access to the wider settlements and road network. <b>Planning History</b> The site has since been brought forward under an application 3PL/2014/1346/O  <b>Interim conclusion:</b>  'Deliverable'	Reasonable Alternative
Swaffham	LP[097]008	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3. The site is situated within a groundwater source protection zone (zone 3). The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment.	The <b>2014 SHLAA</b> considered the site to be 'Deliverable'. <b>2015 highways</b> comments indicated 'moderate highways constraints' and that the site needs to be considered area wide with lp[097]006,008,010,012,013 & 015 for cumulative impacts. The <b>SA</b> concluded that the site is situated upon agricultural land grade 3 and that the site is within an area of groundwater source protection; however, the site adjoins the settlement boundary and provides good access to the wider settlements and road network.  <b>Interuim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Swaffham	LP[097]009	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 within a groundwater source protection zone (Zone 3) and moderate/high landscape Climate change and air pollution The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>2014 SHLAA</b> considered the site to be 'Deliverable'. <b>2015 highways</b> comments indicated 'moderate highways constraints' and that 'link through to Brandon Road required' .The <b>SA</b> concluded that the site is situated upon agricultural land and that the site is within an area of groundwater source protection; however, the site adjoins the settlement boundary and scores well for <b>inclusive communities and economic objectives</b> . The site is adjacent to an existing site allocations which is currently being developed for residential purposes.  <b>Interim Conclusion:</b> 'Deliverable'.	Reasonable Alternative
Swaffham	LP[097]010	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 within a groundwater source protection zone (Zone 3).Climate change and air pollution The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment.	The <b>2014 SHLAA</b> considered the site to be 'Deliverable'. <b>2015 highways</b> comments indicated 'moderate highways constraints' and that the site needs to be considered area wide with lp[097]006,008,010,012,013 & 015 for cumulative impacts. The <b>SA</b> concludes neutral and indicated that the site is upon agricultural land , is adjacent to the settlement boundary. <b>Planning history</b> - the site is subject to a planning application 3PL/20154/0917/o . The site is well located in terms of access  <b>Interim conclusion:</b> 'Deliverable'	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Swaffham	LP[097]011	Residential	<b>Land, water and soil resources</b> The site is situated upon agricultural land grade 3, adjoins the settlement boundary and existing employment area. The site is situated with a groundwater source protection zone (zone 3).and within an area of Moderate-high landscape sensitivity. <b>Population and human health:</b> The site is not within an AQMA and is situated within proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site scores poorly in relation to economic activity - it is an existing employment allocation.	The 2014 <b>SHLAA</b> considered the site to be 'Non-Deliverable' due to issues regarding highways, services and facilities and proximity to the A47. <b>2015 highways</b> comments indicated 'severe highways constraints'. The SA concluded that the site is situated upon agricultural land and that the site is within an area of groundwater source protection; however, the site is within the settlement boundary. The site is currently allocated in the LDF as an employment designation. Access to the site would be through the current Eco Tec industrial area .provision of landscape buffer would be required between the site and the A47.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Swaffham	LP[097]012	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3. The site is situated within a groundwater source protection zone (zone 3). The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>2014 SHLAA</b> considered the site to be 'Deliverable'. <b>2015 highways</b> comments indicated 'moderate highways constraints' and that the site needs to be considered area wide with lp[097]006,008,010,012,013 & 015 for cumulative impacts. The SA concluded that the site is situated upon agricultural land grade 3 and that the site is within an area of groundwater source protection; however, the site adjoins the settlement boundary and provides good access to the wider settlements and road network. <b>Planning History.</b> The site has since been brought forward under 3PL/2014/1346/O and 3PL/2014/0358/O as phased development.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Swaffham	LP[097]013	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3. The site is situated within a groundwater source protection zone (zone 3). The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>2014 SHLAA</b> considered the site to be 'Deliverable'. <b>2015 highways</b> comments indicated 'moderate highways constraints' and that the site needs to be considered area wide with lp[097]006,008,010,012,013 & 015 for cumulative impacts. The <b>SA</b> concluded that the site is situated upon agricultural land grade 3 and that the site is within an area of groundwater source protection; however, the site adjoins the settlement boundary and provides good access to the wider settlements and road network. <b>Planning History:</b> The site has since been brought forward under 3PL/2015/1155/O.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Swaffham	LP[097]014	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 within a groundwater source protection zone (Zone 3) and moderate/high landscape Climate change and air pollution The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>2014 SHLAA</b> considered the site to be Non-Deliverable due to issues surrounding services and utilities. The <b>SA</b> concluded that the site is situated upon agricultural land and that the site is within an area of groundwater source protection; however, the site adjoins the settlement boundary and scores well for inclusive communities and economic objectives. The site is adjacent to an existing site allocations and opposite a further development site that is currently being developed for residential purposes.  <b>Interim Conclusion:</b>  'Developable'	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Swaffham	LP[097]015	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3/2 within a groundwater source protection zone (Zone 3). Moderate-high landscape sensitivity. Climate change and air pollution. The site partially adjoins the settlement boundary and is slightly distant from the existing build form. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>2015 SHLAA</b> update determined the site to be 'Non-Deliverable' due to the impacts of the size of application upon the local infrastructure. <b>2015 highways</b> comments indicated 'moderate highways constraints' and that the site needs to be considered area wide with LP[097]006,008,010,012,013 & 015 for cumulative impacts. The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade and is situated within a groundwater source protection zone., it is slightly distant from the existing build form. The site at its current size would deliver a significant numbers of residential dwellings and the impacts on infrastructure and services would need to be considered further.  <b>Interim conclusion:</b> 'Developable'	Reasonable Alternative
Swaffham	LP[097]016	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 within a groundwater source protection zone (Zone 3) within an area of Moderate-high landscape sensitivity. Climate change and air pollution The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment.	The site is situated upon designated public open space. The <b>2015 SHLAA</b> update determined the site to be 'Non-Deliverable' due to highways constraints and the designation of public open space on the site. <b>2015 highways</b> comments indicated 'severe highways constraints'. The <b>SA</b> concluded that the site is situated upon agricultural land and that the site is currently designated public open space.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Swaffham	LP[097]018	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3/2 within a groundwater source protection zone (Zone 3). Moderate-high landscape sensitivity. <b>Climate change and air pollution.</b> The site partially adjoins the settlement boundary and is slightly distant from the existing build form. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade and is situated within a groundwater source protection zone., it is slightly distant from the existing build form. The site at its current size would deliver a significant numbers of residential dwellings and the impacts on infrastructure and services would need to be considered further.  <b>Interim conclusion:</b> 'Developable'.	Reasonable Alternative
Swaffham	LP[097]019	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3/2 within a groundwater source protection zone (Zone 3). Moderate-high landscape sensitivity. <b>Climate change and air pollution.</b> The site partially adjoins the settlement boundary and is slightly distant from the existing build form. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade and is situated within a groundwater source protection zone., it is slightly distant from the existing build form. The site at its current size would deliver a significant numbers of residential dwellings and the impacts on infrastructure and services would need to be considered further.  <b>Interim conclusion:</b> 'Developable'.	Reasonable Alternative
Swaffham	LP[097]020	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3/2 within a groundwater source protection zone (Zone 3). Moderate-high landscape sensitivity. <b>Climate change and air pollution:</b> The site partially adjoins the settlement boundary and is slightly distant from the existing build form. <b>Inclusive</b>	The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade and is situated within a groundwater source protection zone. The site is distant from the settlement and the key services and facilities.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<b>communities/ economic development:</b> Site improves choice and access to facilities and provides access to town centre and employment. The site is, however, distant from the settlement boundary.		

## Swaffham: Emerging Residential Site Options Winter 2015



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## 6 Watton

### Emerging Site Options.

**6.1** Watton is centrally located within Breckland, it is a mid-sized market town. The town is in close proximity to the SPA to the west. Watton has some service provision which can help meet day-to-day needs of local residents. Watton town centre is relatively constrained, with the shopping area predominantly limited to the High Street, the whole area of which is covered by a conservation area.

#### Issue 4

##### Responses to the Issues and Options Consultation told us that:

Several comments were received about respondents preferred directions of growth, though no clear preference was shown across all responses.

Carbrooke Parish Council is of the opinion there should be no further allocations for housing development on the east side of Watton around the Blenheim Grange development, which is within the parish of Carbrooke. Also strong concerns were expressed by the Wildlife Trust regarding development close to Wayland Wood SSSI (and ancient woodland).

**6.2** The map below shows the emerging site options being considered. A number of these sites are currently subject to residential applications as well as being submitted for assessment through the land allocations process in the Local Plan. It is important to note that no decision has been made on site allocations and that the overall quantum of development should be in line with the preferred policy direction and distribution requirements of PD 04. Evidence studies, feedback from stakeholders and from this consultation as well as a detailed sustainability appraisal will inform the final site selection that will form part of the Draft Local Plan.

#### Question 5

Please give us your views on the suitability of the emerging site alternatives - both reasonable and unreasonable for Watton. Please use the identification number when referring to specific sites.

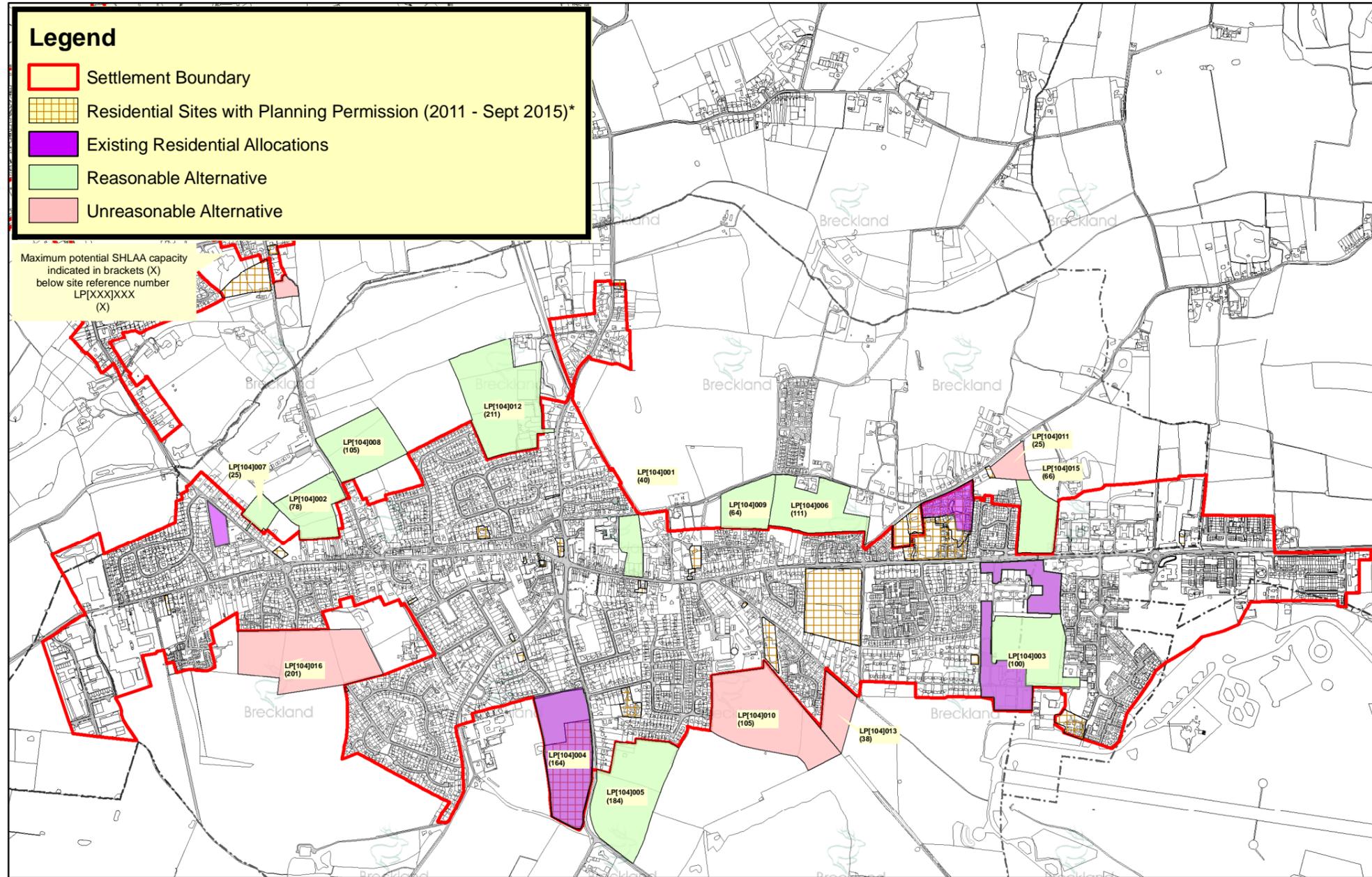
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Watton	LP[104]001	Residential	<p><b>Land, water and soil resources</b> The site is situated upon brown field and agricultural land Grade 3. The site is situated within a groundwater source protection zone (Zone 3).</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Inclusive Communities: Development of the site would provide access to key services and facilities in locality.</p> <p><b>Economic activity:</b> Access to road network; within the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to issues regarding access. The <b>SA</b> concluded positively with the site located partly on brownfield and within the settlement boundary. <b>Planning History</b> - The site has been subject to a previous application 3PL/2015/0219/F, which was refused on density and drainage grounds. Any development would have to address access these issues and be of appropriate design. Access- proposals would have to demonstrate suitable access.</p> <p><b>Interim conclusion</b> - if access issues can be overcome, the site is considered to be 'Developable'.</p>	Reasonable alternative
Watton	LP[104]002	Residential	<p><b>Land, water and soil resources</b> -The site is situated upon agricultural land grade 3 &amp;4, within a groundwater source protection zone (Zone 3) and is also within an area of Moderate-High landscape sensitivity. The site adjoins the settlement boundary is close to the town centre and scores well on <b>Inclusive communities, health &amp; economic activities.</b></p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'deliverable'. 2014 Highways comments indicated that development would require footway improvements to Saham Road and improvements to the junction B1108/ Saham Road. The <b>SA</b> concluded overall positively, though the site is situated upon agricultural land, and may have an impact upon the wider landscape. The site however adjoins the settlement boundary and is well related to the town.</p> <p><b>Interim Conclusion:</b> 'Deliverable'.</p>	Reasonable alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Watton	LP[104]003	Residential	<b>Land, water &amp; Soil resources</b> the site is part of the former RAF Officers mess and a mix of privately owned open space and brown field. The site is situated within a groundwater source protection zone (Zone 1). The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment and scores well on the efficient use of land.	The <b>2014 SHLAA</b> indicated that the site is 'deliverable'. The SA concluded positively with part development on brown field land. The site is an existing allocation(policy W2) in the adopted LDF.  <b>Interim conclusion:</b> 'Deliverable'	Reasonable alternative
Watton	LP[104]004	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 within a groundwater source protection zone (Zone 3).Climate change and air pollution The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The SA concluded positively. The site may have an impact upon the nearby TPOs. The site is an allocated site in the adopted LDF for residential development and 2.42 hectares to facilitate future expansion of the Wayland. School. the residential part of the allocation is subject to an approved application and work has commenced.  <b>Interim conclusion:</b> 'Deliverable'	Reasonable alternative
Watton	LP[104]005	Residential	<b>Land, water and soil resources</b> The site is situated upon agricultural land grade 3, within a groundwater source protection zone (Zone 3). The site is situated within an area of low landscape sensitivity. The site adjoins the settlement boundary. There are two small areas of flood risk along the site / field boundaries. The site adjoins the settlement boundary and scores well in SA terms in relation to climate, population, <b>inclusive communities &amp; economic activity</b>	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded that development of the site would have a neutral effect scoring more positive on access to services, health, and economic activities. There are two small areas along field boundaries that are potential flood risk and any potential development would need to mitigate against if this site were to be brought forward. The site is well located to the town centre on a main road and adjacent to the settlement boundary and other more recent residential development. <b>Planning History</b> The site is subject to a current application 3PL/2015/1191/O - for 98 dwellings & open space).  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable alternative
Watton	LP[104]006	Residential	<b>Land, water and soil resources</b> The site is situated upon agricultural land grade 3, within a groundwater source protection zone (Zone 2). The site is situated within an area of Moderate-high landscape sensitivity. Cultural heritage and landscape - Development of the site may have an impact upon the nearby listed building. The site adjoins the settlement boundary and scores well in SA terms in relation to climate, population, <b>inclusive communities &amp; economic activity</b>	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> highlighted scored the site well. <b>2015 Highways</b> comments indicated 'moderate highways constraints' and that access should be gained through LP[104]009, which is considered to be 'deliverable'.  <b>Interim conclusion:</b> 'Developable'.	Reasonable alternative
Watton	LP[104]007	Residential	<b>Land, water and soil resources</b> - The site is situated upon agricultural land grade 4, within a groundwater source protection zone (Zone 2) and is also within an area of Moderate-High landscape sensitivity. The site adjoins the settlement boundary is close to the town centre and scores well on <b>Inclusive communities, health &amp; economic activities</b> .	The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable'. 2015 Highways comments highlighted 'severe highways constraints'. <b>2014 Highways</b> comments noted that the site is : 'Located on the edge of the settlement". Access to the site is narrow and unsuitable for development of this size. <b>2015 Highways</b> comments indicated that the Highways Authority would object to this site on its own however believe that there is potential to access the site through an adjacent option (LP(104) 002) . The SA scored the site well especially in relation to population, inclusive communities and economic issues.  <b>Interim Conclusion:</b> 'Developable'	Reasonable alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Watton	LP[104]008	Residential	<b>Land, water and soil resources</b> - The site is situated upon agricultural land grade 3 & 4, within a groundwater source protection zone (Zone 3) and is also within an area of Moderate-High landscape sensitivity. The site adjoins the settlement boundary is close to the town centre and scores well on <b>Inclusive communities, health &amp; economic activities</b> .	The <b>2014 SHLAA</b> indicated that the site is 'deliverable'. <b>2014 Highways</b> comments highlighted 'moderate highways constraints', stating that the site 'Required footway improvements to Saham Road. Junction improvements required B1108/Saham Road. 100k+ improvements required to allow development to occur'. The site overall scored well in the SA with the site adjoining the settlement boundary.  <b>Interim conclusion:</b> 'Developable'	Reasonable alternative
Watton	LP[104]009	Residential	<b>Land, water and soil resources</b> The site is situated upon agricultural land grade 3, within a groundwater source protection zone (Zone 2). The site is situated within an area of Moderate-high landscape sensitivity. Cultural heritage and landscape - Development of the site may have an impact upon the nearby listed building. The site adjoins the settlement boundary and scores well in SA terms in relation to <b>climate, population, inclusive communities &amp; economic activity</b>	The <b>2014 SHLAA</b> indicated that the site is 'deliverable'. The <b>SA</b> scored the site well.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable alternative
Watton	LP[104]010	Residential	<b>Land, water and soil resources</b> The site is situated upon agricultural land and within a groundwater source protection zone (Zone 2). There is an area of flooding along the western boundary of the site (Zone 3a). The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment. Site is adjacent to existing employment area	The <b>2014 SHLAA</b> indicated that the site is 'deliverable'. <b>2015 Highways</b> comments however indicate 'severe highways constraints'. The overall <b>SA</b> concluded a neutral impact, the site is situated upon agricultural land of a high grade, within a groundwater source protection zone. The site however scores more positively against inclusive and economic indicators. A small area of the site is identified as flood risk 3a along the western boundary of the site, and a solution would have to be found.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable alternative
Watton	LP[104]011	Residential	<b>Land, water and soil resources</b> The site is situated upon agricultural land -grade 3, within a groundwater source protection zone (Zone 1) within an area of Moderate-high landscape sensitivity. The site is screened from a listed building by hedgerow. The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment.	The <b>2015 SHLAA</b> indicated that the site is 'non-deliverable'. Highways comments indicated 'severe highways constraints'. The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade, that development of the site may have an impact upon the aquifer, the wider landscape and the setting of the nearby listed building. It concluded more positively around the social and economic indicators and overall was neutral.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable alternative
Watton	LP[104]012	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3. The site is situated within a groundwater source protection zone (zone 2).Cultural heritage and landscape  Development of the site may have an impact upon the nearby listed building. The site is currently designated public open space. The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment	The <b>2015 SHLAA</b> update indicated that the site is 'non-deliverable' based on its existing use. The site is part of the existing sports centre .The <b>SA</b> concluded that the site is situated upon some agricultural land and that development of the site could have an impact upon the nearby listed building a is Moderate-High landscape sensitivity. <b>Economic and inclusive indicators</b> are more positive. Potential development of the site needs to consider replacement of sports facilities and access considerations.  <b>Interim Conclusion:</b> The site may be suitable for some residential development provided replacement facilities are found and further highways comments are favourable. Potential 'Developable' site.	Reasonable alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Watton	LP[104]013	Residential	<p><b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 within a groundwater source protection zone (Zone 3). Climate change and air pollution The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment</p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'deliverable'. The <b>SA</b> concluded that the site is situated upon agricultural land and that development of the site would have an impact upon the aquifer. it concluded more positively around the social and economic indicators and overall was neutral. <b>2015 Highways</b> comments indicated severe highways constraints.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable alternative
Watton	LP[104]015	Residential	<p><b>Land, water &amp; Soil resources:</b> The site is situated within a groundwater source protection zone (Zone 1) and grade 3 agricultural land. Climate change and air pollution The site adjoins the settlement boundary. <b>Cultural heritage and landscape</b> Development of the site may have an impact upon the nearby listed building and the nearby trees that benefit from protection orders and is identified as Moderate / High landscape character. Any boundary would have to be sensitive / screened., <b>Economic activity:</b> Access to road network and facilities – Adjacent to settlement boundary.</p>	<p>The <b>2015 SHLAA addendum</b> indicated that the site is 'deliverable'. The <b>SA</b> concluded that development of the site would have a neutral effect scoring more positive on access to services, health, and economic activities</p> <p><b>Interim conclusion:</b> 'Deliverable'</p>	Reasonable alternative
Watton	LP[104]016	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. The site is also situated within a groundwater source protection zone (Zone 2)</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p><b>Inclusive Communities:</b> Development of the site would provide access to key services and facilities in locality, though transport required.</p> <p><b>Economic activity:</b> Access to road network – Adjacent to settlement boundary The site is partially situated within an SPA (Stone Curlew Buffer).</p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to the site being situated within the SPA buffer. The <b>SA</b> concluded that the site is situated upon agricultural land of a high quality, that the site is situated within a groundwater source protection zone and that the site is within the SPA.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable alternative

## Watton: Emerging Residential Site Options Winter 2015

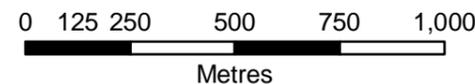


**Legend**

- Settlement Boundary
- Residential Sites with Planning Permission (2011 - Sept 2015)\*
- Existing Residential Allocations
- Reasonable Alternative
- Unreasonable Alternative

Maximum potential SHLAA capacity indicated in brackets (X) below site reference number LP[XXX]XXX (X)

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\* Sites with Planning Permission from 01/01/2011 to 31/9/2015. This map DOES NOT include sites which may be currently subject to planning applications.



## 7 Local Service Centres

### Local Service Centres

**7.1** The process and methodology for identifying Local Service Centres is set out in full in section 3 of the Local Plan document. Policy PD 04 sets out the proportion of growth intended to be delivered in these lower tier Local Service Centres. The range of services and facilities, environmental designations, transport links and access to employment varies between the settlements. As a result it is considered that the villages should have different levels of development based on these factors and their individual characteristics, rather than an equal split between them.

#### Issue 5

##### Responses to the Issues and Options Consultation told us that:

A number of representations from parish councils highlighted the need for appropriate infrastructure to be delivered to support any new development and suggested that consideration should be given to the wider area than a Local Service Centre may support. The issue of village identity was also highlighted through the representations, particularly in regard to the expansion of villages.

**7.2** The maps show the emerging site options being considered across the Local Service Centres. A number of these sites are currently subject to residential applications as well as being submitted for assessment through the land allocations process in the Local Plan. It is important to note that no decision has been made on site allocations and that the overall quantum of development should be in line with the preferred policy direction and distribution requirements of PD 04. Evidence studies, feedback from stakeholders and from this consultation as well as a detailed sustainability appraisal will inform the final site selection that will form part of the Draft Local Plan.

#### Question 6

Please give us your views on the suitability of the emerging site alternatives - both reasonable and unreasonable for each Settlement. Please use the settlement name and identification number when referring to specific sites.

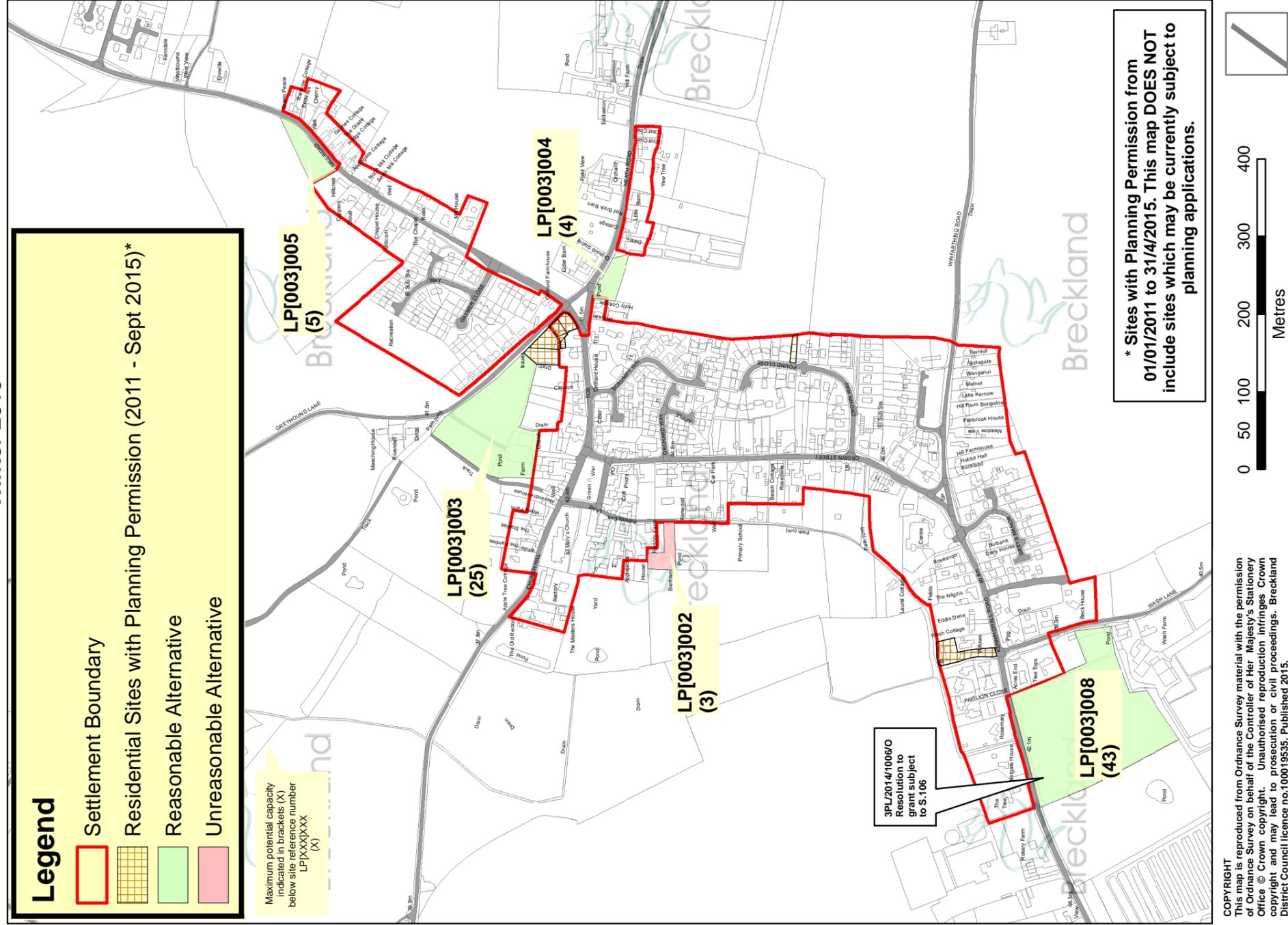
## 8 Banham

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Banham	LP[003]002	Residential	<b>Land, water and soil</b> resources the site is adjacent to the settlement boundary and a garden site <b>Population and human health</b> , the site is well related to the centre and facilities. <b>Cultural heritage and landscape</b> , the site is located in the conservation area and any development would have to be sensitive to the local character.	The <b>2014 SHLAA</b> considered the site to be non-deliverable due to highways and conservation issues. 2015 highways comments indicated the constraints are severe due to poor visibility onto Church Street with existing dwellings obscuring the visibility splay. The SA concluded that development of the site would have a neutral effect scoring more positive on access to services, health, and economic but highlighting the potential impact upon the conservation area and the setting of the nearby listed buildings.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Banham	LP[003]003	Residential	<b>Land, water and soil resources</b> The site is situated upon grade 2 agricultural land. A section of the site is located in floodzone 3a. It is also located in a conservation area The site scores more positively against other indicators. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the nearby listed building.	The <b>2014 SHLAA</b> considered the site to be non-deliverable due to the site being in a conservation area and issues surrounding highways. The fundamental constraint regarding this site is that approximately 50% is flood zone 3a. The <b>SA</b> concluded on balance to be neutral however If this site were to be taken forward for development this would have to be taken into consideration and reflected in the number of dwellings proposed for the site and mitigation undertaken.  <b>Interim conclusion:</b> 'Developable'.	Reasonable Alternative
Banham	LP[003]004	Residential	<b>Land, water and soil resources</b> the site is adjacent to the settlement boundary and is grade 3 agricultural land <b>Population and human health</b> , the site is well related to the centre and facilities. <b>Cultural heritage and landscape</b> , the site is located in the conservation area and any development would have to be sensitive to the local character	The <b>2014 SHLAA</b> considered the site to be deliverable with no severe constraints. The site is part of an agricultural field, has achievable access to the road network and adjacent to the settlement boundary. It is considered an infill site between existing dwellings.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Banham	LP[003]005	Residential	<b>Land, water and soil resources</b> the site is adjacent to the settlement boundary and is grade 2 agricultural land . <b>Population and human health</b> , the site is on the edge of the settlement. <b>Cultural heritage and landscape</b> , the site is located out of the conservation area however any development would have to be consider the local character and landscape character	The <b>2014 SHLAA</b> considered the site to be deliverable with no severe constraints. The site assessment highlighted the distance from key services and the use of grade 2 agricultural land, the landscape and the aquifer. The site is considered to be of a suitable scale and continuation of built form.  <b>Interim conclusion:</b> 'Deliverable'	Reasonable Alternative
Banham	LP[003]006	Residential	<b>Land, water and soil resources:</b> the site is remote from the settlement boundary and is grade 2 and 3 agricultural land / garden site. It is located on the edge of the settlement.	The <b>SHLAA 2015</b> update determined this site to be 'non-developable' due to the severe highways constraints. The <b>SA</b> determined that the site is distant from key facilities and services and that the site is situated upon agricultural land on the edge of the build form.  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Banham	LP[003]007	Residential	<b>Land, water and soil resources</b> the site is remote from the settlement boundary and is grade 2 and 3 agricultural land / garden site. It is located on the edge of the settlement.	The <b>SHLAA 2015</b> update determined this site to be 'non-developable' due to the severe highways constraints. The <b>SA</b> determined that the site is distant from key facilities and services and that the site is situated upon agricultural land on the edge of the build form.  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Banham	LP[003]008	Residential	<p><b>Land, water and soil:</b> The site is situated upon grade 3 agricultural land adjacent to the settlement boundary. Development of the site would have an impact upon the aquifer and the wider landscape. <b>Climate change and air pollution:</b> the site adjoins the settlement boundary. Inclusive communities/ economic development. Site improves choice and access to facilities and provides access to town centre and employment.</p>	<p>The <b>SHLAA 2015</b> update determined this site to be developable, but would have to take into account the impact upon the landscape and may require highways improvements. The <b>SA</b> concluded that although the site is situated upon agricultural land, the site is just outside the settlement boundary developable.</p> <p>Planning History: The site is currently subject to a planning application, 3PL/2014/1006/O, for 43 dwellings.</p> <p><b>Interim Conclusion:</b> the site / part site is considered to be 'Developable'.</p>	

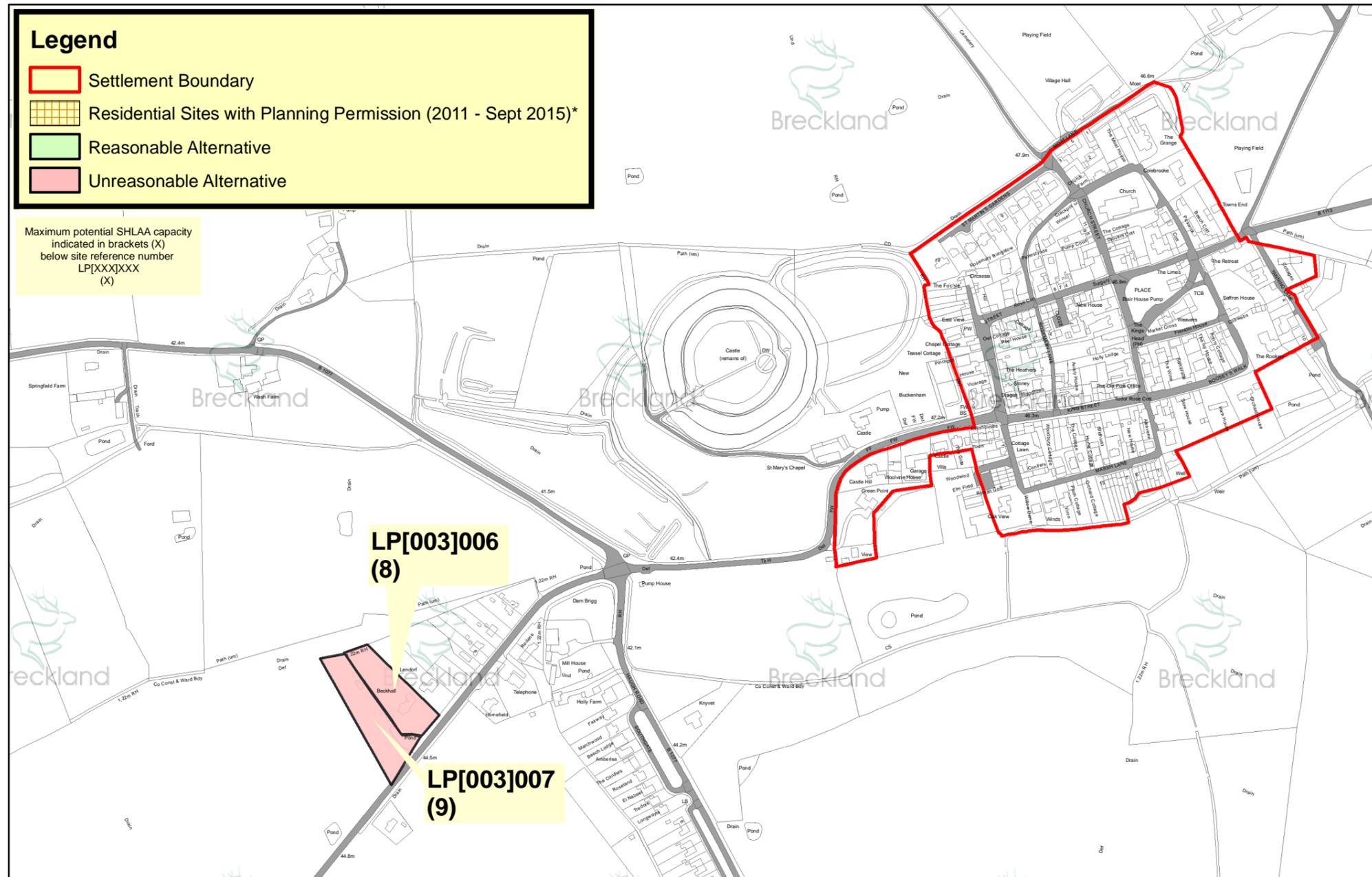
**Reasonable Alternative**

### Banham 1: Emerging Residential Site Options Winter 2015



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## Banham 2: Emerging Residential Site Options Winter 2015



**Legend**

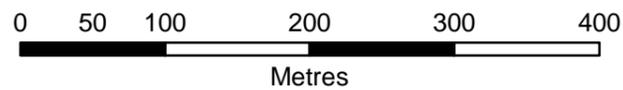
- Settlement Boundary
- Residential Sites with Planning Permission (2011 - Sept 2015)\*
- Reasonable Alternative
- Unreasonable Alternative

Maximum potential SHLAA capacity indicated in brackets (X) below site reference number LP[XXX]XXX (X)

**LP[003]006  
(8)**

**LP[003]007  
(9)**

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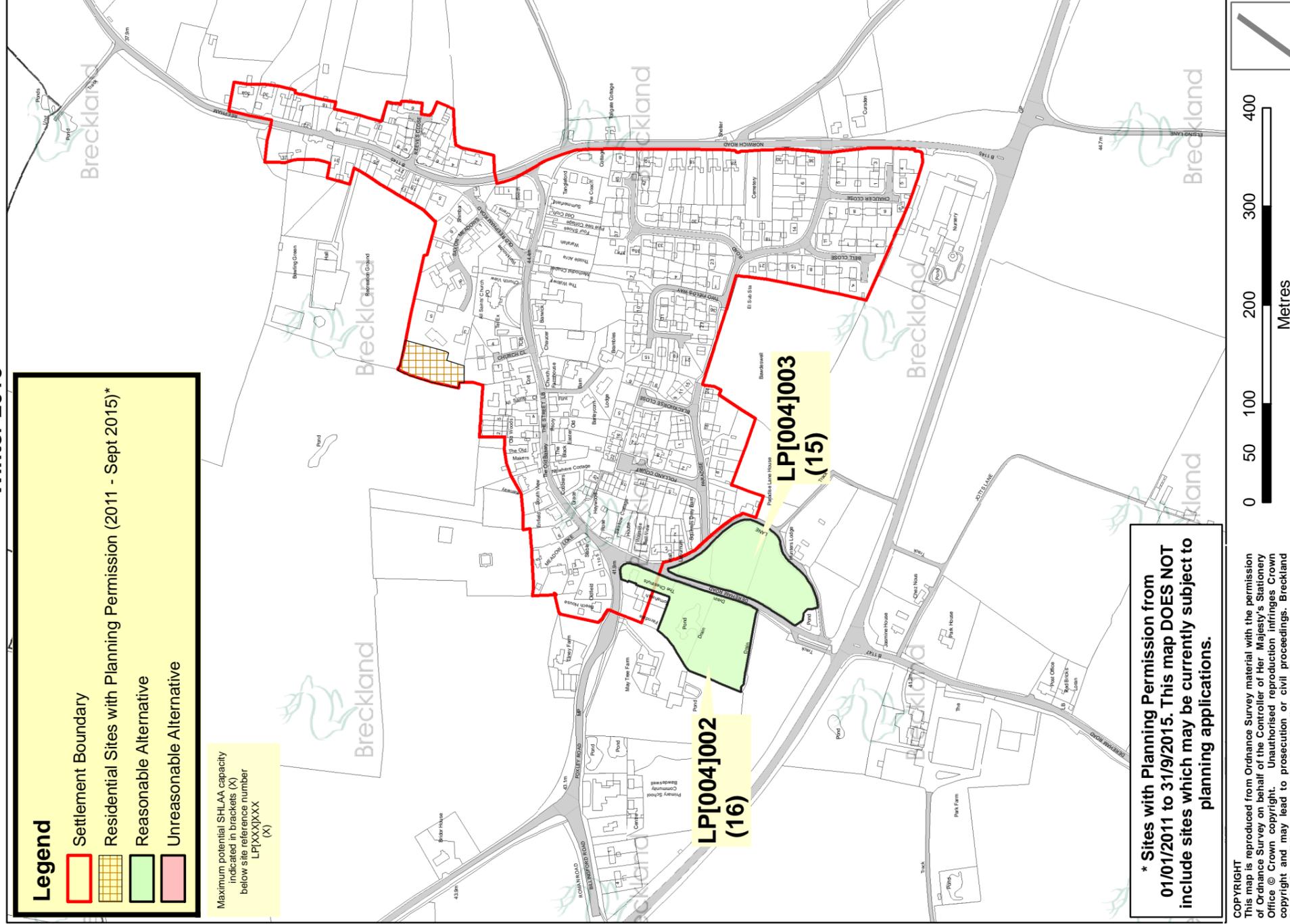
\* Sites with Planning Permission from 01/01/2011 to 31/4/2015. This map DOES NOT include sites which may be currently subject to planning applications.



## 9 Bawdeswell

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Bawdeswell	LP[004]002	Residential	<p><b>Land, water &amp; Soil resources:</b> The site is classed as agricultural land grade 3 and is mainly wooded. <b>Climate change and air pollution:</b> Development of the site would have an impact upon the aquifer. The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment.</p>	<p>The <b>2015 SHLAA</b> considered this site to be deliverable. The <b>SA</b> highlighted the impact upon the aquifer. The site is adjacent to the existing boundary with good access.</p> <p><b>Interim conclusion :</b> 'Deliverable'.</p>	Reasonable Alternative
Bawdeswell	LP[004]003	Residential	<p><b>Land, water &amp; Soil resources:</b> The site is classed as agricultural land grade 3 and is mainly wooded. <b>Climate change and air pollution:</b> Development of the site would have an impact upon the aquifer. The site adjoins the settlement boundary.</p> <p><b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to town centre and employment.</p>	<p>The <b>2015 SHLAA</b> considered this site to be deliverable. The <b>SA</b> highlighted the impact upon the aquifer. The site is adjacent to the existing boundary with good access.</p> <p><b>Interim conclusion:</b> 'Deliverable'.</p>	Reasonable Alternative

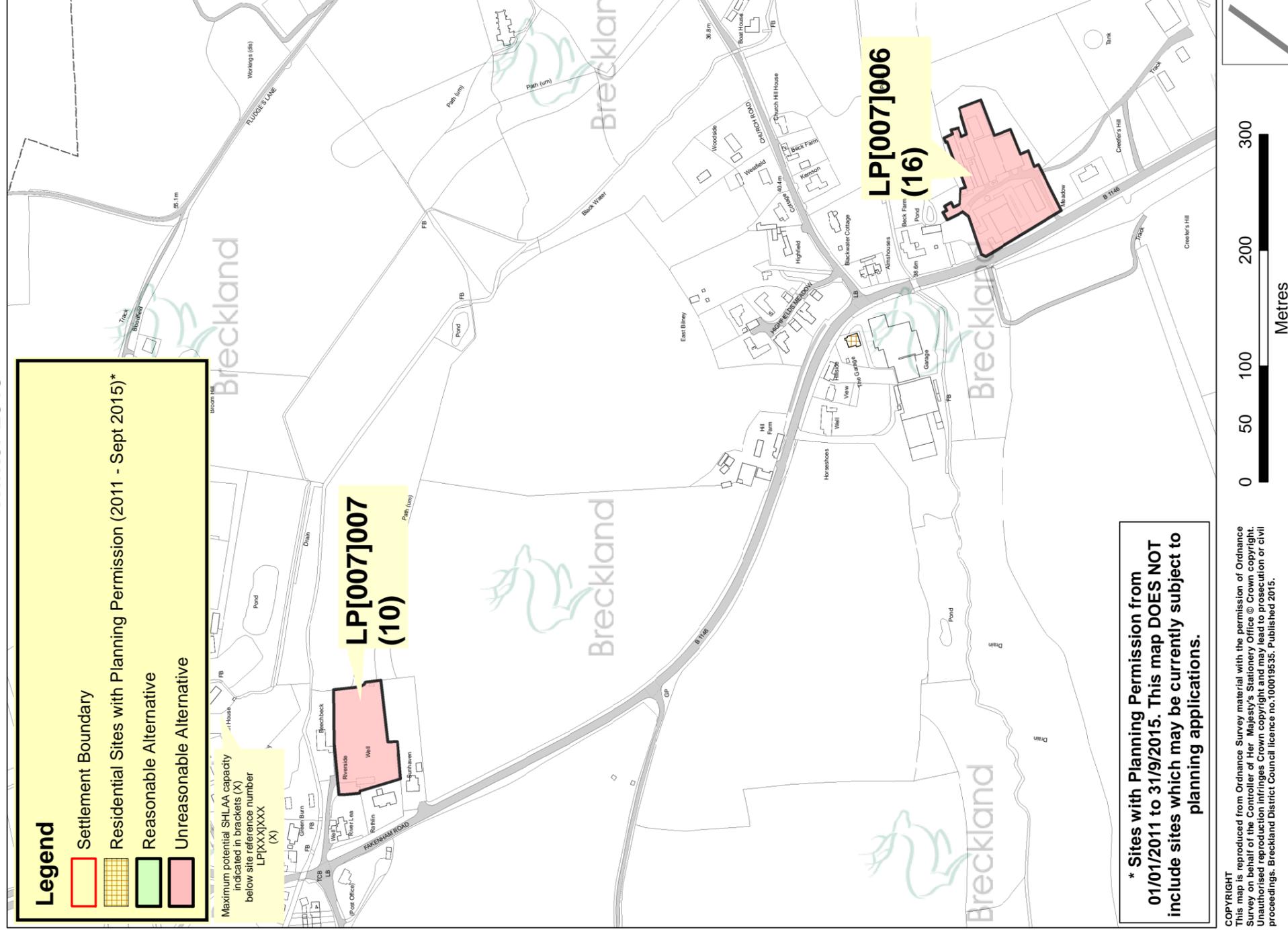
## Bawdeswell: Emerging Residential Site Options Winter 2015



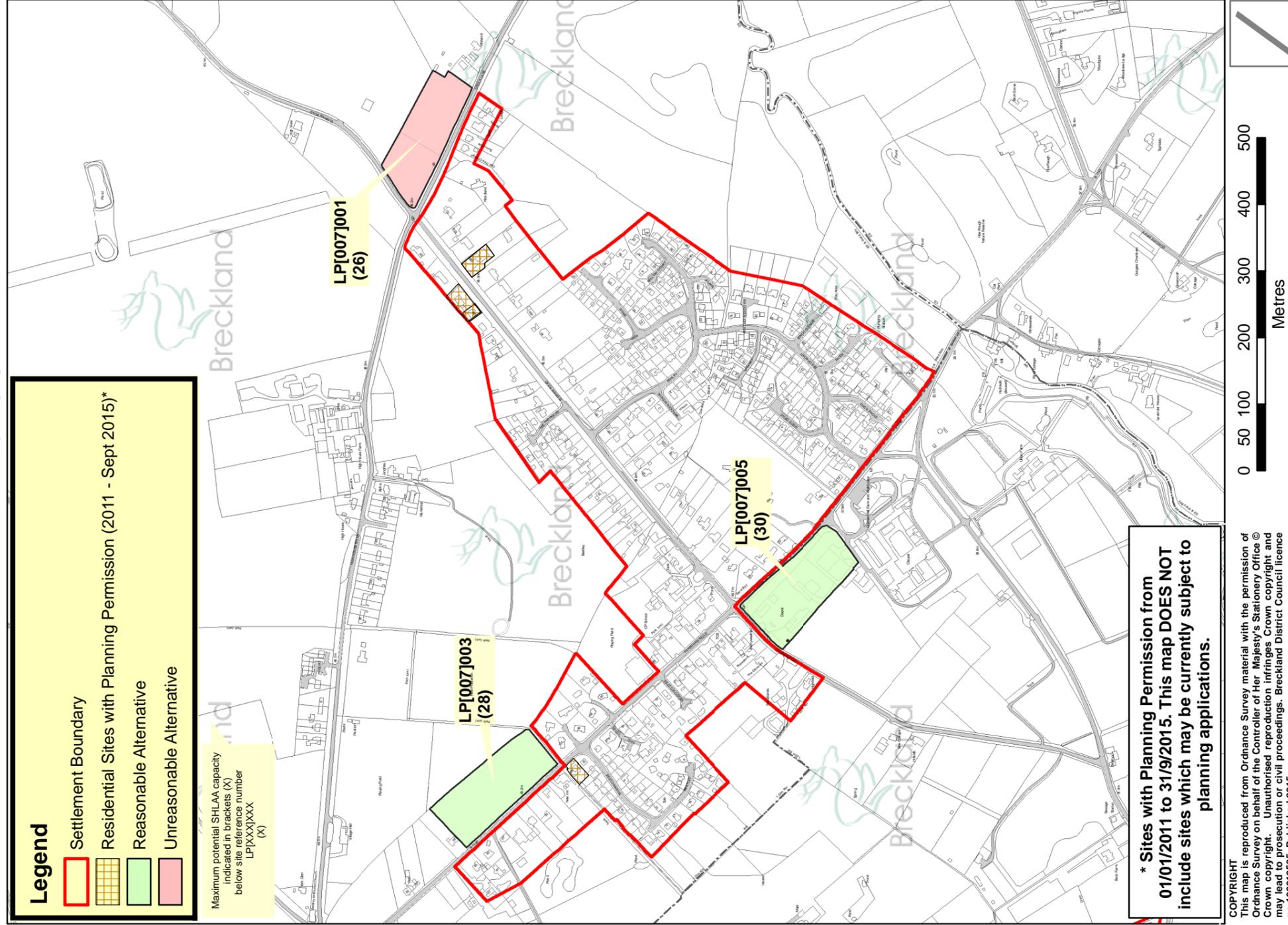
## 10 Beetley

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Beetley	LP[007]001	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 . <b>Climate change and air pollution</b> The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to the centre	The <b>SHLAA 2015</b> update determined this site to be non-deliverable' due to the severe highways constraints. The <b>SA</b> concluded more positively around the social and economic indicators and overall was neutral. Highways comments indicated severe highways constraints. <b>2015 Highways</b> comments indicated that the local road network is narrow and inadequate.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Beetley	LP[007]003	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 . <b>Climate change and air pollution</b> The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities and provides access to the centre	The <b>SHLAA 2015</b> update determined this site to be non-deliverable' due to the severe highways constraints. The <b>SA</b> indicated that the site is distant from key services and is situated upon agricultural land of a high quality. <b>2015 Highways</b> comments indicated that the development of the site would require frontage footway and two crossing points one at a development and one at development and one in the vicinity of the school.  <b>Interim conclusion:</b> 'Developable'.	Reasonable Alternative
Beetley	LP[007]005	Residential	<b>Land, water &amp; Soil resources:</b> the site scores well being Brownfield and adjacent to the settlement boundary as well as positive in a number of other criteria	The <b>2015 SHLAA</b> considered this site to be deliverable. <b>2015 Highways</b> commented that the road network is narrow and may not be suitable.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Beetley	LP[007]006	Residential	<b>Land, water &amp; Soil resources:</b> The site is distant from some key services and facilities and is part of a working farm buildings.	The <b>2015 SHLAA</b> determined this site to be 'non-deliverable' due to being distant from key services. The <b>SA</b> highlighted the sites distance from key services and facilities. <b>Highways</b> comment that the site not suitable for allocation, the local road network is narrow and inadequate Interim conclusion.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Beetley	LP[007]007	Residential	<b>Land, water &amp; Soil resources.</b> The site is situated upon agricultural land grade 4 and is distant from some key services and facilities	The <b>2015 SHLAA</b> determined this site to be 'non-deliverable' due to being distant from key services. The <b>SA</b> highlighted the sites distance from key services and facilities.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

## Beetley 1: Emerging Residential Site Options Winter 2015



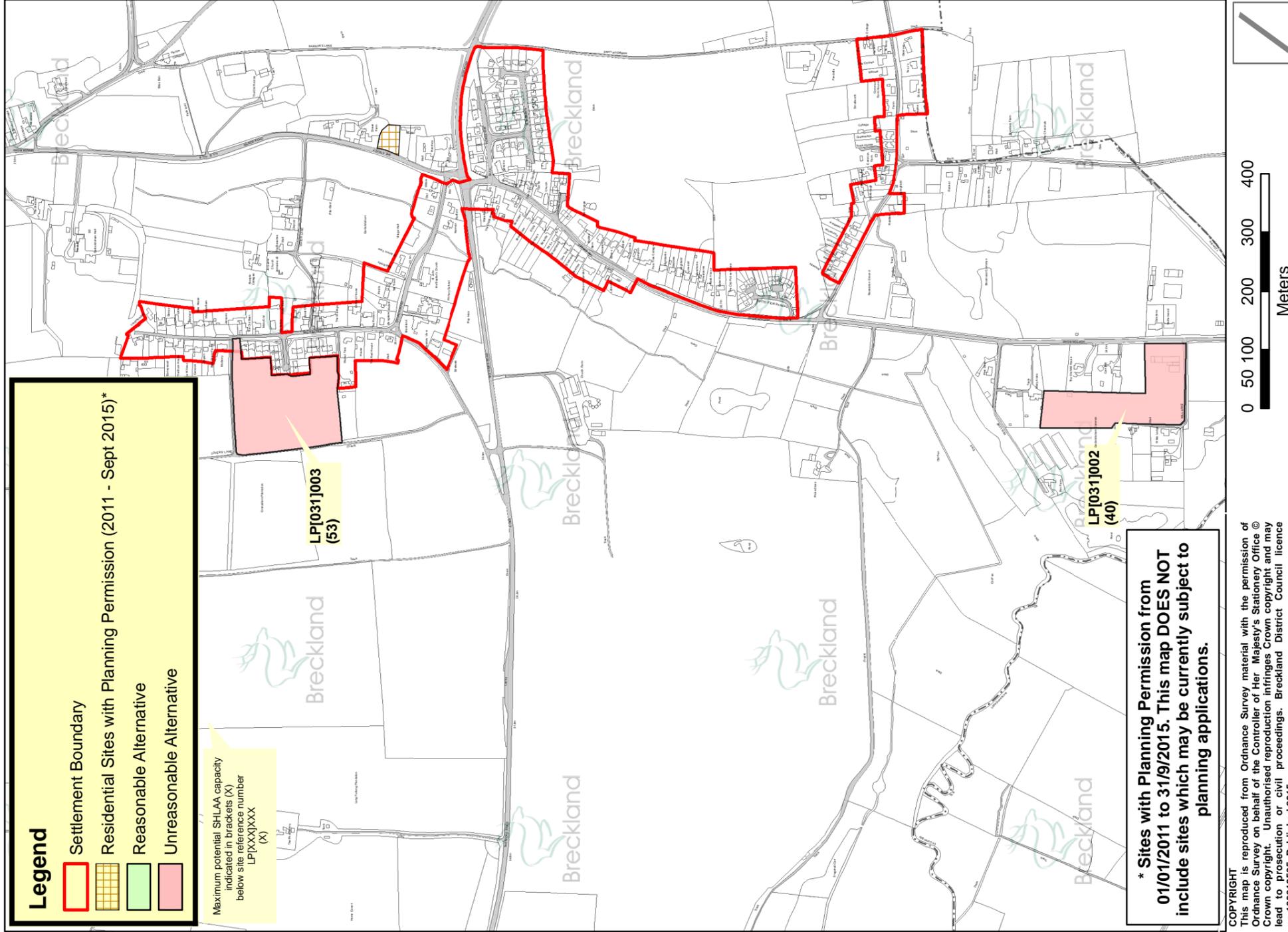
## Beetley 2: Emerging Residential Site Options Winter 2015



## 11 Garboldisham

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Garboldisham	LP[031]002	Residential	<b>Land, water and soil resources:</b> Part Brownfield land & Grade 4 agricultural land. The site is within Zone 3 Groundwater source protection zone, is situated within the 'Harling Heathlands' character area , <b>Climate change and air pollution:</b> distant from key facilities and services and remote from the settlement boundary	<p>The <b>SHLAA</b> 2015 update determined this site to be 'non-deliverable' due to the severe highways constraints. The <b>SA</b> highlighted constraints regarding the distance from the settlement of Garboldisham.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Garboldisham	LP[031]003	Residential	<b>Land, water and soil resources:</b> Grade 2 agricultural land. Groundwater source protection zone. <b>Climate change and air pollution:</b> The site adjoins the settlement boundary and is within close proximity to the services of Garboldisham. The site is situated within the 'Harling Heathlands' character area, but would, potentially, conform to the development guidelines set out within the Landscape Character Assessment	<p>The <b>SHLAA</b> 2015 update determined this site to be 'non-deliverable' due to the severe highways constraints. The <b>SA</b> concluded that the site is situated upon agricultural land Grade 2, but that the site would potentially conform to the development guidelines set out within the Landscape Character Assessment. <b>Highways</b> have indicated that the site is constrained.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

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## 12 Great Ellingham

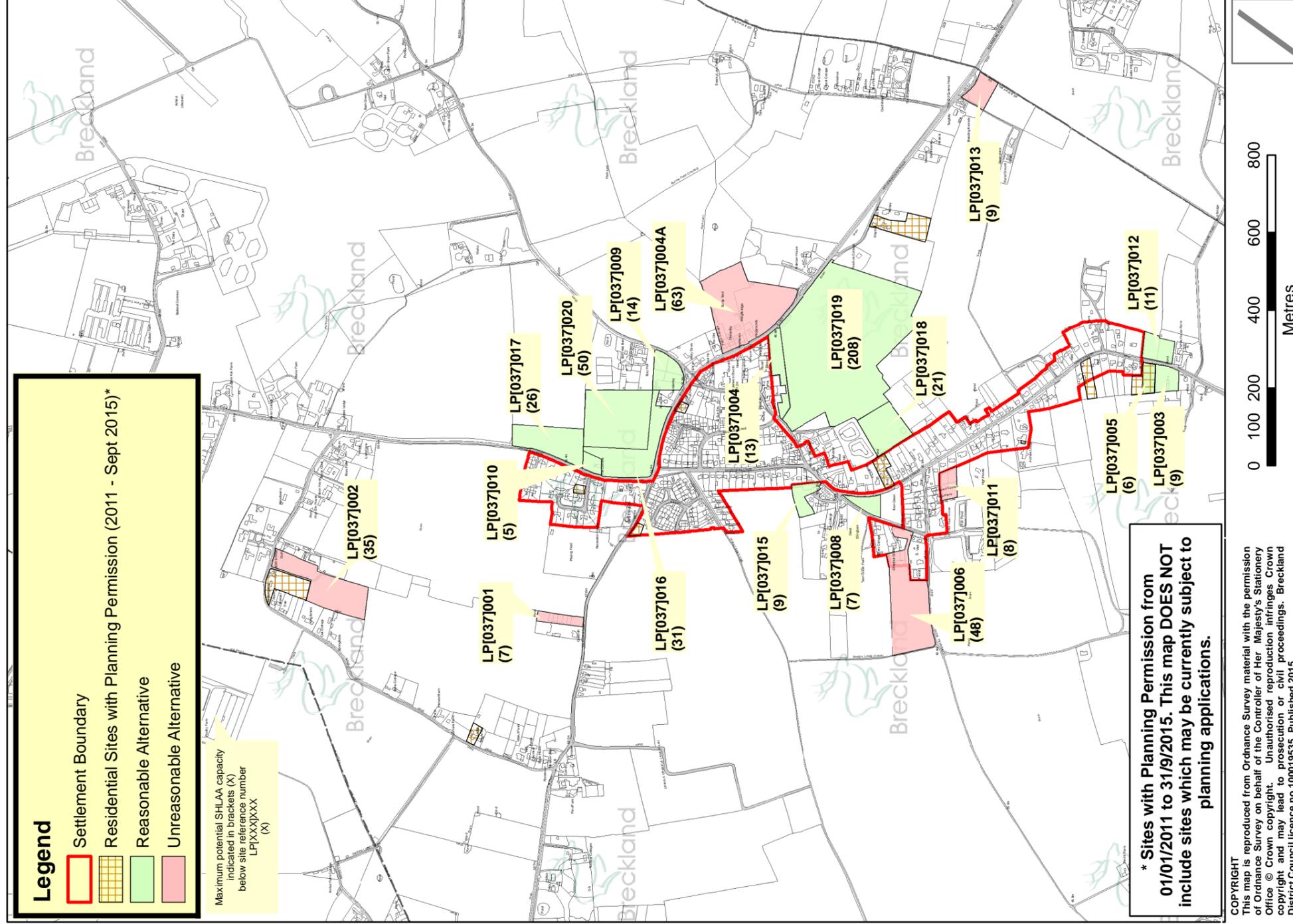
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Gt Ellingham	LP[037]001	Residential	<b>Land, water and soil resources:</b> Greenfield Grade 2. Groundwater Source Protection Zone 3. Climate change and air pollution: The site is distant from the settlement boundary and the services and facilities that Gt.Ellingham provides.	The <b>2014 SHLAA</b> determined the site to be 'deliverable' where highways comments indicated that the site would require footways improvements. However, <b>2015 Highways</b> comments indicated the site was constrained by 'severe highways constraints'. The <b>SA</b> highlighted the quality of the agricultural /Greenfield land and the distance of the site from key services and facilities and the settlement boundary.  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Gt Ellingham	LP[037]002	Residential	Land, water and soil resources: Greenfield Grade 3. Groundwater Source protection Zone 3. Climate change and air pollution:The site is distant from the settlement boundary and the key services and facilities that Gt.Ellingham provides	The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to the distance from the settlement boundary. The <b>SA</b> concludes negatively. The site is some distance from the village, services and facilities  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Gt Ellingham	LP[037]003	Residential	Land, water & Soil resources: The site is situated upon agricultural land grade 3. Climate change and air pollution The site adjoins the settlement boundary. Inclusive communities/ economic development Site improves choice and access to facilities	The <b>2014 SHLAA</b> determined this site to be 'deliverable'.The <b>SA</b> indicated that the land was distant from key facilities and situated upon agricultural land of high quality; however, development here would be a continuation of the built form.  <b>Interim Conclusion:</b> 'Deliverable'	Reasonable Alternative
Gt Ellingham	LP[037]004	Residential	Land, water & Soil resources:The site is situated upon grade 2 agricultural land, with the potential to impact upon the aquifer. Climate change and air pollution: The site adjoins the settlement boundary and is central to the existing built form.	The <b>2014 SHLAA</b> determined this site to be 'non-deliverable' due to highways constraints. Further Highways comments indicated that the constraints could be overcome . The <b>SA</b> concluded that although the site was situated upon agricultural land of high quality, and would have an impact upon the aquifer. The site however is close to the central area of the settlement and adjoins the current build up area. Any development should reflect the existing form and character .Interim Conclusion: deliverable. <b>Planning History:</b> the site is subject to a planning application for 9 dwellings, 3pl/2015/0487/0, previous application 3pl/2014/0991/O 13 homes was refused.  <b>Interim Conclusion:</b> 'Developable'.	Reasonable Alternative
Gt Ellingham	LP[037]004a	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land Grade 2 and situated within Groundwater Source protection zone 3 and part brownfield. Climate change and air pollution:The site is adjacent to the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities. residential development would result in loss of employment. <b>Cultural</b> - development would have to take into account views across to the Church	The <b>2014 SHLAA</b> determined this site to be 'non-deliverable' due to the contamination of the land and issues that this would have surrounding viability from the existing use of part of the site. <b>2015 Highways</b> comments indicated that the site has 'severe highways constraints'. Although close to the centre of the settlement the site is disconnected by the Attleborough road B1077. The <b>SA</b> highlighted that the site is part situated upon agricultural land of high quality grade 2 with the remaining in industrial use.  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Gt Ellingham	LP[037]005	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3. <b>Climate change and air pollution</b> The site adjoins the settlement boundary. <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities.	The <b>2014 SHLAA</b> determined this site to be 'deliverable'. The SA indicated that the land was distant from key facilities and situated upon agricultural land of high quality; however, development here would be a continuation of the built form. <b>Planning History</b> 3PL/2014/1366/F permission for 4 dwellings.  <b>Interim Conclusion:</b> 'Deliverable'.	Reasonable Alternative
Gt Ellingham	LP[037]006	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon grade 2 agricultural land within groundwater source protection zone 3. The site is situated within the character area of the Wayland Plateau.	The <b>2014 SHLAA</b> considered the site to be 'deliverable' with highways comments indicating that 'Penhill Road would probably be unsuitable for access to this site. <b>2015 Highways</b> comments indicated that the site has 'severe highways constraints'. Church Street access is possible, however the road this opens out onto is low quality and junction improvements would almost certainly be required, ranging at around £100,000'. The <b>SA</b> highlighted that the site is situated upon agricultural land of Grade 2 quality and that the site is within an area of zone 3 groundwater source protection. The site is situated within the 'Wayland Plateau' character area, and, as such, development must take into consideration the "linear character of the settlements".  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Gt Ellingham	LP[037]008	Residential	<b>Land, water &amp; Soil resources</b> The site is situated upon grade 3 agricultural land adjacent to the settlement boundary and within groundwater source protection zone 3. The site is designated public open space.	The <b>2014 SHLAA</b> indicated that the proposed site is situated upon designated public open space. The <b>SA</b> indicated that the site would lead to a loss of open space and that the site is adjacent to the settlement boundary.  <b>Interim Conclusion:</b> Although the site is designated as public open space this would not rule out development on this site and at this stage the site is considered to be 'Developable'	Reasonable Alternative
Gt Ellingham	LP[037]010	Residential	<b>Land, water &amp; Soil resources:</b> The site is an existing residential and garden site in a grade 2 agricultural zone. Development of the site would also have an impact upon the aquifer. The site is considered brownfield	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> scores neutral with the site adjacent to the settlement boundary and opposite a linear development pattern.  <b>Interim Conclusion:</b> 'Deliverable'.	Reasonable Alternative
Gt Ellingham	LP[037]009	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 2. Development of the site would also have an impact upon the aquifer. <b>Climate Change:</b> The site is adjacent to the settlement boundary. <b>Economic activity:</b> Access to road network and facilities – Adjacent to settlement boundary.	The <b>2014 SHLAA</b> considered the site to be deliverable. The <b>SA</b> indicates that the site is situated upon agricultural land and adjacent to the settlement boundary. Development could link into other sites proposed.  <b>Interim conclusion</b> , the site at this stage is considered 'Deliverable', though consideration would have to be given to the appropriate level of development and whether the site should be brought forward in part and or with others	Reasonable Alternative
Gt Ellingham	LP[037]011	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon Grade 3 agricultural land. The site is also situated within groundwater source protection zone 3. The site lies adjacent to the settlement boundary, is part brownfield and wooded.	The <b>2014 SHLAA</b> indicated that there is a lack of access to the site and is therefore 'non-deliverable'. Further highways comments indicate a potential unsuitable access and inadequate road network.  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Gt Ellingham	LP[037]012	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3. <b>Climate change and air pollution</b> The site adjoins the settlement boundary and is a continuation of the built form . <b>Inclusive communities/ economic development</b> Site improves choice and access to facilities	The <b>2014 SHLAA</b> determined this site to be 'deliverable'.The <b>SA</b> indicated that the land was distant from key facilities ; however, development here would be a continuation of the built form.  <b>Interim Conclusion:</b> 'Deliverable'.	Reasonable Alternative
Gt Ellingham	LP[037]013	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 Development of the site would also have an impact upon the aquifer. The site is adjacent to the settlement boundary and existing residential development that is outside that boundary	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded neutral, the site is on Greenfield and adjacent to the settlement boundary however is central.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Gt Ellingham	LP[037]015	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3 Development of the site would also have an impact upon the aquifer. The site is adjacent to the settlement boundary and existing residential development that is outside that boundary.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded neutral, the site is on Greenfield and adjacent to the settlement boundary however is central.  <b>Interim Conclusion:</b> It is considered that the site is 'Deliverable'.	Reasonable Alternative
Gt Ellingham	LP[037]016	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 2. Development of the site would also have an impact upon the aquifer. <b>Climate Change:</b> The site is adjacent to the settlement boundary. <b>Economic activity:</b> Access to road network and facilities – Adjacent to settlement boundary.	The <b>2014 SHLAA</b> considered that a larger site to be 'non-deliverable' due to the size of the development proposed. The <b>SA</b> indicates that the site is situated upon agricultural land and adjacent to the settlement boundary. Development could link into other sites proposed  <b>Interim Conclusion:</b> The site at this stage is considered 'Deliverable', though consideration would have to be given to the appropriate level of development and whether the site should be brought forward in part.	Reasonable Alternative
Gt Ellingham	LP[037]017	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 2 Development of the site would also have an impact upon the aquifer. <b>Climate Change:</b> The site is adjacent to the settlement boundary but removed from the immediate built form, though development of adjacent sites would change this. <b>Economic activity:</b> Access to road network and facilities – Adjacent to settlement boundary.	The <b>2014 SHLAA</b> considered that a larger site to be 'non-deliverable' due to the size of the development proposed. The <b>SA</b> indicates that the site is situated upon agricultural land and although adjacent to the settlement boundary is removed from the centre of the settlement with agricultural land in-between,  <b>Interim Conclusion:</b> The site should be considered in relation to other sites proposed and at this stage is considered 'Deliverable', though consideration would have to be given to the appropriate level of development and whether the site should be brought forward in part	Reasonable Alternative
Gt Ellingham	LP[037]018	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 3. Development of the site would also have an impact upon the aquifer.	The <b>2015 SHLAA</b> indicated that the site is considered to be 'non-deliverable' due to lack of access to the site. The <b>SA</b> concluded neutrally. the site could be delivered only in conjunction with LP[037]019, which is considered to be 'deliverable' .  <b>Interim consultation:</b> It is considered that this site is 'Developable'. Though consideration would have to be given to scale and appropriate level of development for the settlement.	Reasonable Alternative
Gt Ellingham	LP[037]019	Residential	<b>Land, water &amp; Soil resources:</b> The site is situated upon grade 2 &3 agricultural land, with the potential to impact upon the aquifer. <b>Climate change and air pollution:</b> The site adjoins the settlement boundary and another smaller site.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded neutral, being Greenfield land grade 2/3 and potential impact upon the aquifer. The site is a large site, which on its own may not be suitable in policies terms and any development would have to consider the wider landscape impacts and considerations.	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
				<p><b>Interim Conclusion:</b> It is considered that the site is 'Deliverable' and is an option whole / part site for development.</p>	
Gt Ellingham	LP[037]020	Residential	<p><b>Land, water &amp; Soil resources:</b> The site is situated upon agricultural land grade 2. Development of the site would also have an impact upon the aquifer.</p> <p><b>Climate Change:</b> The site is separated from the settlement boundary by one field.</p>	<p>The <b>2014 SHLAA</b> considered that a larger site to be 'non-deliverable' due to the size of the development proposed. The <b>SA</b> indicates that the site is situated upon agricultural land and separated from the settlement boundary. Development / access would be dependent on other sites coming forward</p> <p><b>Interim Conclusion:</b> The site at this stage is considered 'Deliverable', though consideration would have to be given to access and scale along with the appropriate level of development.</p>	<p><b>Reasonable Alternative</b></p>

# Great Ellingham: Emerging Residential Site Options Winter 2015



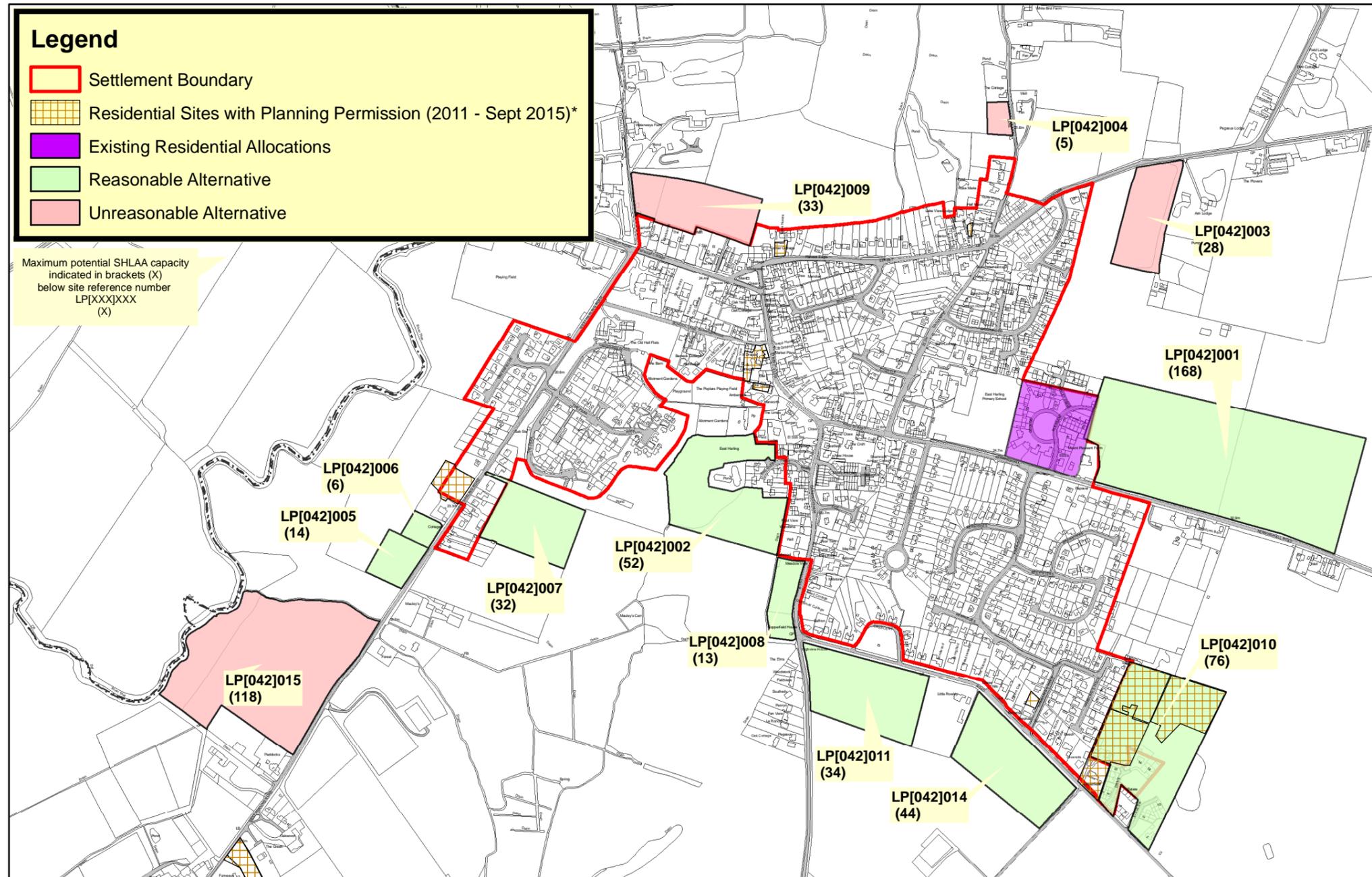
## 13 Harling

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Harling	LP[042]001	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Development of the site would have an impact upon the aquifer (Zone 3). <b>Climate change and air pollution:</b> The site adjoins the settlement boundary.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded that the development would have an impact upon the aquifer and is upon land of high agricultural quality; however these would not be considered severe constraints. Impact upon the landscape would have to be taken into consideration if this site were to be brought forward for development.  <b>Interim conclusion:</b> 'Deliverable'.	<b>Reasonable Alternative</b>
Harling	LP[042]002	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 4); Development of the site would have an impact upon the aquifer. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the conservation area. <b>Climate change and air pollution:</b> The site is situated just outside of the settlement boundary with access to key services and facilities in Harling.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded that the development would have an impact upon the aquifer and is upon land of high agricultural quality; Impact upon the landscape would have to be taken into consideration if this site were to be brought forward for development.  <b>Interim conclusion:</b> 'Deliverable'.	<b>Reasonable Alternative</b>
Harling	LP[042]003	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land grade 3; <b>Climate change and air pollution:</b> The site is detached from the settlement boundary.	The <b>2014 SHLAA</b> considered this site to be 'deliverable'. Minerals and Waste commented that the site is 'Partially underlain by Mineral Safeguarding Area (sand and gravel) allocation policy to include MW CS16 requirement'. However, 2015 highways comments considered the site to suffer from 'severe highways constraints'.  <b>Interim conclusion:</b> 'Unreasonable'.	<b>Unreasonable Alternative</b>
Harling	LP[042]004	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land grade 4; Development of the site would have an impact upon the aquifer. The site is situated within groundwater source protection zone 3. <b>Climate change and air pollution:</b> The site is detached from the settlement boundary.	The <b>2014 SHLAA</b> considered this site was 'non-deliverable' due to highways constraints. Minerals and Waste commented that 'Underlain by Mineral Safeguarding Area (sand and gravel) allocation, however as the site under 1ha it is exempt from MW CS16 requirement. If site area subsequently amended to greater than 1ha allocation policy will need to reflect MW CS16 requirements.' The <b>SA</b> highlighted that development of this would have an impact upon the aquifer, and would slightly detached from the services and facilities of East Harling.  <b>Interim conclusion:</b> 'Unreasonable'.	<b>Unreasonable Alternative</b>

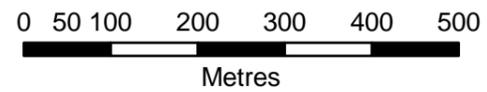
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Harling	LP[042]005	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 4); Development of the site would have an impact upon the aquifer and is constrained by flood risk. <b>Climate change and air pollution:</b> The site is situated just outside of the settlement boundary with access to key services and facilities in Harling.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded that the development is slightly detached from facilities, would have an impact upon the aquifer ; however these would not be considered severe constraints.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Harling	LP[042]006	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 4); Development of the site would have an impact upon the aquifer. <b>Climate change and air pollution:</b> The site is situated just outside of the settlement boundary with access to key services and facilities in Harling.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded that the development is far from facilities, would have an impact upon the aquifer ; however these would not be considered severe constraints.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Harling	LP[042]007	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 4); Development of the site would have an impact upon the aquifer. <b>Climate change and air pollution:</b> The site is situated just outside of the settlement boundary with access to key services and facilities in Harling.	The <b>2014 SHLAA</b> considered the site to be 'non-deliverable' due to highways considering the access to be too narrow and unsuitable for development. However, 2015 highways comments did not raise any issues with the development of this site. The <b>SA</b> indicated that the site is distant from key facilities and would have an impact upon the aquifer.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Harling	LP[042]008	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land grade 3; Development of the site would have an impact upon the aquifer. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the conservation area and the listed buildings nearby.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded that the development would have an impact upon the aquifer and is upon land of high agricultural quality; however these would not be considered severe constraints.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Harling	LP[042]009	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 4); Development of the site would have an impact upon the aquifer (Zone 3 groundwater source protection zone). <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the conservation area and listed buildings. The site is situated within a High landscape sensitivity area (East Harling Fen). <b>Climate change and air pollution:</b> The site is adjoining the settlement boundary of Harling and is within easy reach of the facilities and services that the settlement has to offer.	The <b>2014 SHLAA</b> considered the site to be 'non-deliverable' due to access issues. A smaller section of the same site was put forward for assessment. The <b>SA</b> highlighted that the site is situated within the character area 'East Harling Fen', which is of High sensitivity to change. The Breckland Settlement Fringe Landscape Assessment highlights the importance of maintaining the north/northwest settlement boundary of Harling as they currently stand.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Harling	LP[042]010	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land grade 3; Development of the site would have an impact upon the aquifer. <b>Climate change and air pollution:</b> The site abuts the settlement boundary but is distant from key facilities.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded that the development is far from facilities, would have an impact upon the aquifer ; however these would not be considered severe constraints.  <b>Interim conclusion:</b>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
				'Deliverable'.	
Harling	LP[042]011	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Development of the site would have an impact upon the aquifer (Zone 3 groundwater source protection zone). <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon a number of listed buildings.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded that the development would have an impact upon the aquifer and is upon land of high agricultural quality; however these would not be considered severe constraints. Issues were also raised regarding the impact upon the listed buildings, which would have to be taken into consideration if this site were to be brought forward for development.  <b>Interim conclusion:</b> 'Deliverable'.	<b>Reasonable Alternative</b>
Harling	LP[042]014	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land grade 3; Development of the site would have an impact upon the aquifer zone 3 groundwater source protection zone. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon a number of listed buildings.	The <b>2014 SHLAA</b> considered the site to be 'deliverable' The <b>SA</b> concluded that the development would have an impact upon the aquifer and is upon land of high agricultural quality; however these would not be considered severe constraints. <b>2015 highways</b> comments indicated that the site has 'moderate highways constraints' and that access can be achieved via 'LP[42]011', which is considered to be 'deliverable'.  <b>Interim conclusion:</b> 'Developable'.	<b>Reasonable Alternative</b>
Harling	LP[042]015	Residential	<b>Land, water and soil resources:</b> Greenfield site; Agricultural land grade 4; Development of the site would have an impact upon the aquifer zone 3 groundwater source protection zone. <b>Climate change and air pollution:</b> the site is distant from the key services and facilities within Harling. <b>Cultural heritage and landscape:</b> The site is also situated within an area of Moderate-High landscape sensitivity (Middle Harling Open Valley Floor - Settlement fringe Landscape Assessment).	The <b>SHLAA 2015</b> update determined this site to be 'non-deliverable' due to the severe highways constraints. The <b>SA</b> concluded that the development would have an impact upon the aquifer; however this would not be considered a severe constraint.  <b>Interim conclusion:</b> 'Unreasonable'.	<b>Unreasonable Alternative</b>

## Harling: Emerging Residential Site Options Winter 2015



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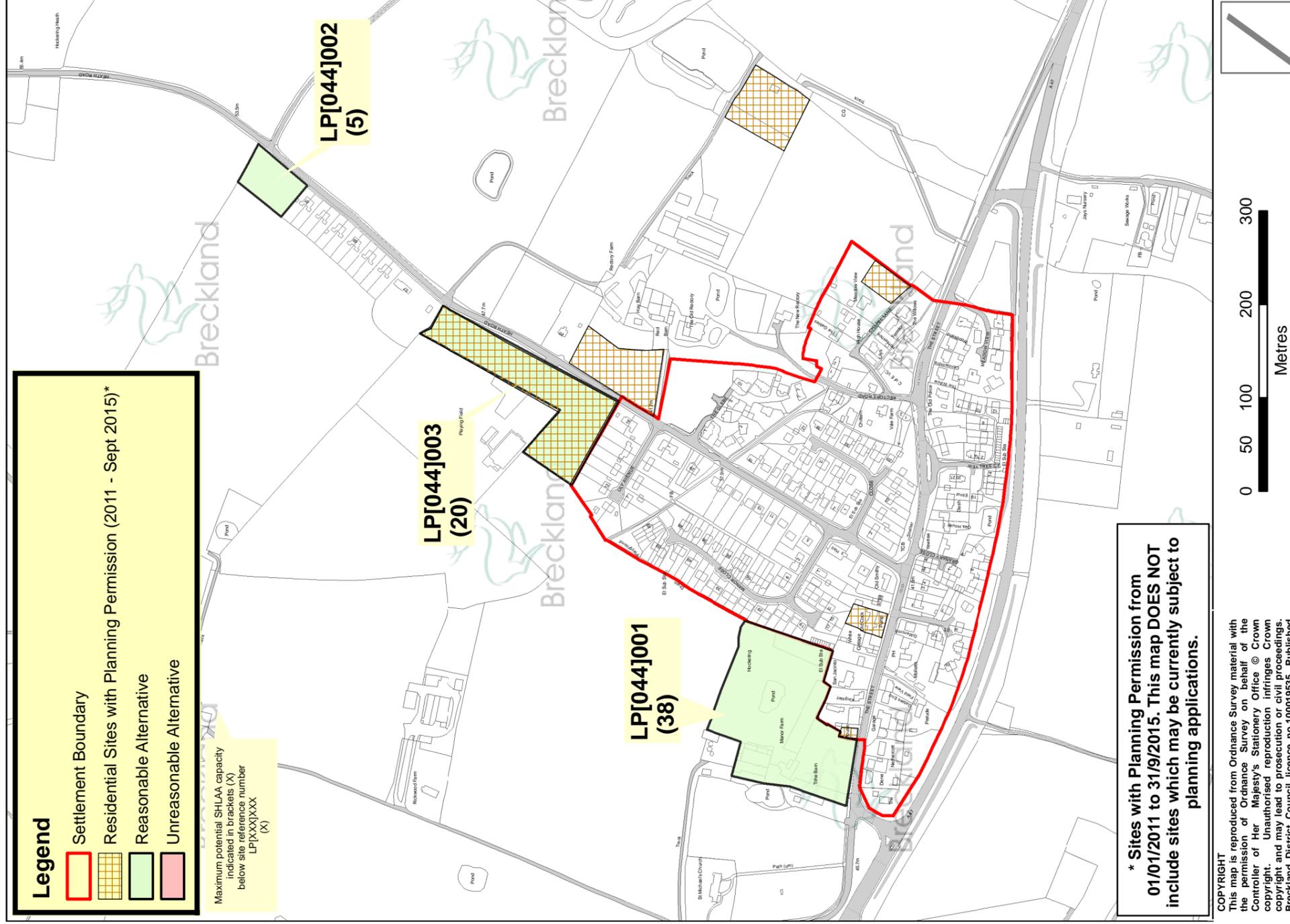
**\* Sites with Planning Permission from 01/01/2011 to 31/9/2015. This map DOES NOT include sites which may be currently subject to planning applications.**



## 14 Hockering

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Hockering	LP[044]001	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the listed buildings.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The 2014 <b>SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded neutrally. Consideration would need to be taken regarding the listed buildings on site; however, the site scored positively against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Hockering	LP[044]002	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The 2014 <b>SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded neutrally against the SA framework, the site scored positively against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Hockering	LP[044]003	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The 2014 <b>SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> concluded neutrally against the SA framework, the site scored positively against economic and social criteria.</p> <p><b>Planning history:</b> Planning permission for 18 dwellings 3PL/2014/0945/O</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative

# Hockering: Emerging Residential Site Options Winter 2015



## 15 Hockham

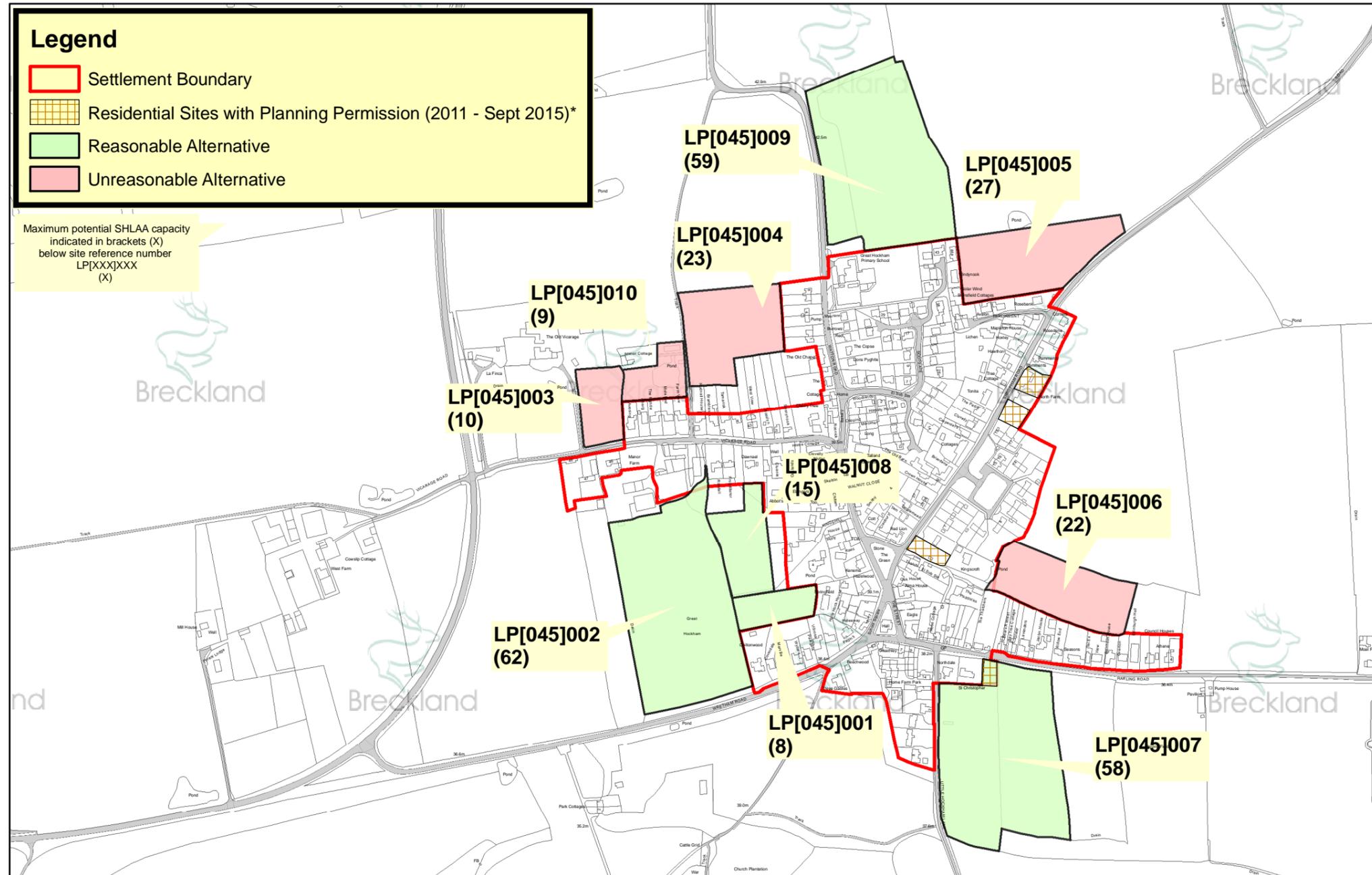
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Hockham	LP[045]001	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Garden; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The 2015 <b>SHLAA</b> update indicated that the site is 'non-deliverable' due to lack of access. The <b>SA</b> concluded neutrally against the SA framework, the site scored positively against economic and social criteria. It is considered that the site could be delivered in conjunction with LP[045]002, which is considered to be 'deliverable'.</p> <p><b>Interim Conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Hockham	LP[045]002	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Partial Agricultural Land; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network</p>	<p>The 2015 <b>SHLAA</b> update indicated that the site is 'deliverable'. The <b>SA</b> concluded neutrally against the SA framework, scoring positively against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Deliverable'.</p>	Reasonable Alternative
Hockham	LP[045]003	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Undeveloped; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the listed buildings.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The <b>SHLAA</b> 2015 update determined this site to be 'non-deliverable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints on the site. The <b>SA</b> concluded neutrally against the <b>SA</b> framework. Consideration would need to be taken regarding the listed buildings on site; however, the site scored positively against economic and social criteria.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Hockham	LP[045]004	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural (grade 4); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the adjoining conservation area.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The <b>SHLAA</b> 2015 update determined this site to be 'non-deliverable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints on the site. The <b>SA</b> concluded neutrally against the SA framework. Consideration would need to be taken regarding the listed buildings on site; however, the site scored positively against economic and social criteria.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Hockham	LP[045]005	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the adjoining conservation area.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The <b>SHLAA</b> 2015 update determined this site to be 'non-deliverable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints on the site. The <b>SA</b> concluded neutrally against the SA framework. Consideration would need to be taken regarding the listed buildings on site; however, the site scored positively against economic and social criteria.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Hockham	LP[045]006	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the adjoining conservation area.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The <b>SHLAA</b> 2015 update determined this site to be 'non-deliverable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints on the site. The <b>SA</b> concluded neutrally against the SA framework. Consideration would need to be taken regarding the listed buildings on site; however, the site scored positively against economic and social criteria.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

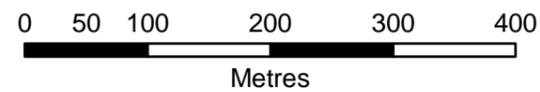
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Hockham	LP[045]007	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the adjoining conservation area/nearby listed building.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network</p>	<p>The 2015 <b>SHLAA</b> update indicated that the site is 'deliverable'. The <b>SA</b> concluded neutrally against the SA framework, scoring positively against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Deliverable'.</p>	<p><b>Reasonable Alternative</b></p>
Hockham	LP[045]008	Residential	<p><b>Land, water and soil resources:</b> Greenfield; undeveloped land (grade 4); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p>	<p>The 2015 <b>SHLAA</b> Addendum indicated that the site is 'non-deliverable' due to lack of access. The <b>SA</b> concluded neutrally against the SA framework, scoring positively against economic and social criteria. It is considered that the site could be delivered in conjunction with LP[045]002, which is considered to be 'deliverable'.</p> <p><b>Interim Conclusion:</b> 'Developable'.</p>	<p><b>Reasonable Alternative</b></p>

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network'.		
Hockham	LP[045]009	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural Land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network</p>	<p>The <b>2015 SHLAA</b> Addendum indicated that this site is 'deliverable'. The <b>SA</b> concluded neutrally against the SA framework, scoring positively against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Deliverable'.</p>	Reasonable Alternative
Hockham	LP[045]010	Residential	<p><b>Land, water and soil resources:</b> Greenfield; undeveloped land (grade 4); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network</p>	<p>The <b>SHLAA 2015</b> Addendum determined this site to be 'non-deliverable' due to the severe highways constraints. The <b>SA</b> concluded neutrally against the SA framework, scoring positively against economic and social criteria. <b>2015 Highways</b> comments indicated 'severe' highways constraints. The site could be developed in conjunction with LP[045]003 and/or LP[045]004; however, both of these are considered to be 'Unreasonable Alternative' due to highways constraints.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

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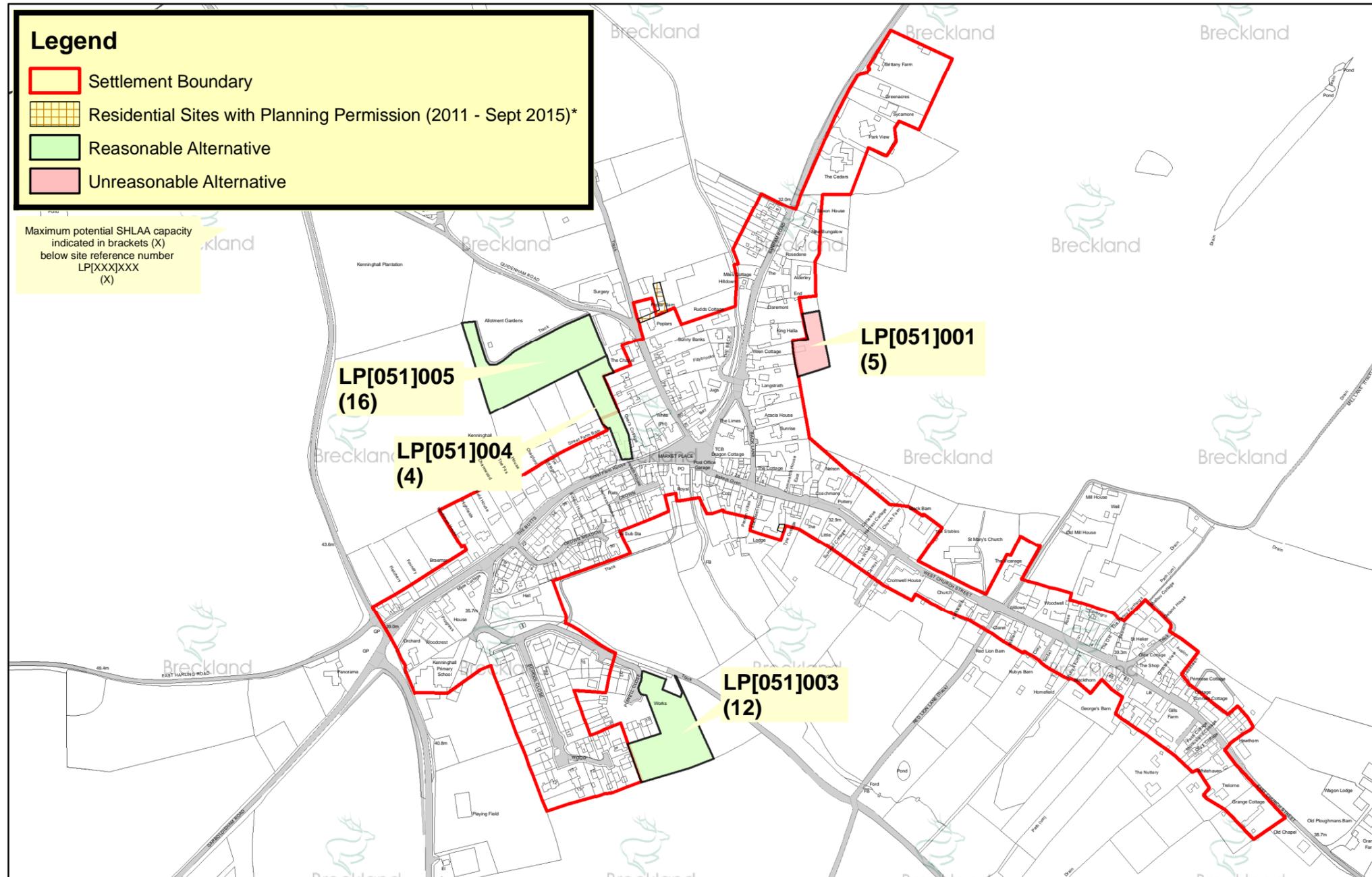
\* Sites with Planning Permission from 01/01/2011 to 31/9/2015. This map DOES NOT include sites which may be currently subject to planning applications.



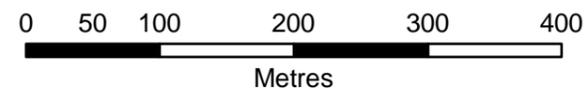
## 16 Kenninghall

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Kenninghall	LP[051]001	Residential	<b>Land, water and soil resources:</b> The site is situated upon existing garden land which abuts the settlement boundary. Development of the site would have an impact upon the aquifer. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the conservation area.	The <b>SHLAA 2015</b> update determined this site to be 'non-deliverable' due to the severe highways constraints. The <b>SA</b> highlighted that the site is adjacent to the settlement boundary.  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Kenninghall	LP[051]003	Residential	<b>Land, water and soil resources:</b> The site is situated upon existing garden land which abuts the settlement boundary. Development of the site would have an impact upon the aquifer. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the conservation area.	The <b>2015 SHLAA</b> update considered the site to be 'deliverable'. Minerals and Waste comments stated that the site is 'Partially underlain by Mineral Safeguarding Area (sand and gravel) allocation, however as the site under 1ha it is exempt from MW CS16 requirement. If site area subsequently amended to greater than 1ha allocation policy will need to reflect MW CS16 requirements'. The <b>SA</b> indicated that the site is situated upon agricultural land of high quality, is distant from key services and development of the site would have an impact upon the aquifer; however these are not considered to be severe constraints. The site adjoins Powell Close, a rural exception site; this would have to be taken into consideration if this site were to be brought forward.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Kenninghall	LP[051]004	Residential	<b>Land, water and soil resources:</b> The site is situated upon existing garden land which abuts the settlement boundary. Development of the site would have an impact upon the aquifer. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the conservation area.	The <b>2015 SHLAA</b> update considered the site to be 'deliverable'. Minerals and Waste comments stated that the site is 'Partially underlain by Mineral Safeguarding Area (sand and gravel) allocation, however as the site under 1ha it is exempt from MW CS16 requirement. If site area subsequently amended to greater than 1ha allocation policy will need to reflect MW CS16 requirements'. The <b>SA</b> indicated that the site is situated upon agricultural land of high quality, is distant from key services and development of the site would have an impact upon the aquifer; however these are not considered to be severe constraints.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Kenninghall	LP[051]005	Residential	<b>Land, water and soil resources:</b> The site is situated upon agricultural land of high quality grade 3, which abuts the settlement boundary. Development of the site would have an impact upon the aquifer. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the conservation area.	The <b>2015 SHLAA</b> update considered the site to be 'deliverable'. Minerals and Waste comments stated that the site is 'Partially underlain by Mineral Safeguarding Area (sand and gravel) allocation, however as the site under 1ha it is exempt from MW CS16 requirement. If site area subsequently amended to greater than 1ha allocation policy will need to reflect MW CS16 requirements'. The <b>SA</b> indicated that the site is situated upon agricultural land of high quality, is distant from key services and development of the site would have an impact upon the aquifer; however these are not considered to be severe constraints.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative

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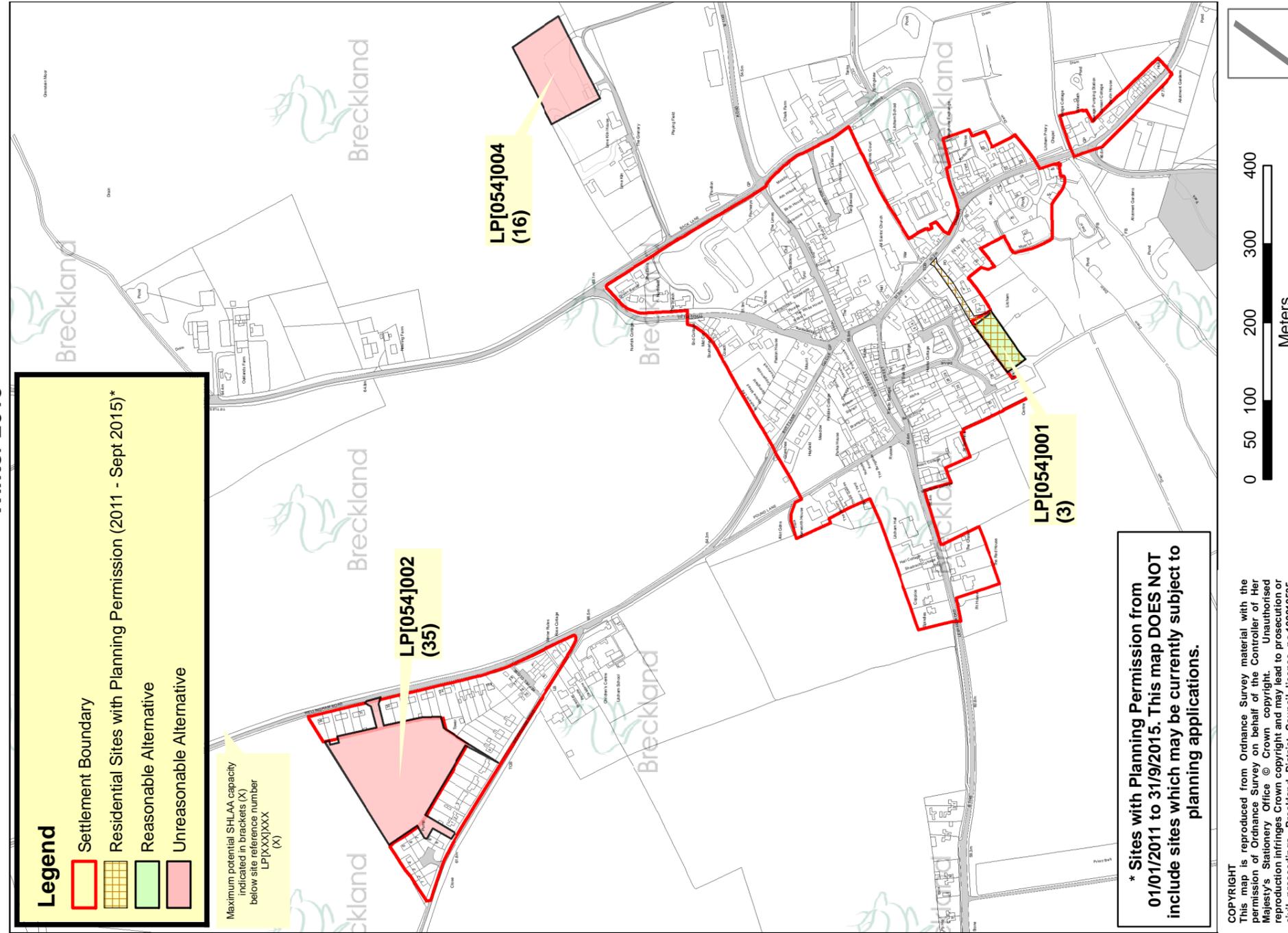
**\* Sites with Planning Permission from 01/01/2011 to 31/9/2015. This map DOES NOT include sites which may be currently subject to planning applications.**



## 17 Litcham

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Litcham	LP[054]001	Residential	<b>Land, water and soil resources:</b> The site is situated upon land of high agricultural grade grade 3 and abuts the existing settlement boundary of Litcham.	The <b>2014 SHLAA</b> indicated that the site is 'deliverable', but that highways improvements would be required. 2015 highways comments indicated 'severe highways constraints'. The <b>SA</b> highlighted that the site is high grade agricultural land which abuts the existing settlement boundary. As a result of severe highways constraints the site is considered to be 'unreasonable' for the SHLAA capacity of 5 dwellings, however a reduction in this capacity may change the outcome of this assessment. <b>Planning history:</b> the site now has planning permission for 3 dwellings and the constrained capacity has been changed to reflect this.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Litcham	LP[054]002	Residential	<b>Land, water and soil resources:</b> The site is situated upon agricultural land of a high agricultural grade 2 ) which abuts the settlement boundary. <b>Climate change and air pollution:</b> Although the site abuts the settlement boundary it is a distance from key facilities.	The <b>2014 SHLAA</b> indicated that the site is 'deliverable', but that highways improvements would be required. Minerals and Waste comments stated that the site is 'Partially underlain by Mineral Safeguarding Area (sand and gravel) allocation policy to include MW CS16 requirement'. 2015 highways comments indicated 'severe highways constrains'. The <b>SA</b> highlighted the quality of the agricultural land and the distance of the site from some of the key services and facilities.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Litcham	LP[054]004	Residential	<b>Land, water and soil resources:</b> The site is situated upon land of high grade agricultural land grade 2/3. <b>Climate change and air pollution:</b> The site is a distance from the settlement boundary of Litcham.	The <b>SHLAA 2015</b> update determined this site to be 'non-deliverable' due to the severe highways constraints. Minerals and Waste comments stated that 'Partially underlain by Mineral Safeguarding Area (sand and gravel) allocation, however as the site is under 1ha it is exempt from MW CS16 requirement. If the area is subsequently amended to greater than 1ha allocation policy will need to reflect MW CS16 requirements'. The <b>SA</b> highlighted the quality of the agricultural land and the distance of the site from some of the key services and facilities.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

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## 18 Mattishall

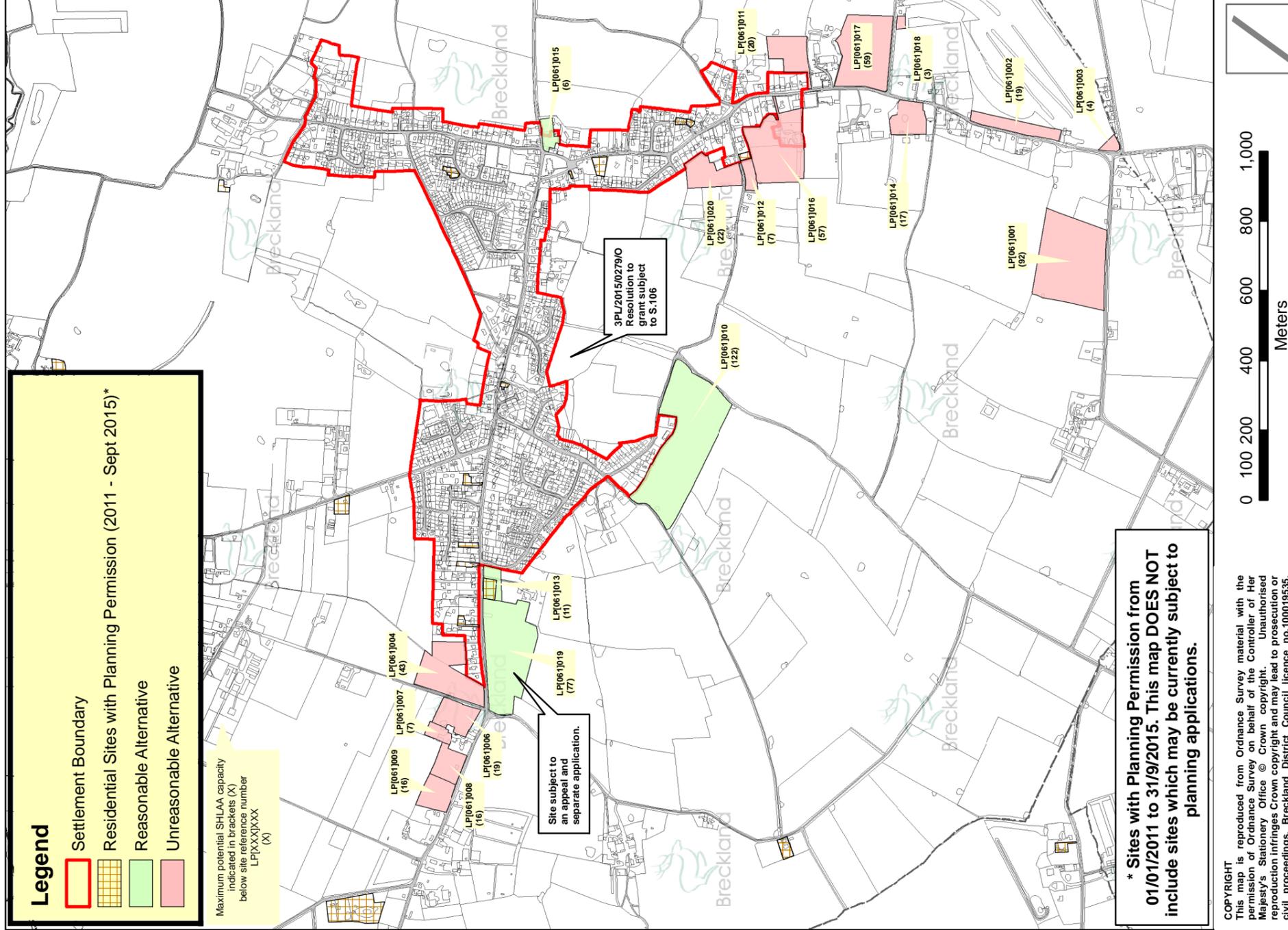
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Mattishall	LP[061]001	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment).	The <b>2014 SHLAA</b> indicated that the site was distant from the settlement boundary and therefore the site was considered to be 'non-deliverable'. 2015 highways comments indicated 'severe highways constraints'. The <b>SA</b> determined that the site is distant from the settlement boundary, would have an impact upon the aquifer and would have a severe impact upon an area of Moderate-High landscape sensitivity.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]002	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Cultural heritage and landscape:</b> Development of this site would also lead to a loss of open space. <b>Climate change and air pollution:</b> The site is a distance from the settlement boundary.	The <b>2014 SHLAA</b> indicated that the site is designated open space and therefore the site was considered to be 'non-deliverable'. <b>2015 highways</b> comments indicated that the site suffers from 'severe highways constraints'. The <b>SA</b> determined that the site is distant from the settlement boundary, would have an impact upon the aquifer and result in a loss of open space.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]003	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Cultural heritage and landscape:</b> Development of this site would also lead to a loss of open space. <b>Climate change and air pollution:</b> The site is a distance from the settlement boundary.	The <b>2014 SHLAA</b> indicated that the site is designated open space and therefore the site was considered to be 'non-deliverable'. 2015 highways comments indicated that the site suffers from 'severe highways constraints'. The <b>SA</b> determined that the site is distant from the settlement boundary, would have an impact upon the aquifer and result in a loss of open space.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]004	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 3. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site abuts the settlement boundary of Mattishall.	The <b>2014 SHLAA</b> indicated that the site is in an area of moderate-high landscape sensitivity and was considered to be 'non-deliverable'. <b>2015 Highways</b> comments indicated 'severe highways constraints'. The <b>SA</b> raised constraints regarding the quality of the agricultural land, the impact there would be upon the aquifer and the issues surrounding landscape sensitivity.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]006	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 3. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site abuts the settlement boundary of Mattishall.	The <b>2014 SHLAA</b> indicated that the site is in an area of moderate-high landscape sensitivity and was considered to be 'non-deliverable'. The <b>SA</b> raised constraints regarding the quality of the agricultural land, the impact there would be upon the aquifer and the issues surrounding landscape sensitivity.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Mattishall	LP[061]007	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 3. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site is a distance from the settlement boundary.	The <b>2014 SHLAA</b> considered the site to be non-deliverable' due to a lack of access. The <b>SA</b> raised constraints regarding the quality of the agricultural land, the impact there would be upon the aquifer and the issues surrounding landscape sensitivity. It is considered that this site could be delivered in conjunction with site LP[061]006 and/or LP[061]008; however, both of these sites are considered to be 'Unreasonable Alternative.'  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]008	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 3. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site is a distance from the settlement boundary.	The <b>2014 SHLAA</b> indicated that the site is distant from key services and facilities and therefore the site was considered to be 'non-deliverable'. 2015 highways comments indicated that the site suffers from 'severe highways constraints'. The <b>SA</b> raised constraints regarding the quality of the agricultural land, the impact there would be upon the aquifer and the issues surrounding landscape sensitivity. The SA also illustrated the distance of the site from the settlement boundary.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]009	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 3. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site is a distance from the settlement boundary.	The <b>2014 SHLAA</b> indicated that the site is distant from key services and facilities and therefore the site was considered to be 'non-deliverable'. 2015 highways comments indicated that the site suffers from 'severe highways constraints'. The <b>SA</b> raised constraints regarding the quality of the agricultural land, the impact there would be upon the aquifer and the issues surrounding landscape sensitivity. The SA also illustrated the distance of the site from the settlement boundary.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]010	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). The site abuts the curtilage of a listed building. <b>Climate change and air pollution:</b> The site abuts the settlement boundary of Mattishall.	The <b>2014 SHLAA</b> indicated that the site proposed would be 'non-deliverable' due to highways constraints. The <b>SA</b> highlighted that the site is situated upon grade 3 agricultural land, would have an impact upon the aquifer and may impact upon a listed building which are not considered severe constraints at this stage. <b>2015 Highways</b> comments raised no concerns over this site.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Mattishall	LP[061]011	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Climate change and air pollution:</b> The site abuts the settlement boundary of Mattishall.	The <b>2014 SHLAA</b> considered the site to be 'deliverable', but that access would require improvements. Highways 2015 comments indicated 'severe highways constraints'. The <b>SA</b> highlighted that the site is situated upon high quality agricultural land and that development would have an impact upon the aquifer. The SA also illustrated that the site is within close proximity to the settlement boundary and the services and facilities of Mattishall.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Mattishall	LP[061]012	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). The site abuts the curtilage of a listed building. <b>Climate change and air pollution:</b> The site abuts the settlement boundary of Mattishall.	The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to the Mill land/Dereham Road being unsuitable for an increase in traffic. The <b>SA</b> highlighted the impact of development upon agricultural land and the wider landscape, but that the site is adjacent to the settlement boundary of Mattishall.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]013	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 3. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site abuts the settlement boundary of Mattishall.	The <b>2014 SHLAA</b> considered the site to be 'deliverable'. The <b>SA</b> indicates that development of the site would have an impact upon high quality agricultural land and the wider landscape, but that the site is adjacent to the settlement boundary and, therefore, within close proximity to the key services and facilities that Mattishall has to offer.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Mattishall	LP[061]014	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site is a distance from the settlement boundary.	The <b>SHLAA 2015</b> update determined this site to be 'non-deliverable' due to the severe highways constraints. The <b>SA</b> highlighted that the site is situated upon agricultural land of a high grade and that development of the site would have an impact upon the aquifer and the wider landscape and a distance from the settlement and services.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]015	Residential	<b>Land, water and soil resources:</b> The site is brownfield which currently has a mixed A5 and residential use. Re-development of the site would have an impact upon the aquifer, zone 3. <b>Cultural heritage and landscape:</b> Development would potentially impacts upon the conservation area and listed buildings. <b>Climate change and air pollution:</b> The site is partially within the settlement boundary of Mattishall.	The <b>2015 SHLAA</b> update considered the site to be 'deliverable'. The <b>SA</b> highlighted that development would have potential impact upon the aquifer, listed buildings and the conservation area, but that the site is well positioned partially within the settlement boundary and within easy reach of the key services and facilities of Mattishall.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Mattishall	LP[061]016	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site is partially within the settlement boundary.	The <b>SHLAA 2015</b> update determined this site to be 'non-deliverable' due to the severe highways constraints. The <b>SA</b> highlighted that the site is situated upon agricultural land of a high grade and that development of the site would have an impact upon the wider landscape and a potential impact upon the aquifer. The <b>SA</b> also highlighted that the site is adjacent to, and partially within, the settlement boundary, and, therefore has access to key services and facilities.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]017	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Cultural heritage and landscape:</b> Development of this site may have an impact upon the nearby listed building. <b>Climate change and air pollution:</b> The site is a distance from the settlement boundary.	The <b>SHLAA 2015</b> update determined this site to be 'non-deliverable' due to the severe highways constraints. The <b>SA</b> highlighted that the site is situated upon agricultural land of a high grade and that development of the site may have an impact upon the aquifer and the nearby listed building.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Mattishall	LP[061]018	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Climate change and air pollution:</b> The site is a distance from the settlement boundary.	The <b>SA</b> highlighted that the site is situated upon agricultural land of a high grade and that there would be an impact upon the aquifer. The SA also highlighted that the site is distant from the settlement boundary of Mattishall. 2015 Highways comments indicated severe highways constraints regarding the site.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mattishall	LP[061]019	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 3. <b>Cultural heritage and landscape:</b> The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site is a short distance from the settlement boundary of Mattishall.	The <b>2015 SHLAA</b> Addendum concluded that the site is 'developable'. The <b>SA</b> highlighted that the site is situated upon agricultural land of high quality, is distant from key services (albeit just outside the settlement boundary) and that development would have an impact upon the aquifer. These are not considered to be severe constraints that would rule out development. <b>2015 Highways</b> additional comments indicated that while the site does have limitations these can be overcome. <b>Planning history:</b> The site is subject to a planning application for 65 dwellings [3PL/2015/0498/O].  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Mattishall	LP[061]020	Residential	<b>Land, water and soil resources:</b> The site is situated upon grade 3 agricultural land. Development of the site would have an impact upon the aquifer, zone 2. <b>Cultural heritage and landscape:</b> Development of this site may have an impact upon the nearby listed building. The site lies within an area of Moderate-High landscape sensitivity (Mattishall Hall Small Scale Plateau: Breckland Settlement Fringe Landscape Assessment). <b>Climate change and air pollution:</b> The site abuts the settlement boundary of Mattishall.	The <b>2014 SHLAA</b> determined this site to be 'non-deliverable' due to highways constraints. 2015 Highways comments further indicated 'severe highways constraints'. The <b>SA</b> highlighted the impact that development would have upon agricultural land, the aquifer and the landscape character; however, highlighted that the site is adjacent to the settlement boundary.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative

## Mattishall: Emerging Residential Site Options Winter 2015

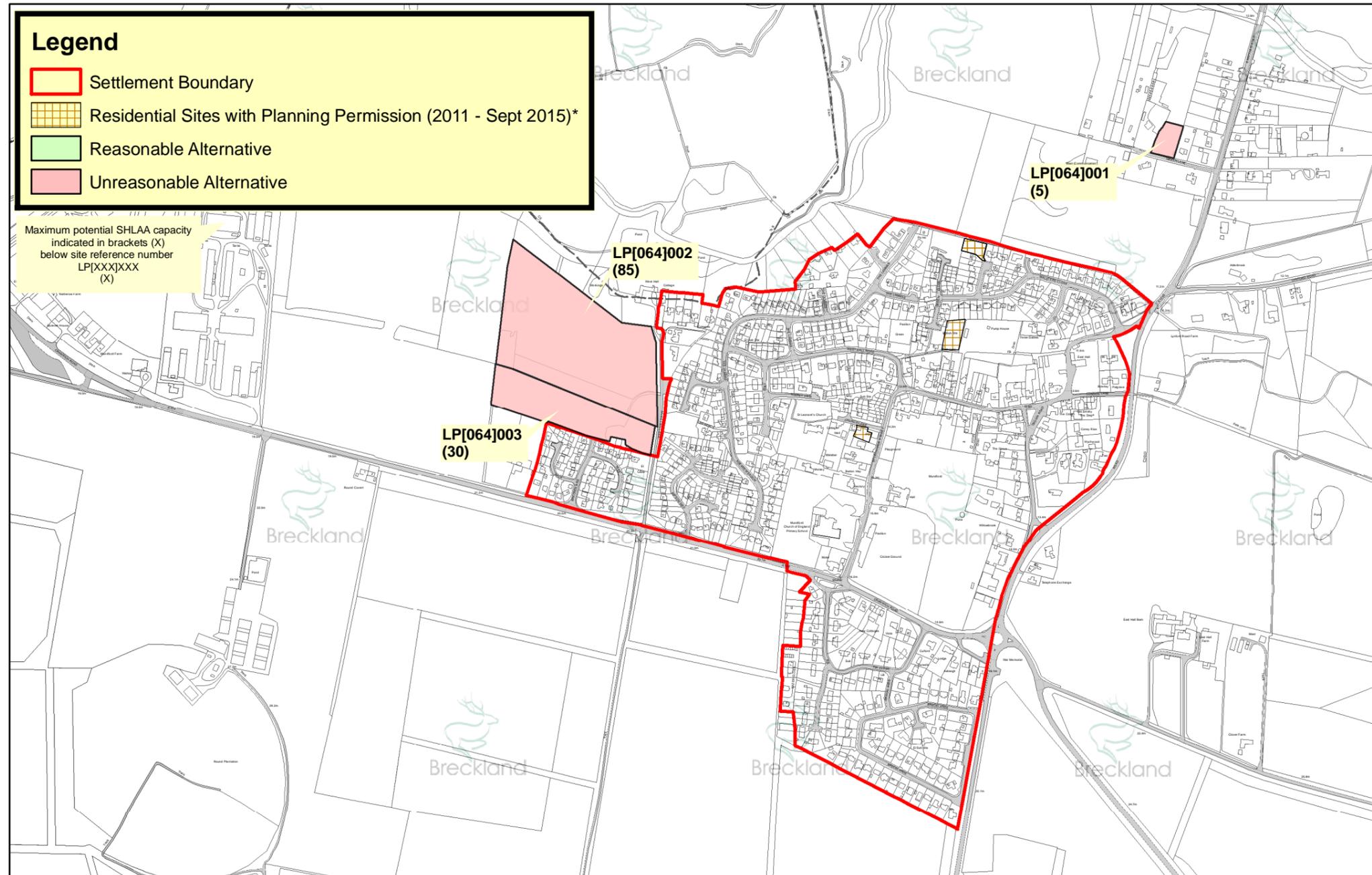


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## 19 Mundford

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Mundford	LP[064]001	Residential	<b>Land water &amp; soil resources:</b> The site is located within an area classified as grade 4 agricultural land and within a groundwater protection zone (Zone 2). To the north of the site is a flood risk (Flood Zone 2). <b>Climate change and air pollution:</b> The site is distant from the settlement boundary. <b>Cultural heritage and landscape:</b> Development of the site would have an impact on the SPA.	The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to the site being within an SPA buffer. <b>2015 Highways</b> comments indicated 'severe highways constraints'. The <b>SA</b> concluded negatively identifying a number of issues, the most severe being the SPA buffer and issues of flood risk.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mundford	LP[064]002	Residential	<b>Land, water &amp; soil resources:</b> The site is located within an area classified as grade 4 agricultural land and within a groundwater protection zone (Zone 2). <b>Climate change and air pollution:</b> The site is adjacent to the settlement boundary. <b>Cultural heritage and landscape:</b> Development of the site would have an impact on the SPA and setting on a nearby listed building. Consideration will also need to be given to the scale of development and impact on the wider landscape and setting of the village, especially if combined with the adjacent site LP[064]003, given the size of Mundford.	The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to being within the SPA buffer and the impact on the wider landscape and the nearby listed building. The <b>SA</b> concluded neutrally although notes concerns around scale and impact on the landscape; setting of a nearby listed building and Mundford village, detrimental impact on the aquifer and the SPA.  <b>Interim conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
Mundford	LP[064]003	Residential	<b>Land, water &amp; soil resources:</b> The site is located within an area classified as grade 4 agricultural land and within a groundwater protection zone (Zone 2). <b>Climate change and air pollution:</b> The site is adjacent to the settlement boundary. <b>Cultural heritage and landscape:</b> Development of the site would have an impact on the SPA. Consideration will need to be given to the scale of development and impact on the wider landscape and setting of the village, especially if combined with the adjacent site LP[064]002, given the size of Mundford.	The <b>2015 SHLAA Update</b> determined the site to be 'non-deliverable' due to being within the SPA buffer and the impact upon the wider landscape and the nearby listed building. The <b>SA</b> concluded negatively identifying principal concerns around scale and impact on the wider landscape; setting of the village and nearby listed building, detrimental impact on the aquifer and the SPA.  <b>Interim conclusion:</b> "Unreasonable'.	Unreasonable Alternative

## Mundford: Emerging Residential Site Options Winter 2015

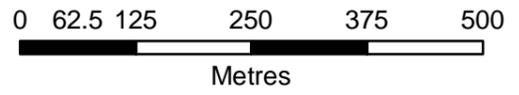


**Legend**

- Settlement Boundary
- Residential Sites with Planning Permission (2011 - Sept 2015)\*
- Reasonable Alternative
- Unreasonable Alternative

Maximum potential SHLAA capacity indicated in brackets (X) below site reference number LP[XXX]XXX (X)

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\* Sites with Planning Permission from 01/01/2011 to 31/9/2015. This map DOES NOT include sites which may be currently subject to planning applications.



## 20 Narborough

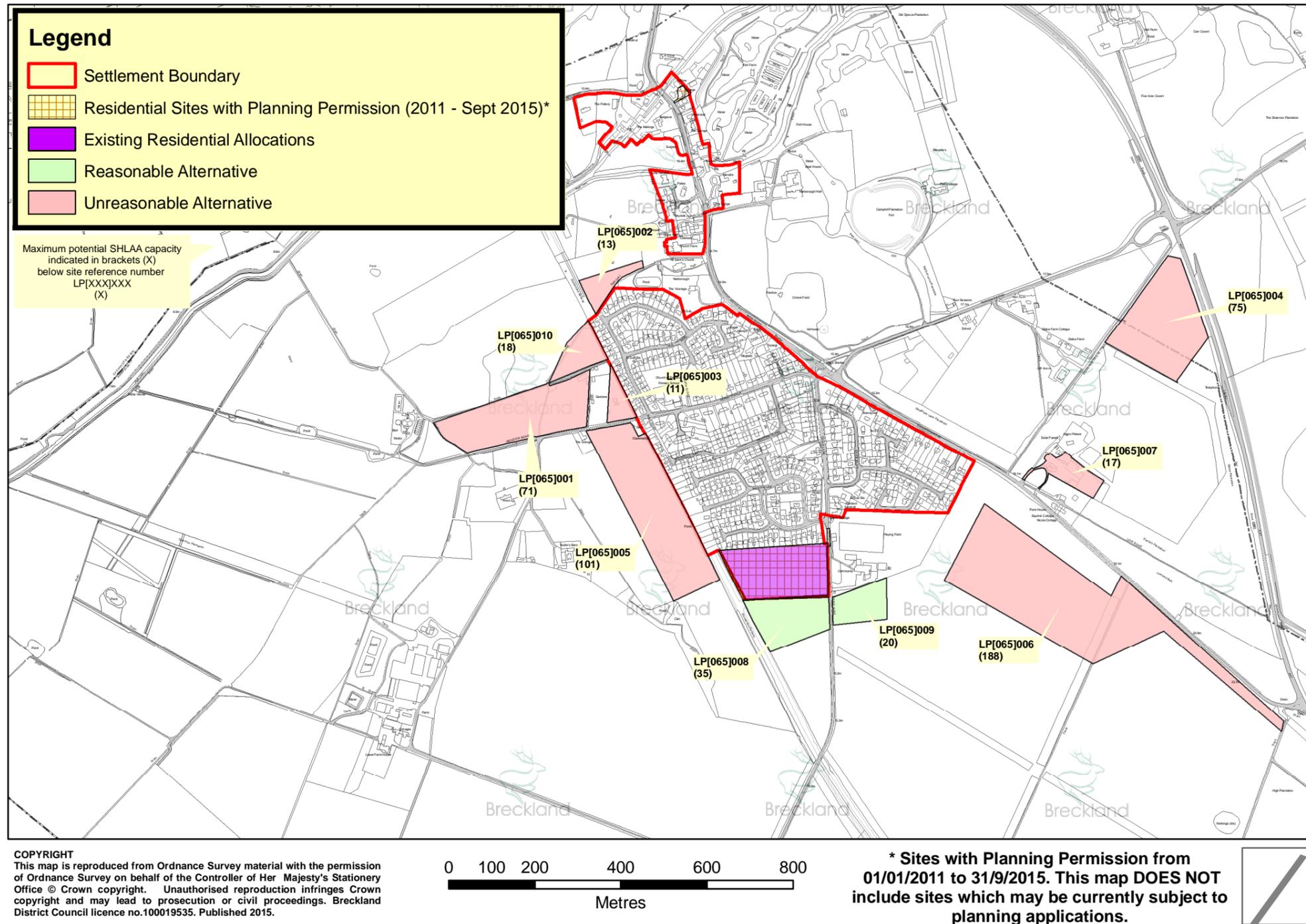
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Narborough	LP[065]001	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. The site is also situated within a groundwater source protection (Zone 1). Part of the site is within flood zone 3a. The development of the site could impact upon the landscape and townscape.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population.</p> <p><b>Inclusive Communities:</b> Close to the settlement</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to highway access arrangements and the site being partially within the WWTW. 2015 Highways comments indicated 'severe highways constraints'. The <b>SA highlighted</b> that the site is situated upon agricultural land of a high grade (Grade 3) and is partially within a groundwater source protection zone and partially subject to areas of flooding (Zone 3a). It concluded more positively around economic and social factors, based on the proximity to the settlement.</p> <p><b>Interim Conclusions:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Narborough	LP[065]002	Residential	<p><b>Land, water &amp; soil resources:</b> The site is situated within a grade 3 agricultural land. <b>Climate change and air pollution:</b> The site adjoins the settlement boundary. <b>Cultural heritage and landscape</b> Development of the site would need to consider the adjacent conservation area and grade 1 listed Church of All Saints. <b>Economic activity:</b> Site is adjacent to settlement boundary.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'deliverable' with the capacity further reduced to 10 to mitigate against the detrimental impact upon the listed building and the conservation area. 2015 Highways comments indicated 'severe highways constraints'. The site is situated upon agricultural land of a high grade (grade 3) and development may have an impact upon the adjoining conservation area and the listed building; however, the site adjoins the settlement boundary.</p> <p><b>Interim Conclusions:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Narborough	LP[065]003	Residential	<p><b>Land, water &amp; soil resources:</b> The site is situated on greenfield and grade 3 agricultural land. The land is designated as public open space and serves as allotments. <b>Climate change and air pollution</b> The site adjoins the settlement boundary. <b>Economic activity:</b> Access to road network and facilities – Adjacent to settlement boundary.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to highway access arrangements and the site being partially within the WWTW cordon sannitaire. . 2015 Highways comments indicated 'severe highways constraints'. The SA highlighted that the site is situated upon agricultural land (Grade 3) and designated public open space and as such scored negatively against these objectives. The <b>SA</b> also highlighted that the site adjoins the settlement boundary and is well related to services and facilities within the village.</p> <p><b>Interim Conclusions:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Narborough	LP[065]004	Residential	<p><b>Land, water and soil resources:</b> Greenfield site, however it is a lower grade (Grade 4)</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape</b> Development of the site may have an impact the protected trees on the site.</p> <p><b>Inclusive Communities:</b> The site is not well related to the settlement boundary and is distant from services and facilities within the village.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to highways access issues stating that this could only be achieved if site NA01 were developed. 2015 Highways comments indicated that the site has 'severe highways constraints'. The <b>SA</b> highlighted the potential impact upon the TPOs and the distance of the site from the settlement boundary. The site is distant from the settlement with no clear links to the settlement.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment
			<b>Economic activity:</b> Good access to the road network	
Narborough	LP[065]005	Residential	<p><b>Land, water and soil resources:</b> The site is located on grade 3 greenfield agricultural land.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site directly adjoins Narborough's settlement boundary and is well related to the service and facilities within the village.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary;</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary. The highways authority have highlighted access to road network as a constraint.</p>	<p>The <b>2014 SHLAA</b> determined determined the site to be 'non-deliverable' due to highways access issues. 2015 highways comments indicated that the site has 'severe highways constraints'. The <b>SA highlighted</b> that although the site is situated upon agricultural land of a high grade, the site adjoins the settlement boundary of Narborough.</p> <p><b>Interim Conclusions:</b> 'Unreasonable'.</p>
Narborough	LP[065]006	Residential	<p><b>Land, water and soil resources:</b> Greenfield site, the majority of which is on grade 3 agricultural land. Part of the site is located on grade 4 agricultural land..</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape.</b> Site does not directly adjoin the settlement boundary, development of the site may impact on the landscape and townscape being located on the approach into the settlement.</p> <p><b>Inclusive Communities:</b>The access route to the site is distant from the settlement boundary, and therefore distant from the key services and facilities within the village.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to highways access issues. 2015 highways comments indicated that the site has 'severe highways constraints'. The SA highlighted that although the site is within close proximity to the settlement boundary the access to the site would be distant to the settlement.</p> <p><b>Interim Conclusions:</b> 'Unreasonable'.</p>
Narborough	LP[065]007	Residential	<p><b>Land, water and soil resources:</b> Site is located on previously developed land and is currently in employment use by Fedex (storage and distribution)</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape</b> The site does not directly adjoin the settlement boundary. It is separated by a tree belt and is located to the north-east of Swaffham Road, whilst the main settlement is located to the south-west of the road.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary would provide affordable housing</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network. Site is not designated employment land, however would lead to the loss of employment use on the site.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'deliverable' with constraints able to be overcome. However, 2015 highways comments indicated that the site has 'severe highways constraints'. The <b>SA highlighted</b> that the site is situated upon brownfield land and that the site itself is situated within close proximity to the settlement.</p> <p><b>Interim Conclusions:</b> 'Unreasonable'.</p>

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Narborough	LP[065]008	Residential	<p><b>Land, water and soil resources:</b> The site is located on greenfield agricultural land, which is grade 3.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape</b> Site is located off Chalk Lane, which is one of the approach routes into Narborough. It directly adjoins a site with planning permission, so impact upon landscape is likely to be limited.</p> <p><b>Inclusive Communities:</b> The site directly adjoins the settlement boundary and is located adjacent to the community centre.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'deliverable'. The <b>sustainability appraisal</b> indicated that the site is situated upon high quality agricultural land, but that the site directly adjoins the settlement boundary.</p> <p><b>Interim Conclusions:</b> 'Deliverable'</p>	Reasonable Alternative
Narborough	LP[065]009	Residential	<p><b>Land, water and soil resources:</b> Greenfield site situated on grade 3 agricultural land.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> Site forms part of a wider agricultural field, the southern and eastern edges of which have no screening. Development of the site may impact upon the landscape, however this could be mitigated against with screening.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary, suite would be expected to provide affordable housing.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network through Chalk Lane</p>	<p>The <b>sustainability appraisal</b> indicated that the site is situated upon high quality agricultural land, but that the site is within close proximity to the settlement boundary. It is also well related to services and facilities within the village.</p> <p><b>Interim Conclusions:</b> 'Deliverable'.</p>	Reasonable Alternative
Narborough	LP[065]010	Residential	<p><b>Land, water and soil resources:</b> The site is on greenfield agricultural land, which is grade 3.</p> <p><b>Climate change and air pollution:</b> The southern section of the site is included within flood zone 3a.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape</b> This site forms part of a wider agricultural field and there is no screening on the north western boundary. There would be a landscape impact on the site, however this could be mitigated against by requiring appropriate screening with the development.</p>	<p>The <b>2015 Highways</b> comments indicated 'severe highways constraints'. The SA highlighted that the site is situated upon agricultural land of high quality and is further constrained by flood risk on the site. The <b>SA</b> did highlighted that the site is within close proximity to the settlement boundary and the facilities and services of Narborough.</p> <p><b>Interim Conclusions:</b> 'Unreasonable'.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary, would be expected to provide affordable housing</p> <p><b>Economic activity:</b> There is no direct highways access to the site, and it would need to be accessed either through the demolition of a property on Old Vicarage Park or in conjunction with another site.</p>		

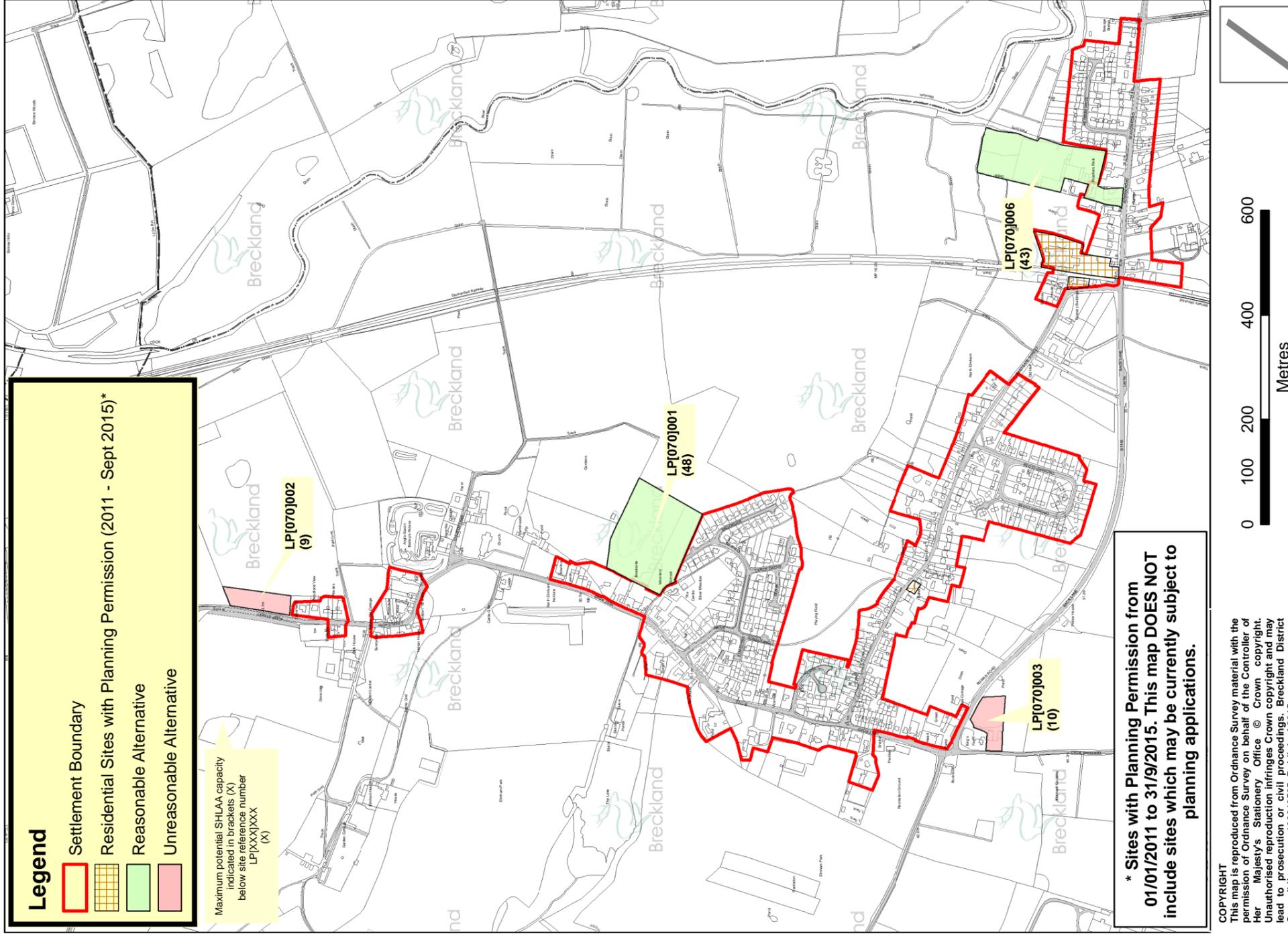
## Narborough: Emerging Residential Site Options Winter 2015



## 21 North Elmham

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
North Elmham	LP[070]001	Residential	<b>Land, water &amp; soil resource:</b> The site is situated within an area of agricultural land classified as grade 3. Part of the site (adjacent to the southern boundary) is partially constrained by an element of flood risk. <b>Climate change:</b> The site adjoins the settlement boundary. <b>Cultural heritage and landscape:</b> The site adjoins the conservation area boundary and curtilage of a listed building. It is also situated within a moderate-high landscape sensitivity area.	The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to highways issues. The latest <b>SA</b> has concluded neutrally, although noting highways, agricultural, minerals and flood risk issues. However these constraints are presently considered to be capable of being resolved and/or mitigated, so are not considered to be severe constraints. Planning History: The site is currently subject to a pending application for 25 dwellings (3PL/2015/0919/O).  <b>Interim Conclusion:</b> 'Developable'.	Reasonable Alternative
North Elmham	LP[070]002	Residential	<b>Land, water &amp; soil resource:</b> The site is situated within an area of agricultural land classified as grade 3. <b>Climate change:</b> The site adjoins the northernmost edge of the settlement boundary. <b>Cultural heritage and landscape:</b> The site adjoins the conservation area boundary and is located within a moderate-high landscape sensitivity area and an area of known archaeological significance.	The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to highways issues and the distance from key services and facilities. <b>2015 Highways</b> comments indicated 'severe highways constraints'. The <b>SA</b> concluded negatively identifying issues around impact on the adjoining conservation area and landscape sensitivity. <b>Planning History:</b> The site is currently subject to a pending planning application for 4 dwellings (3PL/2015/0783/F).  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
North Elmham	LP[070]003	Residential	<b>Land, water &amp; soil resource:</b> The site is situated on high grade agricultural land (designated grade 2). <b>Climate change:</b> The site is adjacent to the settlement boundary. <b>Cultural heritage and landscape:</b> The site adjoins the conservation area boundary and is located within a moderate-high landscape sensitivity area.	The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to highways issues and the impact upon the wider landscape. <b>2014 Highways</b> comments indicated that the site is 'Located on the edge of the settlement. Poor footways. No new access onto B1145 - likely visibility issues'. <b>2015 Highways</b> comments indicated there are 'severe highways constraints'. The <b>SA</b> concluded negatively identifying that the site is situated on high grade agricultural land and that development of the site may have a detrimental impact upon the conservation area. However, the also adjoins the settlement boundary of North Elmham.  <b>Interim Conclusion:</b> 'Unreasonable'.	Unreasonable Alternative
North Elmham	LP[070]006	Residential	<b>Land, water &amp; soil resource:</b> part non agricultural land. Development of this site would have an impact upon the aquifer and the northern portion is subject to flood risk. <b>Climate change:</b> the site adjoins the settlement boundary. <b>Cultural heritage and landscape:</b> no issues identified.	The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to access issues and ownership. A <b>Sustainability Appraisal</b> indicated that the development would have an impact upon the aquifer; however, this would not be considered a severe constraint. The SA concluded neutrally noting if issues of access and ownership can be resolved then this site would be considered 'developable'.  <b>Interim conclusion:</b> 'Developable'.	Reasonable Alternative

## North Elmham: Emerging Residential Site Options Winter 2015

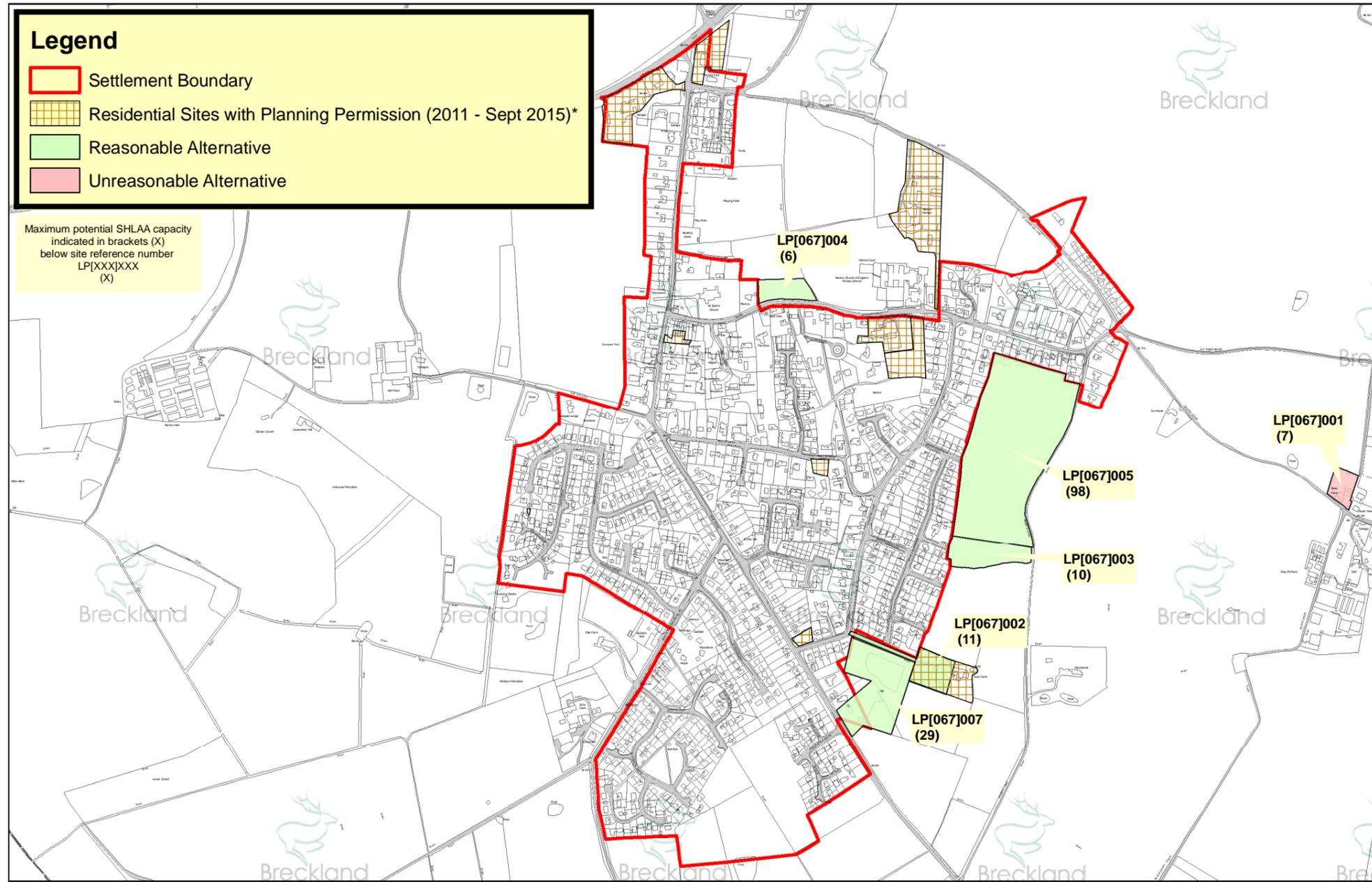


## 22 Necton

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Necton	LP[067]001	Residential	<p><b>Land, water and soil resources:</b> The site is occupied by Rose Farm house and barns. It is classified as grade 3 agricultural land.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is distant from Necton village and is located within the hamlet of Ivy Todd, as such it is distant from the services and facilities within the village.</p> <p><b>Inclusive Communities:</b> Distant from the settlement boundary and the services and facilities within Necton</p>	<p>The <b>2014 SHLAA</b> update considered the site to be 'non-deliverable' due to the distance from key services and facilities and the impact upon the landscape.</p> <p><b>2015 Highways</b> Comments indicated that the site suffers from 'severe highways constraints'.</p> <p><b>Interim Conclusions:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Necton	LP[067]002	Residential	<p><b>Land, water and soil resources:</b> The site is greenfield grade 3 agricultural land.</p> <p><b>Climate change and air pollution:</b> Development of the site would have an impact upon the aquifer.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> Site is located to the east of the edge of Necton's settlement boundary</p> <p><b>Inclusive Communities:</b> It is well related to the settlement boundary and as such has reasonable access to services and facilities within the village. The existing planning permission is for 4 dwelling, which is below the affordable housing threshold.</p> <p><b>Economic activity:</b> Access to the road network is via Town Green.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to access issues. A <b>sustainability appraisal</b> was carried out on the site and indicated that the site is distant from key facilities, would have an impact upon the aquifer and the wider landscape; however, these would not be considered severe constraints. If access issues can be overcome then it is considered that this site is 'developable'.</p> <p><b>Planning History:</b> The site is currently subject to a Planning Permission (3PL/2014/0590/O) for 4 dwellings. This is reflected in the constrained capacity.</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Necton	LP[067]003	Residential	<p><b>Land, water and soil resources:</b> The site is a greenfield site on grade 3 agricultural land</p> <p><b>Climate change and air pollution:</b> Development of the site has the potential to impact upon the aquifer</p> <p><b>Cultural heritage and landscape:</b> There are a number of TPO's on the site which may be impacted upon by the development. Consideration of these should be given through the design of the scheme and as such, it may be possible to mitigate against this.</p> <p><b>Inclusive Communities:</b> The site directly adjoins Necton's settlement boundary, however the appraisal concludes that it is distant from some of the key services and facilities. Due to the size of the site, it would be expected to provide onsite affordable housing.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'deliverable' with no major constraints raised. The <b>sustainability appraisal</b> indicated that the site is situated upon agricultural land of high quality, is distant from key facilities and that development of the site itself would have an impact upon trees and the aquifer; however, these are not considered to be severe constraints.</p> <p><b>Interim conclusion:</b> 'Deliverable'.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Necton	LP[067]004	Residential	<b>Land, water &amp; soil resources:</b> The site is on greenfield land which is grade 3 agricultural. <b>Climate change and air pollution</b> Part of the site is within flood zone 3a. <b>Cultural heritage and landscape</b> The site is directly adjoins the conservation area. It is also in close proximity to the grade 1 listed All Saints church. <b>Economic Activity:</b> Access to road network and facilities – Adjacent to settlement boundary.	The <b>2014 SHLAA</b> determined the site to be 'deliverable' with the only constraint being the slight flooding on site with the constrained capacity reduced as a result. A <b>sustainability appraisal</b> was carried out on the site and determined that the site is of high agricultural quality and development of the site would be constrained by flood risk; however, the site is close to the existing settlement boundary and the services and facilities within the village.  <b>Interim Conclusion:</b> 'Deliverable'.	Reasonable Alternative
Necton	LP[067]005	Residential	<b>Land, water &amp; soil resources:</b> The site is located on grade 3 agricultural land. <b>Climate change and air pollution:</b> The site adjoins the settlement boundary. <b>Cultural heritage and landscape:</b> The southern boundary of the site has a number of TPO's. <b>Economic activity:</b> Access to road network and facilities – Adjacent to settlement boundary.	The <b>2014 SHLAA</b> determined the site to be 'deliverable' with no severe constraints raised. A <b>sustainability appraisal</b> was carried out on the site indicating that the site is of high grade agricultural land, but that the site is adjoining the settlement boundary.  <b>Interim conclusion:</b> 'Deliverable'.	Reasonable Alternative
Necton	LP[067]007	Residential	<b>Land, water &amp; soil resources:</b> The site is situated on grade 3 agricultural land. Part of the site is occupied by 63 Hale Road and its associated garden. <b>Climate change and air pollution</b> The site adjoins the settlement boundary. Part of the site is in flood zone 3a. <b>Cultural heritage and landscape:</b> There are a number of trees on the site, which may have implications for the development. <b>Economic activity:</b> Access to road network and facilities – Adjacent to settlement boundary.	The <b>2015 SHLAA</b> update determined that the site is 'deliverable'. The <b>Sustainability Appraisal</b> stated that the site is situated upon land of high agricultural quality, and would be further constrained by flood risk; however, the site adjoins the existing settlement boundary.  <b>Interim conclusion:</b> 'Developable'.	Reasonable Alternative

## Necton: Emerging Residential Site Options Winter 2015

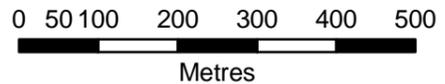


**Legend**

- Settlement Boundary
- Residential Sites with Planning Permission (2011 - Sept 2015)\*
- Reasonable Alternative
- Unreasonable Alternative

Maximum potential SHLAA capacity indicated in brackets (X) below site reference number LP[XXX]XXX (X)

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\* Sites with Planning Permission from 01/01/2011 to 31/9/2015. This map DOES NOT include sites which may be currently subject to planning applications.



## 23 Old Buckenham

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Old Buckenham	LP[074]001	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints. The <b>SA</b> concluded that development of the site would have a neutral impact when scored against the SA framework.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Old Buckenham	LP[074]002	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p>Climate change and air pollution: Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary; access to the road network</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints. The <b>SA</b> concluded that development of the site would have a neutral impact when scored against the SA framework.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Old Buckenham	LP[074]003	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3). Flood zone 3 covers part of the site.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity. Development of the site may have an impact upon the nearby listed building.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'developable', <b>2015 Highways</b> comments highlighted severe constraints, stating that the site is 'Not suitable for allocation. The local road network is narrow and inadequate'. The <b>SA</b> concluded that the site is distant from the main settlement and is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

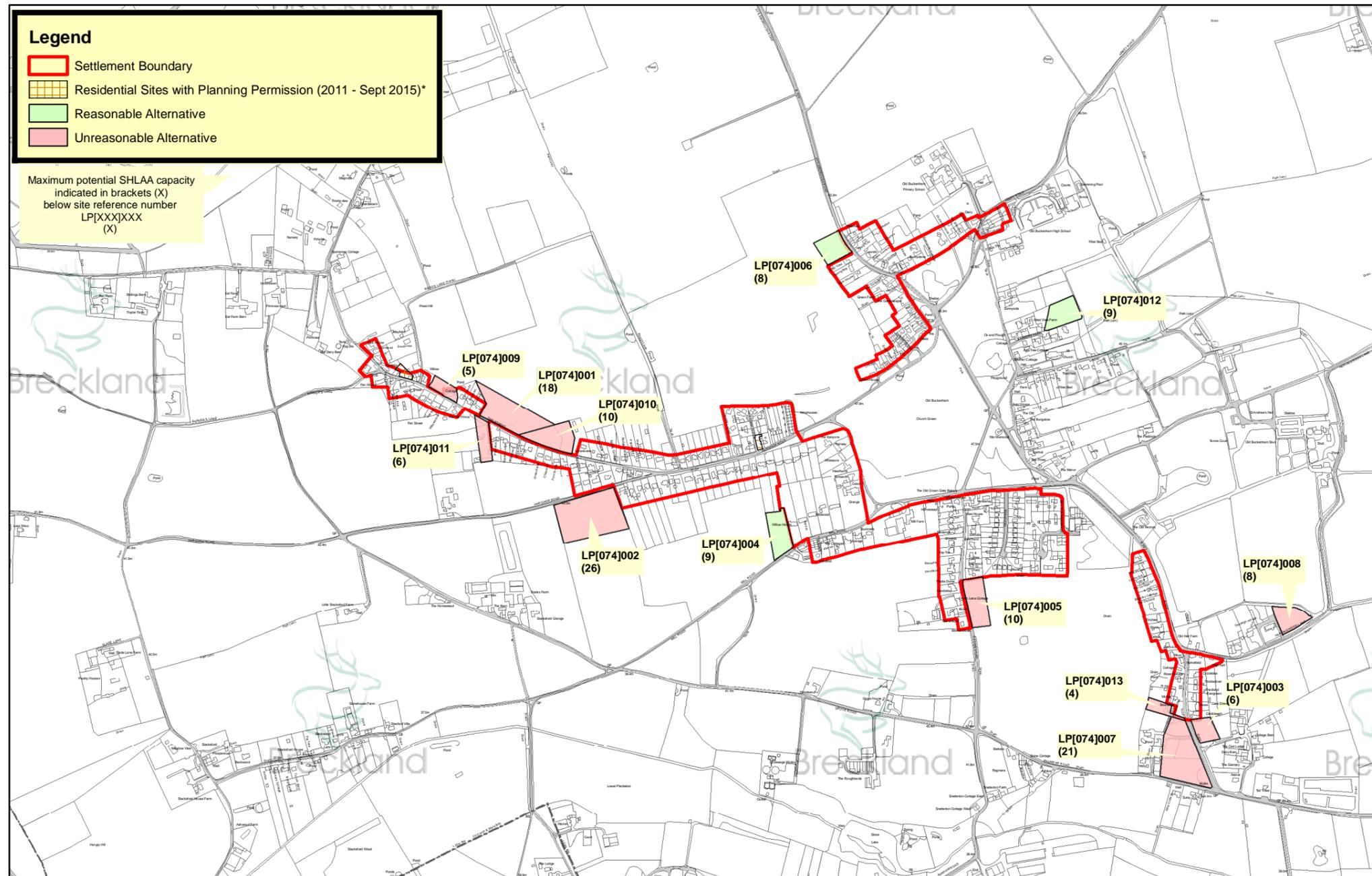
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Old Buckenham	LP[074]004	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p>Climate change and air pollution: Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity. Development of the site may have an impact upon the nearby listed building/conservation area.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'developable'. <b>2015 Highways</b> comments indicated that the 'Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site'. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Old Buckenham	LP[074]005	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p>The <b>2015 SHLAA Addendum</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints. The SA concluded that development of the site would have a neutral impact when scored against the <b>SA</b> framework.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Old Buckenham	LP[074]006	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity. Adjoining the conservation area.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p>The <b>2015 SHLAA Addendum</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments indicated subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site. Would require footway and access improvements. This site is the preferred site of the Highway Authority'. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Developable'.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Old Buckenham	LP[074]007	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Flood zone 3 covers most of the site.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity. Development of the site may have an impact upon the nearby listed building.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints. The <b>SA</b> concluded that the site is distant from the main settlement and is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Old Buckenham	LP[074]008	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints. The <b>SA</b> concluded that the site is distant from the main settlement and is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Old Buckenham	LP[074]009	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p>The <b>2015 SHLAA</b> Addendum determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints. The <b>SA</b> concluded that the site is distant from the main settlement and is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

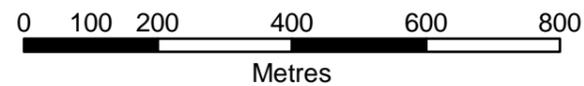
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Old Buckenham	LP[074]010	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary; access to the road network</p>	<p>The <b>2015 SHLAA Addendum</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints. The <b>SA</b> concluded that development of the site would have a neutral impact when scored against the SA framework.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Old Buckenham	LP[074]011	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p>The <b>2015 SHLAA Addendum</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments highlighted severe constraints. The <b>SA</b> concluded that the site is distant from the main settlement and is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Old Buckenham	LP[074]012	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary; access to the road network</p>	<p>The <b>2015 SHLAA Addendum</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments indicated that the 'This is the preferable site in this settlement. Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site. Would require footway and access improvements. Barbers Yard would need to be brought up to an adoptable standard. This site is the preferred site of the Highway Authority'. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Developable'.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Old Buckenham	LP[074]013	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Flood zone 2 covering part of the site.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement boundary, but distant from the main settlement; access to the road network.</p>	<p><b>2015 highways</b> comments highlighted 'severe' highways constraints, stating that the site is 'not suitable for allocation. The local road network is narrow and inadequate'. The <b>SA</b> concluded that the site impacts negatively when assessed against the sustainability criteria, highlighting issues of flood risk, and distance from the main settlement boundary.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	<p><b>Unreasonable Alternative</b></p>

## Old Buckenham: Emerging Residential Site Options Winter 2015



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\* Sites with Planning Permission from 01/01/2011 to 31/9/2015. This map DOES NOT include sites which may be currently subject to planning applications.



## 24 Saham Toney

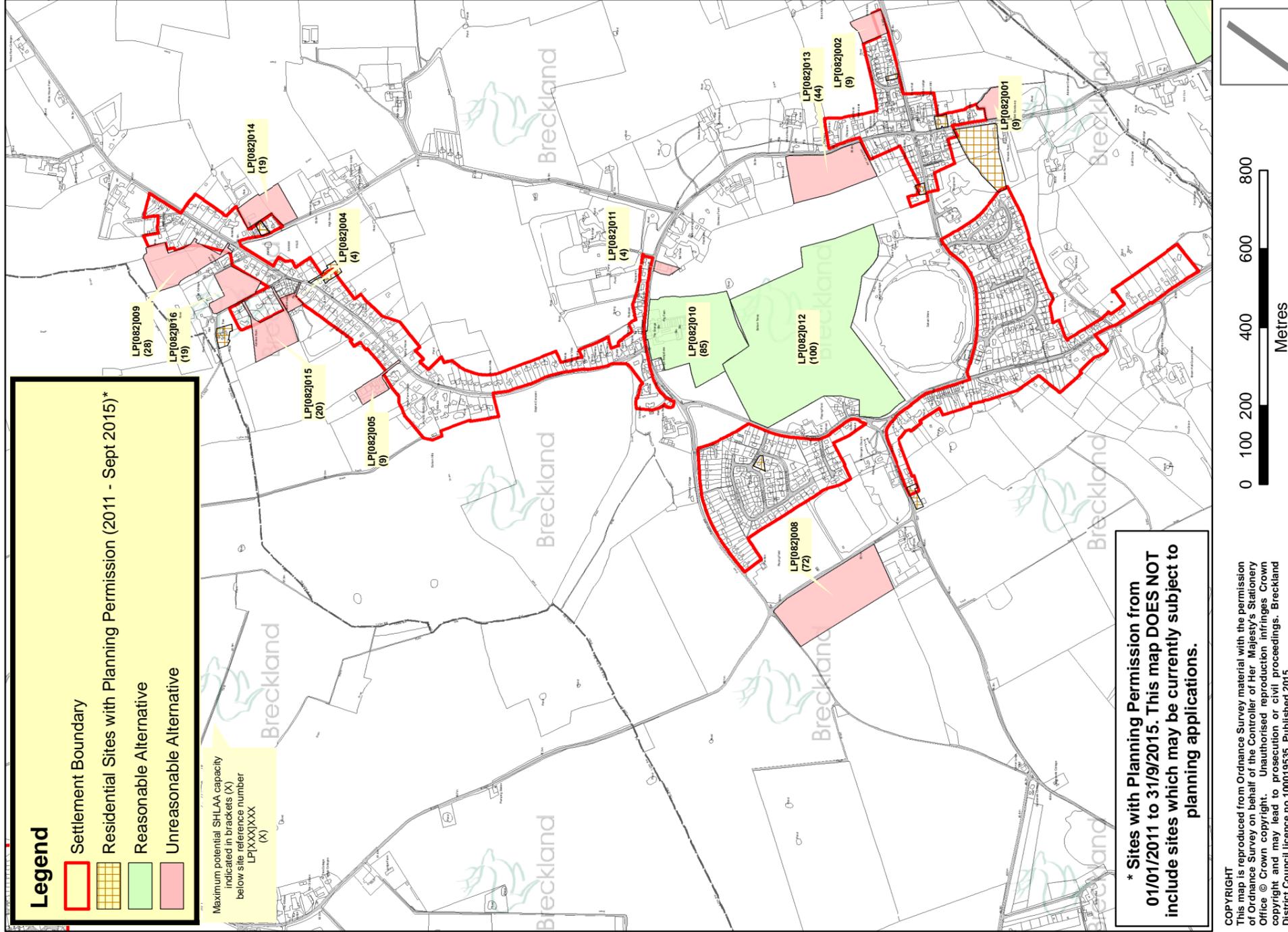
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Saham Toney	LP[082]001	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3). Adjacent to an area of flood risk (Zone 3a).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to high costs of access improvements in comparison to the size of the site proposed. <b>2015 Highways</b> comments indicated 'severe highways constrains'. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Saham Toney	LP[082]002	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement; access to the road network</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'deliverable'. <b>2015 Highways</b> comments further indicated 'severe highways constraints'. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Saham Toney	LP[082]004	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments indicated 'severe' constraints. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Saham Toney	LP[082]005	Residential	<p><b>Land, water and soil resources:</b> Brownfield site; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'non-developable' due to the severe highways constraints. 2015 Highways comments indicated 'severe' constraints. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Saham Toney	LP[082]009	Residential	<p><b>Land, water and soil resources:</b> Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Biodiversity:</b> Protected trees align the site.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Within close proximity to the settlement; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments indicated 'severe' constraints. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Saham Toney	LP[082]010	Residential	<p><b>Land, water and soil resources:</b> Partial brownfield, Partially undeveloped land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Area of flood zone (3a) to the north of the site.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'deliverable' with minor highways constraints. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Saham Toney	LP[082]011	Residential	<p><b>Land, water and soil resources:</b> Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments indicated 'severe' constraints. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Saham Toney	LP[082]012	Residential	<p><b>Land, water and soil resources:</b> Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p>The <b>2015 SHLAA</b> Addendum determined the site to be 'deliverable' with highways improvements required and further mitigation required to limit the impact upon the nearby CWS. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Deliverable'</p>	Reasonable Alternative
Saham Toney	LP[082]013	Residential	<p><b>Land, water and soil resources:</b> Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network</p>	<p>The <b>SHLAA 2015</b> Addendum determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments indicated 'severe' constraints. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Saham Toney	LP[082]14	Residential	<p><b>Land, water and soil resources:</b> Brownfield; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p>	<p>The <b>SHLAA 2015</b> Addendum determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments indicated 'severe' constraints. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	
Saham Toney	LP[082]015	Residential	<p><b>Land, water and soil resources:</b> Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p>The <b>SHLAA 2015</b> Addendum determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments indicated 'severe' constraints. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	
Saham Toney	LP[082]016	Residential	<p><b>Land, water and soil resources:</b> Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; access to the road network.</p>	<p>The <b>SHLAA 2015</b> Addendum determined this site to be 'non-developable' due to the severe highways constraints. <b>2015 Highways</b> comments indicated 'severe' constraints. The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	

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## 25 Shipham

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Shipdham	LP[085]001	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to issues of access and ownership. The <b>SA</b> concluded that development of the site would impact neutrally when assessed against the sustainability appraisal criteria.</p> <p><b>Interim conclusion:</b> 'Developable' if issues of access can be overcome</p>	Reasonable Alternative
Shipdham	LP[085]002	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'deliverable' with highways improvements required. <b>2015 Highways</b> comments indicated that 'subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site'. The <b>SA</b> concluded that development of the site would impact neutrally when assessed against the sustainability appraisal criteria.</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Shipdham	LP[085]003	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within flood zone 3a (Approx 50% of the site).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p>	<p>The <b>2014 SHLAA</b> determined this site to be 'non-deliverable' due to the remoteness of the site from the development. 2014 highways comments indicated a severe highways constraint stating 'Unsustainable location. No footpaths. An access onto the A1075 would not be inappropriate. The Highway Authority would object to this allocation'. <b>2015 highways</b> comments indicated 'severe highways constraints'. The <b>SA</b> concluded that the site would impact negatively when measured against the sustainability appraisal framework. The site is situated on agricultural land of a high grade (grade 3), the site is situated within an area of Moderate-High landscape sensitivity and that the site is within an area of flooding (Zone 3a).</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

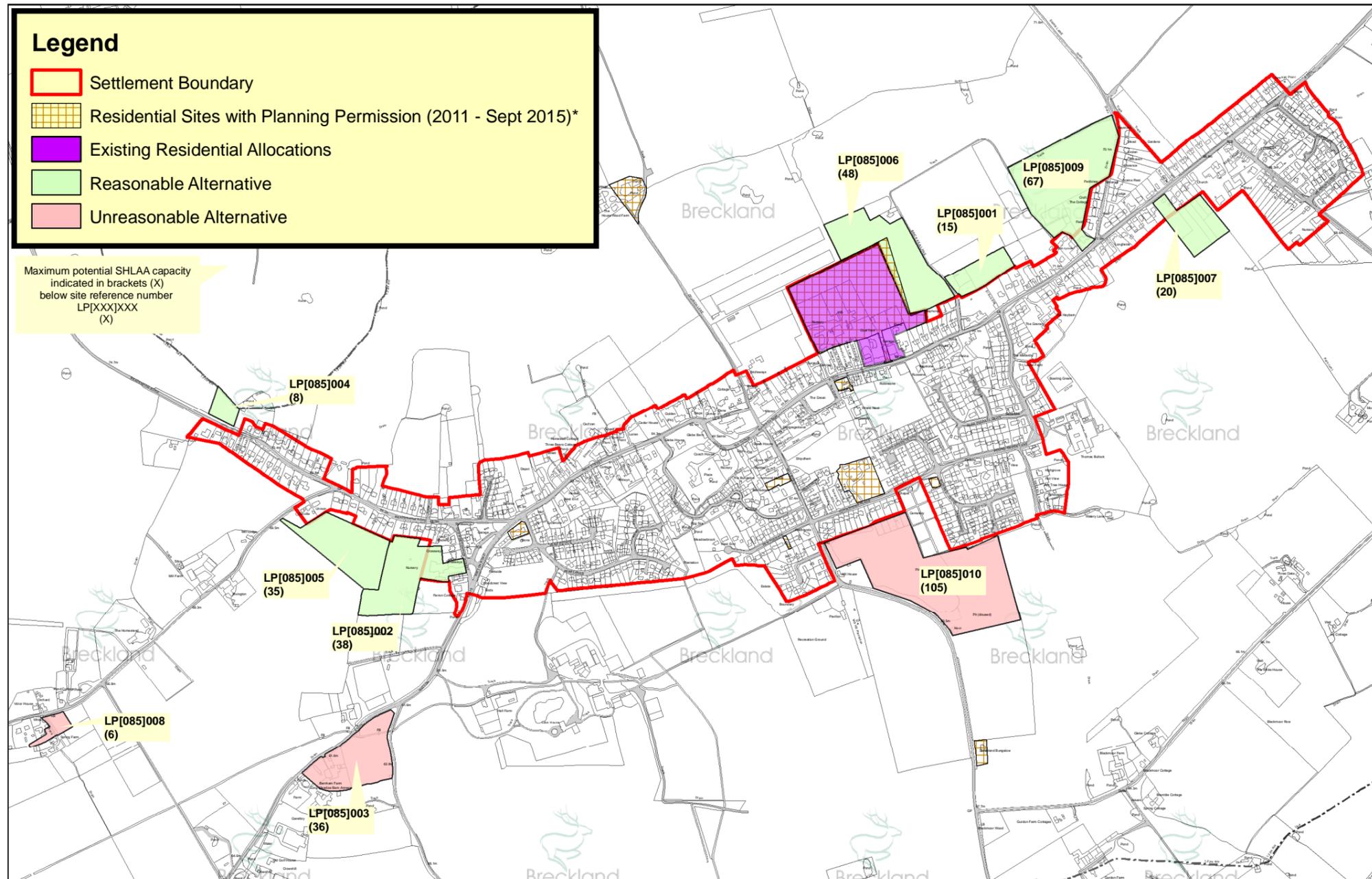
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Distant from the settlement; Access to the road network.</p>		
Shipdham	LP[085]004	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to highways access issues. <b>2015 Highways</b> comments indicated that the site has 'moderate highways constraints' commenting 'The site is slightly removed from the core of the settlement. Subject to a safe access and adequate visibility and footway improvements, the Highway Authority would not object if this site were identified as a strategic housing site'. The SA concluded that development of the site would have a neutral impact when measured against the sustainability appraisal framework.</p> <p><b>Interim conclusion:</b> 'Developable' in conjunction with LP[085]002.</p>	Reasonable Alternative
Shipdham	LP[085]005	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to highways access issues. <b>2015 Highways</b> comments indicated that the site has 'moderate highways constraints' commenting 'access through LP[085]002', which is a 'deliverable' site. The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade (grade 3) and that the site is within an area of Moderate-High landscape sensitivity; however, the site adjoins the settlement boundary.</p> <p><b>Interim conclusion:</b> 'Developable' in conjunction with LP[085]002.</p>	Reasonable Alternative
Shipdham	LP[085]006	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to issues of access and ownership. <b>2015 Highways</b> comments indicated that the site May be suitable for allocation but would require footway and access improvements. The existing access is inadequate. Could be an acceptable site if extended if extended through the 'Coal Yard' application. Subject to a safe access and adequate visibility,</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>the Highway Authority would not object if this site were identified as a strategic housing site'. The <b>SA</b> concluded that development of the site would impact neutrally when assessed against the sustainability appraisal criteria.</p> <p><b>Interim conclusion:</b> 'Developable.'</p>	
Shipdham	LP[085]007	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to issues of access and ownership. <b>2015 Highways</b> comments indicated that the site 'May be suitable for allocation but would require footway and access improvements and achieving an adequate visibility splay. Road Standards would be required and more information has been requested from the site promoter'. The <b>SA</b> concluded that development of the site would impact neutrally when assessed against the sustainability appraisal criteria.</p> <p><b>Interim conclusion:</b> 'Developable.'</p>	Reasonable Alternative
Shipdham	LP[085]008	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Distant to the settlement boundary.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to highways constraints. 2014 and 2015 highways comments indicated 'severe highways constraints' with 2014 comments indicating that the site is in an 'Unsustainable location. No footpaths. The Highway Authority would object to this allocation' and 2015 comments stating that the site is 'not suitable for allocation'. The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade and that the area is within an area of moderate-high sensitivity. It was also highlighted that the site is distant from the settlement.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Shipdham	LP[085]009	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to highways access issues. <b>2015 Highways</b> comments indicated that the site has limitations, but that these limitations can be overcome, stating that 'subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site'. The <b>SA</b> concluded that the site would have a neutral impact when measured</p>	Unreasonable Alternative

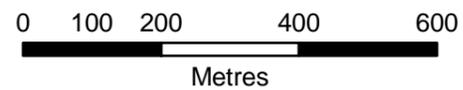
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity. Development of the site may have an impact upon the nearby listed building.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>against the sustainability appraisal criteria, highlighting that the site would need to take into consideration the impact upon the wider landscape and the nearby listed buildings.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>
Shipdham	LP[085]010	Residential	<p><b>Land, water and soil resources:</b> Greenfield site; Undeveloped land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Within a groundwater source protection zone (Zone 3).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Cultural heritage and landscape:</b> The site is situated within an area of moderate-high landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to issues of access and highways. 2015 highways comments indicated 'severe highways constraints', highlighting that the site is 'Not suitable for allocation. The local road network is narrow and inadequate. The junction with Mill Road with A1075 (Church Close) is inadequate'. The <b>SA</b> concluded neutrally against the sustainability framework, consideration would need to be taken for the wider landscape impact.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>

**Unreasonable Alternative**

## Shipdham: Emerging Residential Site Options Winter 2015



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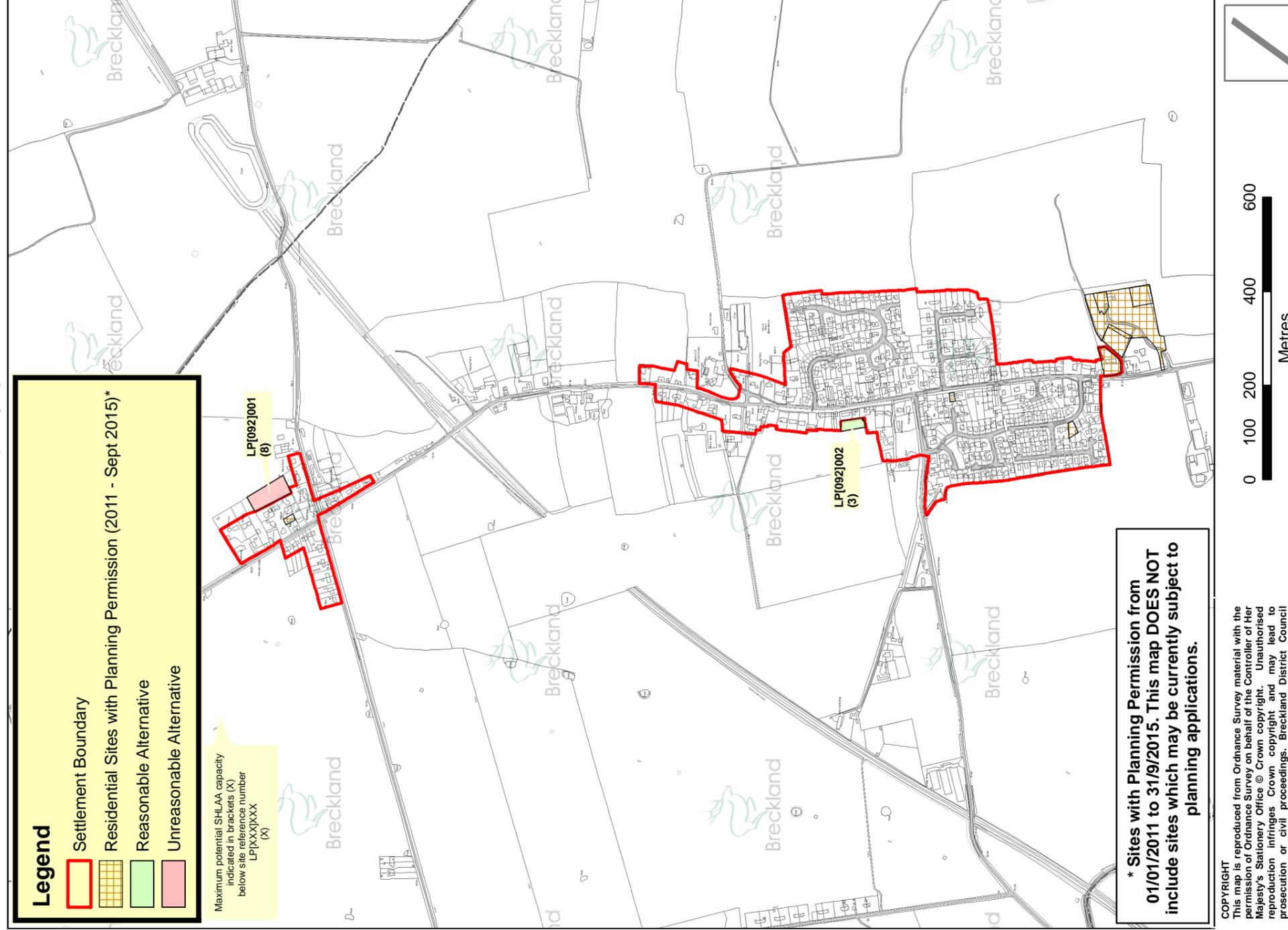
**\* Sites with Planning Permission from 01/01/2011 to 31/9/2015. This map DOES NOT include sites which may be currently subject to planning applications.**



## 26 Sporle

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Sporle	LP[092]001	Residential	<p><b>Land, water and soil resources:</b> Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary, but distant from the main settlement; Access to the road network.</p>	<p>The <b>SHLAA 2015</b> Addendum determined this site to be 'non-developable' due to the severe highways constraints. The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade (enclosed field behind houses with access) and that the site would have to take into consideration the landscape impacts; however, the site is within close proximity to the settlement boundary.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	<p><b>Unreasonable Alternative</b></p>
Sporle	LP[092]002	Residential	<p><b>Land, water and soil resources:</b> Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary, but distant from the main settlement; Access to the road network.</p>	<p>The <b>2015 SHLAA</b> update considered the site deliverable, but considered the site to be too small to be included in the local plan. The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade and that the site would have to take into consideration the landscape impacts; however, the site is within close proximity to the settlement boundary.</p> <p><b>Interim conclusion:</b> 'Deliverable'.</p>	<p><b>Reasonable Alternative</b></p>

## Sporle: Emerging Residential Site Options Winter 2015



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## 27 Swanton Morley

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment		
Swanton Morley	LP[098]001	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Adjoins the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to direct access issues. The <b>SA</b> concluded that the site would have a neutral impact when measured against the sustainability criteria. <b>2015 Highways</b> comments indicated that 'Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site.'</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative	
Swanton Morley	LP[098]002	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Adjoins the settlement boundary; Access to the road network.</p>	<p>The <b>SA</b> concluded that the site would have a neutral impact when measured against the sustainability criteria. <b>2015 Highways</b> comments indicated that 'the site should only come forward as a part of a comprehensive scheme together with 003 in order to provide meaningful improvements to the local highway network. Subject to a safe access, adequate visibility, improvements to the footpath network to link with local services and the local schools, and mitigation in terms of highway widening, the Highway Authority would not object if this site were identified as a strategic housing site.'</p> <p><b>Interim conclusion:</b> 'Developable'.</p>		Reasonable Alternative
Swanton Morley	LP[098]003	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the nearby listed building.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p>	<p>The <b>2014 SHLAA</b> determined the site to be 'non-deliverable' due to the size of the site proposed and the impact upon local infrastructure. The <b>SA</b> concluded that the site would have a neutral impact when measured against the sustainability criteria. <b>2015 Highways</b> comments indicated that 'The site should only come forward as a part of a comprehensive scheme together with 002 in order to provide meaningful improvements to the local highway network. Subject to a safe access, adequate visibility, improvements to the footpath network to link with local services and the local schools, and mitigation in terms of highway widening, the Highway Authority would not object if this site were identified as a strategic housing site.'</p> <p><b>Interim conclusion:</b> 'Developable'.</p>		Reasonable Alternative

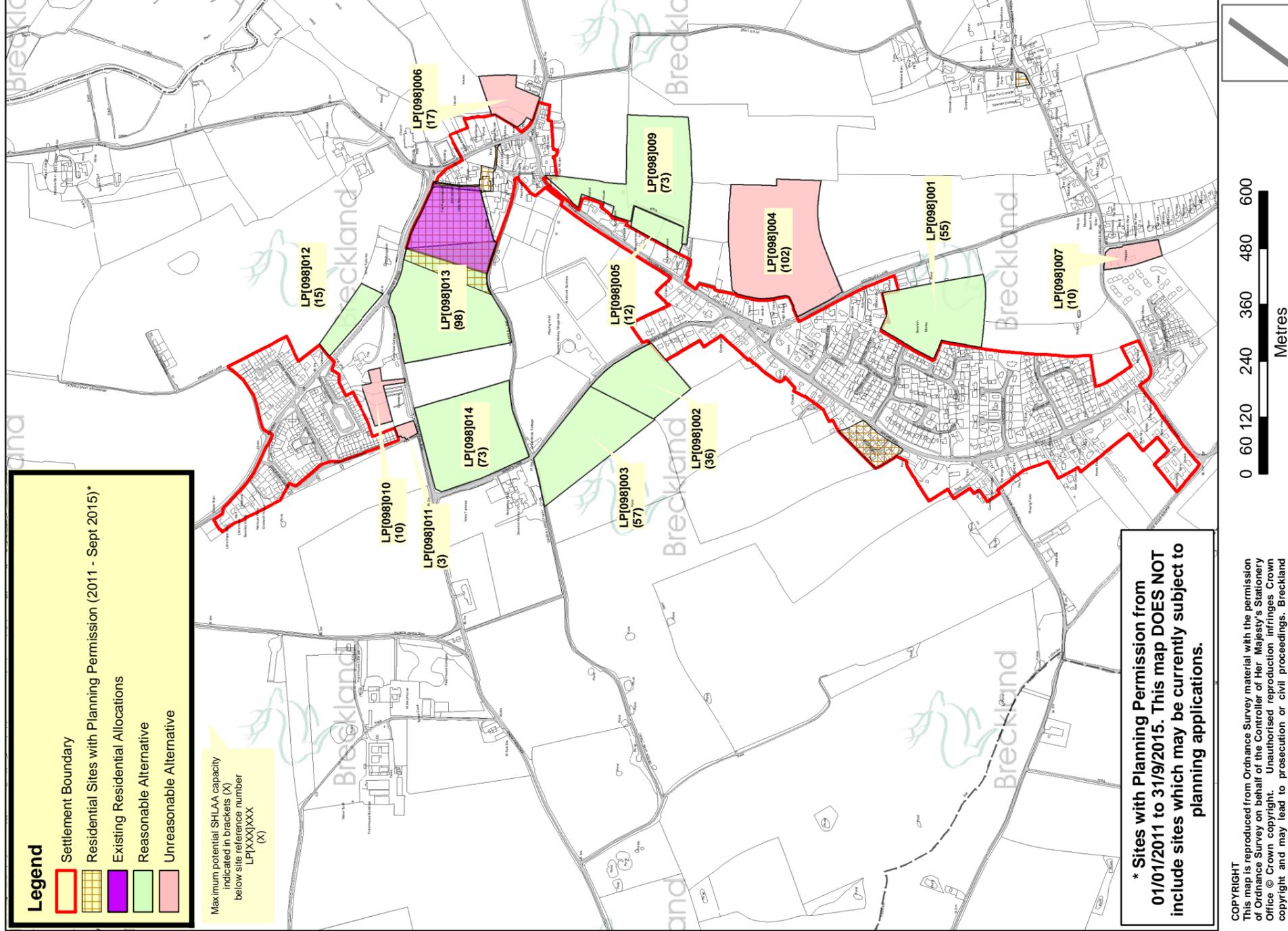
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.		
Swanton Morley	LP[098]004	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the nearby listed building.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to to highways access constraints and the impact upon the wider landscape. <b>2015 Highways</b> comments indicated 'severe highways constraints' and stated that the site is 'not suitable for allocation. Inadequate road network'. The <b>SA</b> concluded that the site would have a neutral impact when measured against the sustainability criteria.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Swanton Morley	LP[098]005	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the nearby listed building.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to to highways access constraints and the impact upon the nearby listed building. <b>2015 Highways</b> comments indicated 'severe highways constraints', stating that the site has 'No direct means of access to the highway network. The site should only come forward as a part of a comprehensive scheme together with 009. Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site'. The <b>SA</b> concluded that the site would have to take the listed building into consideration, but that development of the site would have a neutral impact overall.</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Swanton Morley	LP[098]006	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Flooding to the north of the site (Flood Zone 2).</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the nearby listed building</p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to highways constraints. <b>2015 Highways</b> comments indicated 'severe highways constraints', stating that the site is 'Not suitable for allocation. Inadequate road network and unsuitable junction for additional vehicular access'. The <b>SA</b> concluded that the site would have a negative impact upon the nearby CWS and the listed building.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Biodiversity:</b> County Wildlife Site adjoins to the north.</p> <p>Population and human health: The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>		
Swanton Morley	LP[098]007	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location</p> <p><b>Biodiversity:</b> Development of the site may have an impact upon protected trees.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'non-deliverable' due to highways constraints. The SA concluded that development of the site would have a neutral impact when assessed against the sustainability appraisal criteria. <b>2015 Highways</b> comments indicated 'severe' constraints, stating that the site is 'Not suitable for allocation. Inadequate road network. Unsustainable location'.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	<b>Unreasonable Alternative</b>
Swanton Morley	LP[098]009	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the nearby listed building.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> indicated that the site is deliverable if highways improvements can be met. The SA concluded that development of the site would have a positive effect scoring more positive on access to services, health, and economic activities. <b>2015 Highways</b> comments indicated that Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site'</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	<b>Reasonable Alternative</b>
Swanton Morley	LP[098]010	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p>	<p>The <b>2014 SHLAA</b> indicated that the site is deliverable if highways improvements can be met. The SA concluded that development of the site would have a positive effect scoring more positive on access to services,</p>	<b>Unreasonable Alternative</b>

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>health, and economic activities. <b>2015 Highways</b> comments indicated that 'Hoe Road East unsuitable to cater for additional development by reason of restricted width and lack of pedestrian provision. Limited site frontage to provide suitable access. The Highway Authority would object to this site as a strategic allocation'.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	
Swanton Morley	LP[098]011	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development. The site is designated open space.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral effect scoring more positive on access to services, health, and economic activities. <b>2015 Highways</b> comments indicated that 'Hoe Road East unsuitable to cater for additional development by reason of restricted width and lack of pedestrian provision. Subject to a safe access onto Middleton Avenue and improvements to the adjacent footway link through to Hoe Road East the Highway Authority would not object if this site were identified as a strategic housing site'. Due to the low constrained capacity on the site, it is considered that these constraints can not be overcome.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Swanton Morley	LP[098]012	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'deliverable' with highways improvements. <b>2015 Highways</b> comments indicated that 'Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site'. The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade (grade 3), but that the site adjoins the settlement boundary.</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Swanton Morley	LP[098]013	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p>	<p>The <b>2014 SHLAA</b> indicated that the site is 'deliverable' with highways improvements. <b>2015 Highways</b> comments indicated that 'Subject to a safe access onto Rectory Road, adequate visibility and improvements to the footpath network including Harkers Lane PRow the Highway Authority would not object if this site were identified as a strategic housing site'. The <b>SA</b> concluded that the site is situated upon agricultural land of a high grade (grade 3), but that the site adjoins the settlement boundary.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p><b>Interim conclusion:</b> 'Developable'.</p>	
Swanton Morley	LP[098]014	Residential	<p><b>Land, water and soil resources:</b> Partial Greenfield/brownfield; Non-agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2015 SHLAA</b> update indicated that the site is 'deliverable' with highways improvements. The <b>SA</b> concluded that development of the site would have impact positively when assessed against the sustainability appraisal framework.</p> <p><b>Interim Conclusion:</b> 'Deliverable'.</p> <p><b>Reasonable Alternative</b></p>	

# Swanton Morley: Emerging Residential Site Options Autumn 2015



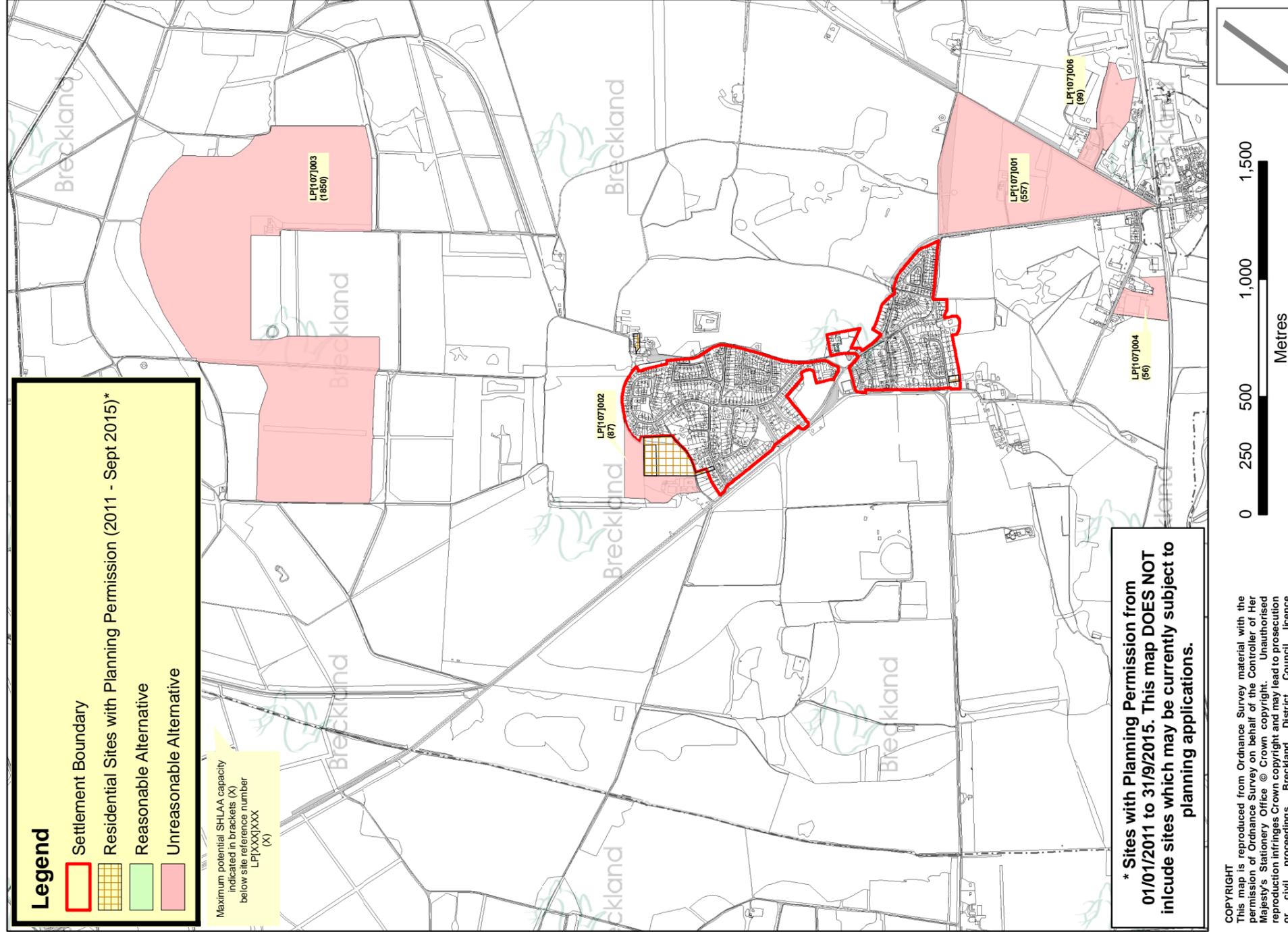
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## 28 Weeting

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Weeting	LP[107]001	Residential	<p><b>Land, water and soil resources:</b> Brownfield; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location..</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Biodiversity:</b> The site is situated within the SPA buffer.</p> <p><b>Cultural heritage and landscape:</b> Moderate-High landscape sensitivity.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> update indicated that the site is considered to be 'non-deliverable' due to being within the SPA buffer. <b>2015 Highways</b> comments indicated moderate highways constraints. The <b>SA</b> concluded that development of the site would have a negative impact when measured against the sustainability appraisal framework, with the site being with an SPA buffer.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Weeting	LP[107]002	Residential	<p><b>Land, water and soil resources:</b> Brownfield; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Biodiversity:</b> The site is situated within the SPA buffer.</p> <p><b>Cultural heritage and landscape:</b> Moderate-High landscape sensitivity.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The <b>2014 SHLAA</b> update indicated that the site is considered to be 'non-deliverable' due to being within the SPA buffer. The <b>SA</b> concluded that development of the site would have a negative impact when measured against the sustainability appraisal framework, with the site being with an SPA buffer.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Weeting	LP[107]003	Residential	<p><b>Land, water and soil resources:</b> Brownfield; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Site lies within Groundwater source protection zone 1.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p>	<p>The <b>2015 SHLAA</b> update indicated that the site is considered to be 'non-deliverable' due to being within the SPA buffer. <b>2015 Highways</b> comments indicated 'severe' constraints regarding the site. The <b>SA</b> concluded that development of the site would have a negative impact when measured against the sustainability appraisal framework, with the site being with an SPA buffer and within an area of groundwater source protection</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment
			<p><b>Biodiversity:</b> The site is situated within the SPA buffer.</p> <p><b>Cultural heritage and landscape:</b> Moderate-High landscape sensitivity.</p> <p>Inclusive Communities: Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	
Weeting	LP[107]004	Residential	<p><b>Land, water and soil resources:</b> Brownfield; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location. Site lies within Flood Zone 2.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Biodiversity:</b> The site is situated within the SPA buffer.</p> <p><b>Cultural heritage and landscape:</b> Moderate-High landscape sensitivity.</p> <p><b>Inclusive Communities:</b> Within close proximity to the settlement boundary.</p> <p><b>Economic activity:</b> Within close proximity to the settlement boundary; Access to the road network.</p>	<p>The <b>2015 SHLAA</b> update indicated that the site is considered to be 'non-deliverable' due to being within the SPA buffer. <b>2015 Highways</b> comments indicated 'severe' constraints regarding the site. The <b>SA</b> concluded that development of the site would have a negative impact when measured against the sustainability appraisal framework, with the site being with an SPA buffer and an area of flooding.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>
Weeting	LP[107]006	Residential	<p><b>Land, water and soil resources:</b> Brownfield; Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Biodiversity:</b> The site is situated within the SPA buffer.</p> <p><b>Cultural heritage and landscape:</b> Moderate-High landscape sensitivity.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>2015 SHLAA</b> update indicated that the site is considered to be 'non-deliverable' due to being within the SPA buffer. The <b>SA</b> concluded that development of the site would have a negative impact when measured against the sustainability appraisal framework, with the site being with an SPA buffer.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>

## Weeting: Emerging Residential Site Options Autumn 2015

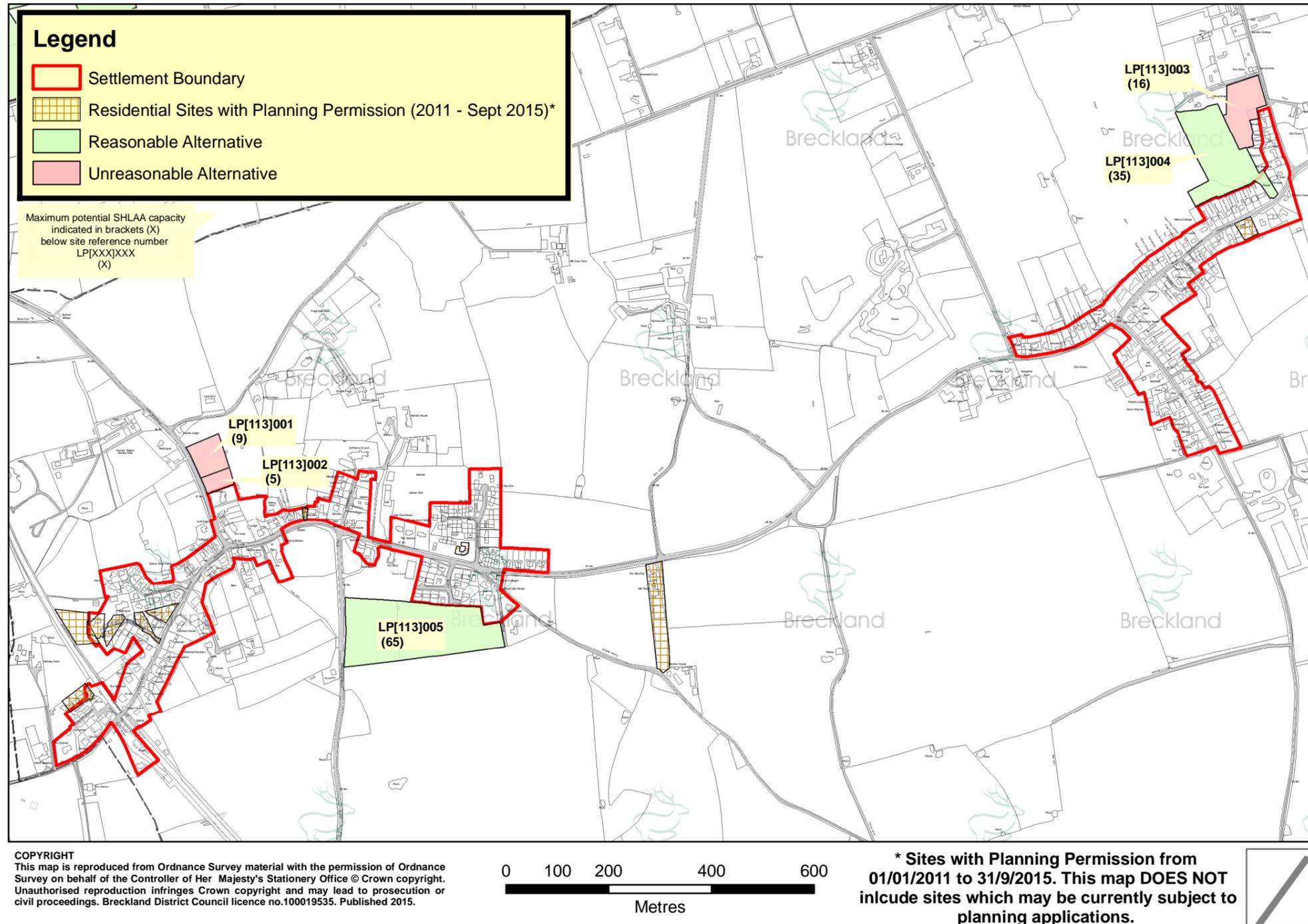


## 29 Yaxham

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Yaxham	LP[113]001	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Close to the settlement boundary; Access to the road network.</p>	<p>The <b>SHLAA 2015</b> update determined this site to be 'non-developable' due to the severe highways constraints. The <b>SA</b> concluded that development of the site would have impact positively when assessed against the sustainability appraisal framework. <b>2015 Highways</b> comments highlighted severe constraints regarding the site. The site is, however, within close proximity to Dereham.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Yaxham	LP[113]002	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>SHLAA 2015</b> update determined this site to be 'non-developable' due to the severe highways constraints. The <b>SA</b> concluded that development of the site would have impact positively when assessed against the sustainability appraisal framework. <b>2015 Highways</b> comments highlighted severe constraints regarding the site. The site is, however, within close proximity to Dereham.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Yaxham	LP[113]003	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>SHLAA 2015</b> update determined this site to be 'non-developable' due to the severe highways constraints. The <b>SA</b> concluded that development of the site would have impact positively when assessed against the sustainability appraisal framework. <b>2015 Highways</b> comments highlighted severe constraints regarding the site.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Yaxham	LP[113]004	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>SHLAA 2015</b> update determined this site to be 'non-developable' due to the severe highways constraints. The <b>SA</b> concluded that development of the site would have impact positively when assessed against the sustainability appraisal framework.</p> <p><b>Interim conclusion:</b> 'Deliverable'.</p>	<p><b>Reasonable Alternative</b></p>
Yaxham	LP[113]005	Residential	<p><b>Land, water and soil resources:</b> Greenfield; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Cultural heritage and landscape:</b> Within an area of Moderate-High landscape sensitivity. Development may have an impact upon the nearby conservation area.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities &amp; Economic activity:</b> Adjacent to the settlement boundary; Access to the road network.</p>	<p>The <b>SHLAA 2015</b> update determined this site to be 'deliverable'. The <b>SA</b> concluded that development of the site would have an overall positive impact, but development would have to take into consideration the adjoining conservation area.</p> <p><b>Interim conclusion:</b> 'Deliverable'.</p>	<p><b>Reasonable Alternative</b></p>

## Yaxham: Emerging Residential Site Options Winter 2015



## 30 Employment and Retail

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Attleborough	LP[002]002	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 2/3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Area of the site (south and north) Flood Zone 3 (3a).</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site within close proximity of Attleborough.</p>	<p>The <b>SA</b> determined that the site would score neutrally against the sustainability appraisal objectives. Whilst scoring well against Economic activity criteria, the SA highlighted that the site would be distant from key facilities and services. <b>2015 Highways</b> comments indicated 'severe' highways constraints regarding the site.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Attleborough	LP[002]007	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site with access to the road network.</p>	<p>The <b>2014 SHLAA</b> Concluded that the site is 'non-deliverable' due to the distance of the site from the settlement boundary.</p> <p><b>2015 Highways</b> comments concluded that the site must be considered "in the context of strategic growth"</p> <p>The SA concluded that development of the site would have a neutral effect, scoring more positively around social and economic indicators</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative
Attleborough	LP[002]017	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Garden land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site with access to the road network.</p>	<p>The <b>2014 SHLAA</b> Concluded that the site is 'deliverable'.</p> <p><b>2015 Highways comments</b> concluded that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral effect, scoring more positively around social and economic indicators.</p> <p><b>Interim Conclusion:</b> The site is situated in garden land behind existing residential properties and, as such, would not be appropriate for employment and is considered to be 'Unreasonable'.</p>	Unreasonable Alternative
Attleborough	LP[002]021	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Garden land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'non-deliverable' due to the distance from the settlement boundary.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site with access to the road network.</p>	<p><b>2015 Highways</b> comments indicated that the site would need to be considered in the context of strategic growth.</p> <p>The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria. The site is adjacent to existing employment land</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	
Attleborough	LP[002]022	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Garden land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site with access to the road network.</p>	<p>The <b>2014 SHLAA</b> considered the site proposed to be 'non-deliverable' due to the distance from the settlement boundary.</p> <p><b>2015 Highways</b> comments indicated that the site would need to be considered in the context of strategic growth.</p> <p>The <b>SA</b> concluded that development of the site scored neutrally against the SA framework, scoring highly against economic and social criteria. The site is adjacent to existing employment land</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative
Attleborough	LP[002]023	Retail	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. <b>Cultural heritage and landscape:</b> Development of the site may have an impact upon the nearby listed building</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site with access to the road network.</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral effect, scoring more positively economic indicators.</p> <p><b>2015 Highways</b> Comments considered there to be 'severe' constraints regarding the site.</p> <p>The site is distant and separated from the town.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Attleborough	LP[002]029	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p>	<p>The <b>2014 SHLAA</b> Concluded that the site is 'non-deliverable' due to the distance of the site from the settlement boundary.</p> <p><b>2015 Highways</b> comments concluded that the site must be considered "in the context of strategic growth"</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site with access to the road network.</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral effect, scoring more positively around social and economic indicators</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	
Attleborough	LP[002]029	Retail	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Economic activity:</b> Retail site with access to the road network.</p>	<p>The <b>2014 SHLAA</b> Concluded that the site is 'non-deliverable' due to the distance of the site from the settlement boundary.</p> <p><b>2015 Highways</b> comments concluded that the site must be considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral effect, scoring more positively around social and economic indicators. Due to the location of the site it is considered that the site is more suitable for employment rather than retail.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Attleborough	LP[002]031	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p>Economic activity: Employment site; access to the road network</p>	<p>The <b>2015 SHLAA</b> update concluded the site to be 'non-deliverable'.</p> <p><b>2015 Highways</b> comments stated that the site considered "in the context of strategic growth"</p> <p>The <b>SA</b> concluded that development of the site would have a neutral affect overall; however, for residential development is distant from key services and facilities.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative
Beetley	LP[007]006	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. There is a flood risk to the north of the site (Zone 3a). <b>Biodiversity:</b> There is a CWS adjoining the site to the north.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p>	<p>The <b>2015 SHLAA Addendum</b> determined this site to be 'non-developable' due to being distant from key services. The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions; however, the site is distant from many key services and facilities.</p> <p><b>Interim Conclusion</b> - 'Unreasonable'.</p>	Unreasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site; access to the road network</p>		
Harling	LP[042]013	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment provision</p> <p><b>Economic activity:</b> Employment site with access to the road network.</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact when measured against the SA framework. The site is distant from the settlement boundary and from the existing designated employment site.</p> <p><b>Interim conclusion:</b> Unreasonable'.</p>	Unreasonable Alternative
Narborough	LP[065]009	Retail	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide retail provision</p> <p><b>Economic activity:</b> Retail site with access to the road network.</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions with the site scoring positively on Economic activity.</p> <p>It is considered that the site is not a suitable location for a retail development and may be more suitable for residential development.</p> <p><b>Interim Conclusion:</b>Unreasonable'.</p>	Unreasonable Alternative
Quidenham (Snetterton Map)	LP[077]003	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 4); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site; Access to the road network; Close to the settlement boundary</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions with the site scoring positively on Economic activity.</p> <p><b>2015 Highways</b> did not raise any severe constraints.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	Reasonable Alternative

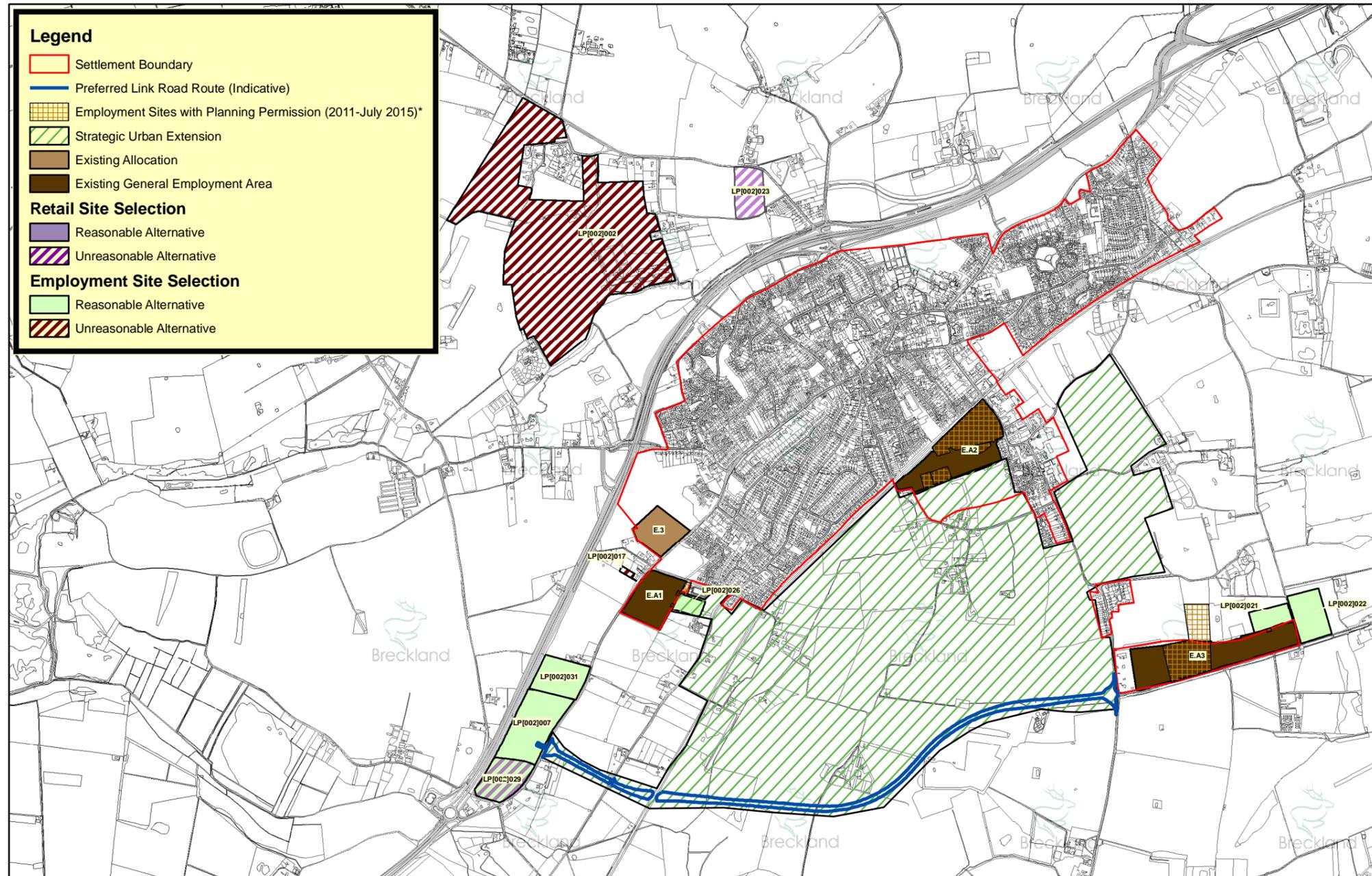
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Scarning	LP[083]002	Retail	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Site adjacent to an area of flood risk (Zone 3).</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide retail provision</p> <p>Economic activity: Retail site with access to the road network.</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions with the site scoring positively on Economic activity.</p> <p><b>2015 Highways</b> comments indicated 'severe' highways constraints regarding the site.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Snetterton	LP[087]001	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood Zone 2.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p>Economic activity: Employment site; Access to the road network</p>	<p>The site was not assessed a residential site option due to its size and distance from the settlement. However, as an employment site, the <b>SA</b> concluded that development of the site would have a negative impact against the sustainability appraisal questions.</p> <p><b>2015 Highways</b> stated that the site is "Not suitable for allocation. Remote from the settlement."</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Snetterton	LP[087]002	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site; Access to the road network</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions with the site scoring positively on Economic activity.</p> <p><b>2015 Highways</b> stated that the site is "not suitable for allocation. No other means of access other than directly from the A47."</p> <p><b>Interim Conclusion:</b> Unreasonable'.</p>	Unreasonable Alternative
Snetterton	LP[087]003	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions with the site scoring positively on Economic activity.</p> <p><b>2015 Highways</b> did not raise any severe constraints.</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site; Access to the road network</p>	<p><b>Interim Conclusion:</b> 'Developable'</p>	
Snetterton	LP[087]004	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site; Access to the road network</p>	<p>The site was not assessed a residential site option due to its distance from the settlement boundary. However, when assessed as an employment site, the <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions with the site scoring positively on Economic activity.</p> <p><b>2015 Highways</b> did not raise any severe constraints.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	
Snetterton	LP[087]005	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p>Economic activity: Employment site; Access to the road network</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions with the site scoring positively on Economic activity.</p> <p><b>2015 Highways</b> stated that the site is "not suitable for allocation. No other means of access other than directly from the A47."</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	
Snetterton	LP[087]006	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p>Inclusive Communities: Development of the site would provide employment opportunities</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions with the site scoring positively on Economic activity.</p> <p><b>2015 Highways</b> did not raise any severe constraints.</p> <p><b>Interim Conclusion:</b> 'Developable'</p>	

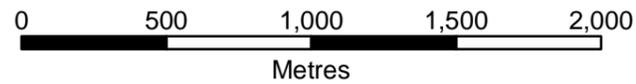
Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
			<b>Economic activity:</b> Employment site; Access to the road network		
Snetterton	LP[087]007	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. Flood Zone 2.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site; Access to the road network</p>	<p>The site was not assessed a residential site option due to its distance from the settlement. The <b>SA</b> concluded that development of the site would have a negative impact against the sustainability appraisal questions.</p> <p><b>2015 Highways</b> stated that the site is "Not suitable for allocation. Remote from the settlement."</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Snetterton	LP[087]008	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site; Access to the road network</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal questions with the site scoring positively on Economic activity.</p> <p><b>2015 Highways</b> did not raise any severe constraints; however, the location of the site is situated next to the A47 and distant from the General Employment Area.</p> <p><b>Interim Conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative
Snetterton	LP[087]009	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p><b>Economic activity:</b> Employment site; Access to the road network</p>	<p>The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal with the site scoring positively on economic activity. The site is partially already part of the designated employment site.</p> <p><b>Interim conclusion</b> 'Deliverable'</p>	Reasonable Alternative

Settlement	Site Reference	Use Type	Summary of SA	Interim Site Assessment	
Snetterton	LP[087]010	Employment	<p><b>Land, water and soil resources:</b> Greenfield site; Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p>Economic activity: Employment site; Access to the road network</p>	<p>The site was not assessed a retail site option due to its distance from the settlement. The <b>SA</b> concluded that development of the site would have a neutral impact against the sustainability appraisal with the site scoring positively on economic activity.</p> <p><b>Interim conclusion:</b> 'Developable'.</p>	Reasonable Alternative
Weeting	LP[107]005	Employment	<p><b>Land, water and soil resources:</b> Greenfield; Non Agricultural land (Grade 3); Issues surrounding water quality and water consumption are dependent upon type and design of development, not location.</p> <p><b>Climate change and air pollution:</b> Issues surrounding waste and recycling are dependent upon type and design of development, not location. <b>Biodiversity:</b> The site is situated within the SPA buffer.</p> <p><b>Population and human health:</b> The site is not within an AQMA and is situated within close proximity to key facilities that would improve the health and wellbeing of the population; Issues regarding the reduction and prevention of crime would be dependent upon type and design of development.</p> <p><b>Inclusive Communities:</b> Development of the site would provide employment opportunities</p> <p>Economic activity: Employment site; Access to the road network; distant from settlement.</p>	<p>The <b>SA</b> concluded that development of the site would have a negative impact against the sustainability appraisal framework, with the site being distant from the settlement of Weeting and isolated from other employment sites. The site is situated within an SPA buffer; an appropriate assessment would have to be taken on any proposal in the SPA.</p> <p><b>Interim conclusion:</b> 'Unreasonable'.</p>	Unreasonable Alternative

## Attleborough: Emerging Employment and Retail Site Options Winter 2015



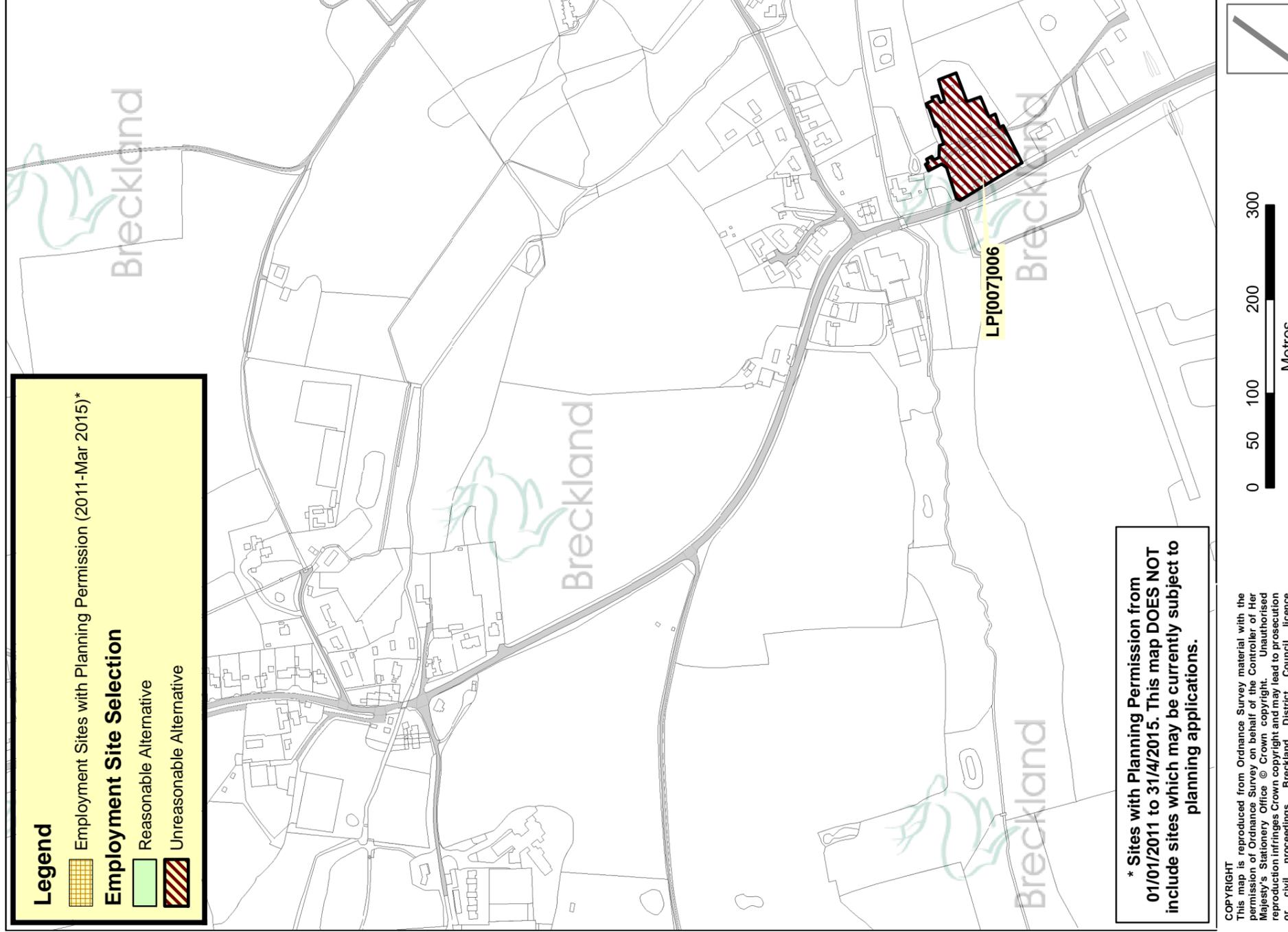
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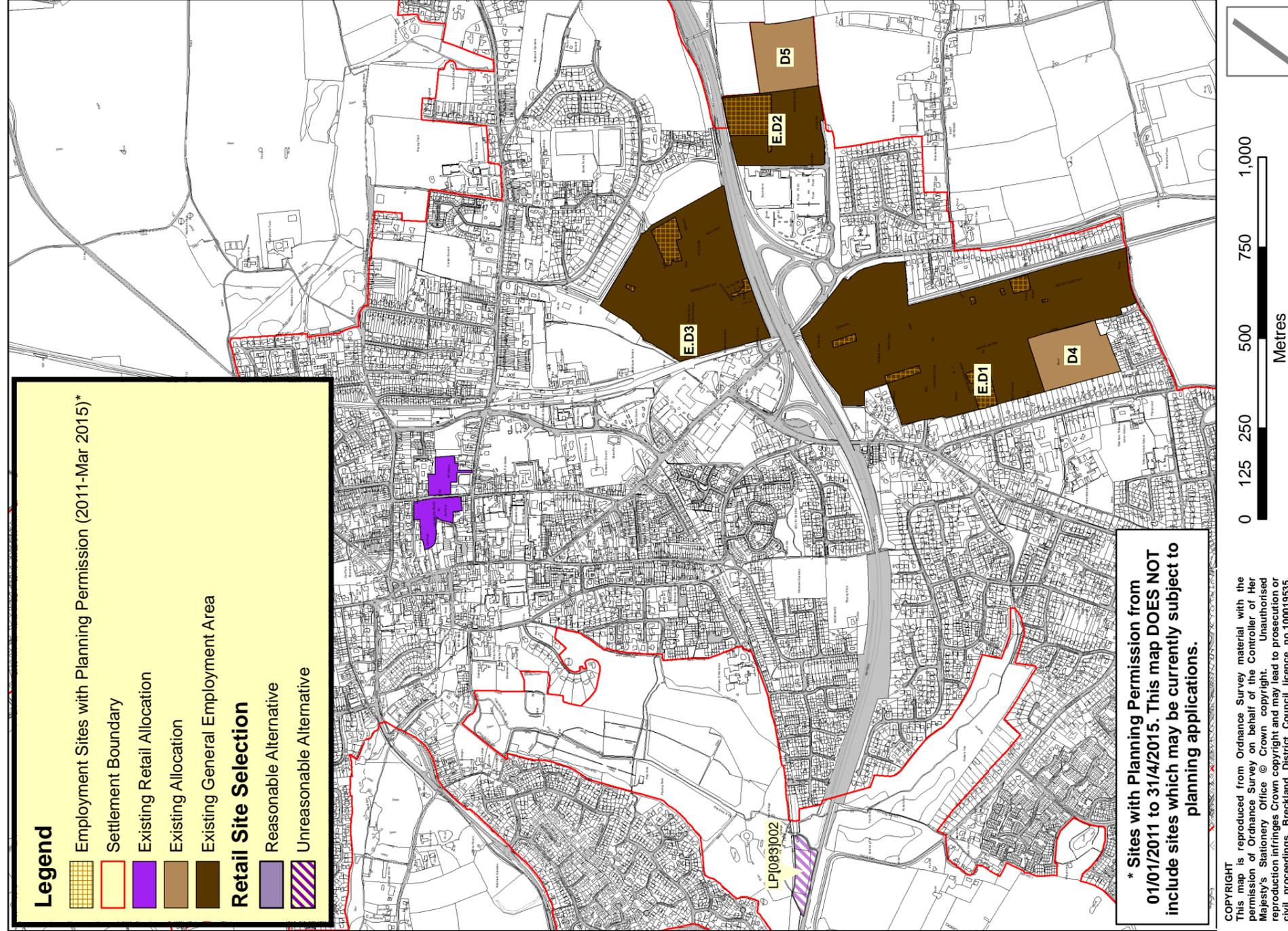


**Beetley: Emerging Employment and Retail Site Options  
Winter 2015**

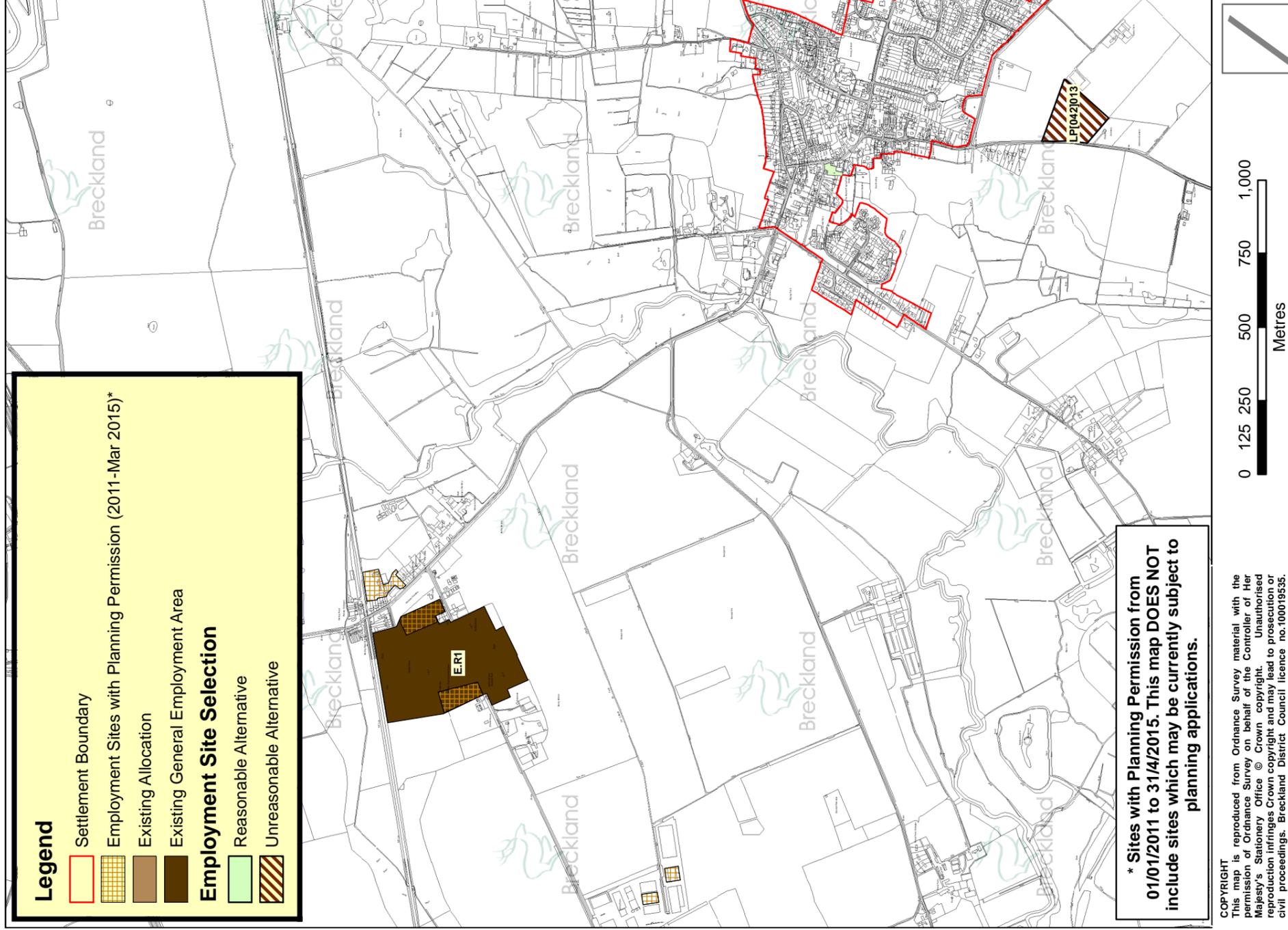


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## Dereham: Emerging Employment and Retail Site Options Winter 2015

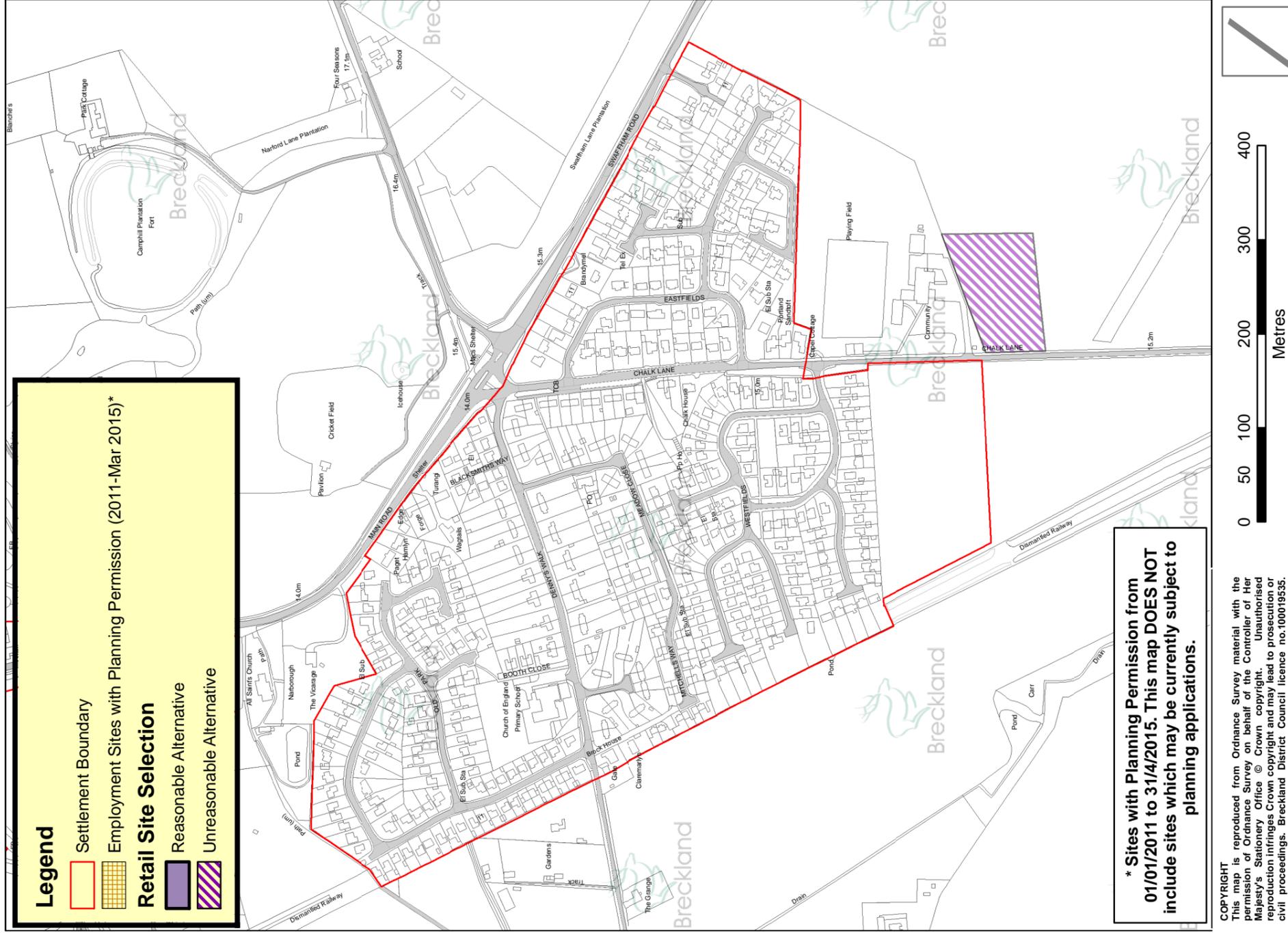


## Harling: Emerging Employment and Retail Site Options Winter 2015



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## Narborough: Emerging Employment and Retail Site Options Winter 2015



**Legend**

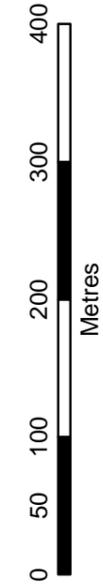
-  Settlement Boundary
-  Employment Sites with Planning Permission (2011-Mar 2015) \*

**Retail Site Selection**

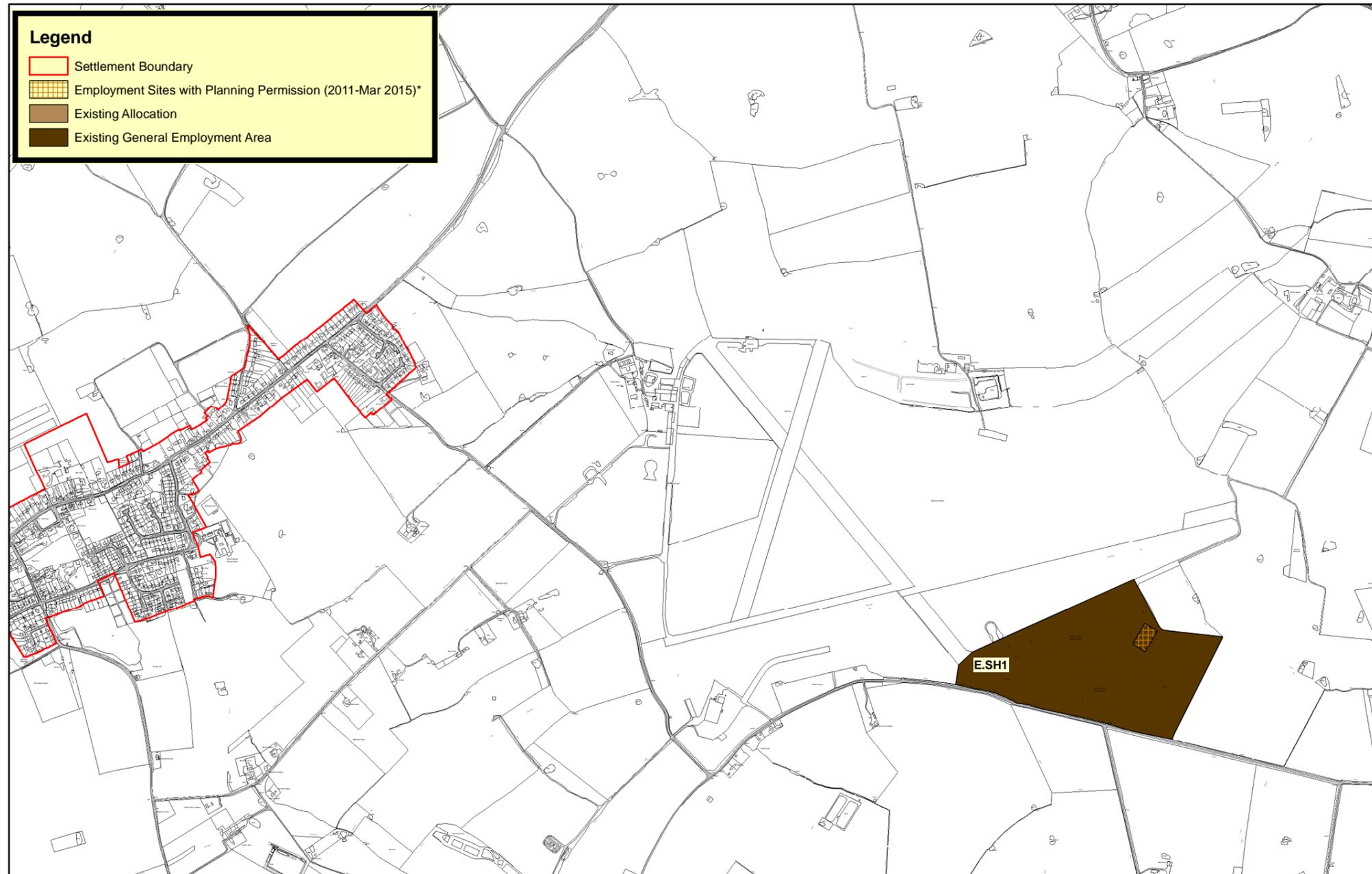
-  Reasonable Alternative
-  Unreasonable Alternative

**\* Sites with Planning Permission from 01/01/2011 to 31/4/2015. This map DOES NOT include sites which may be currently subject to planning applications.**

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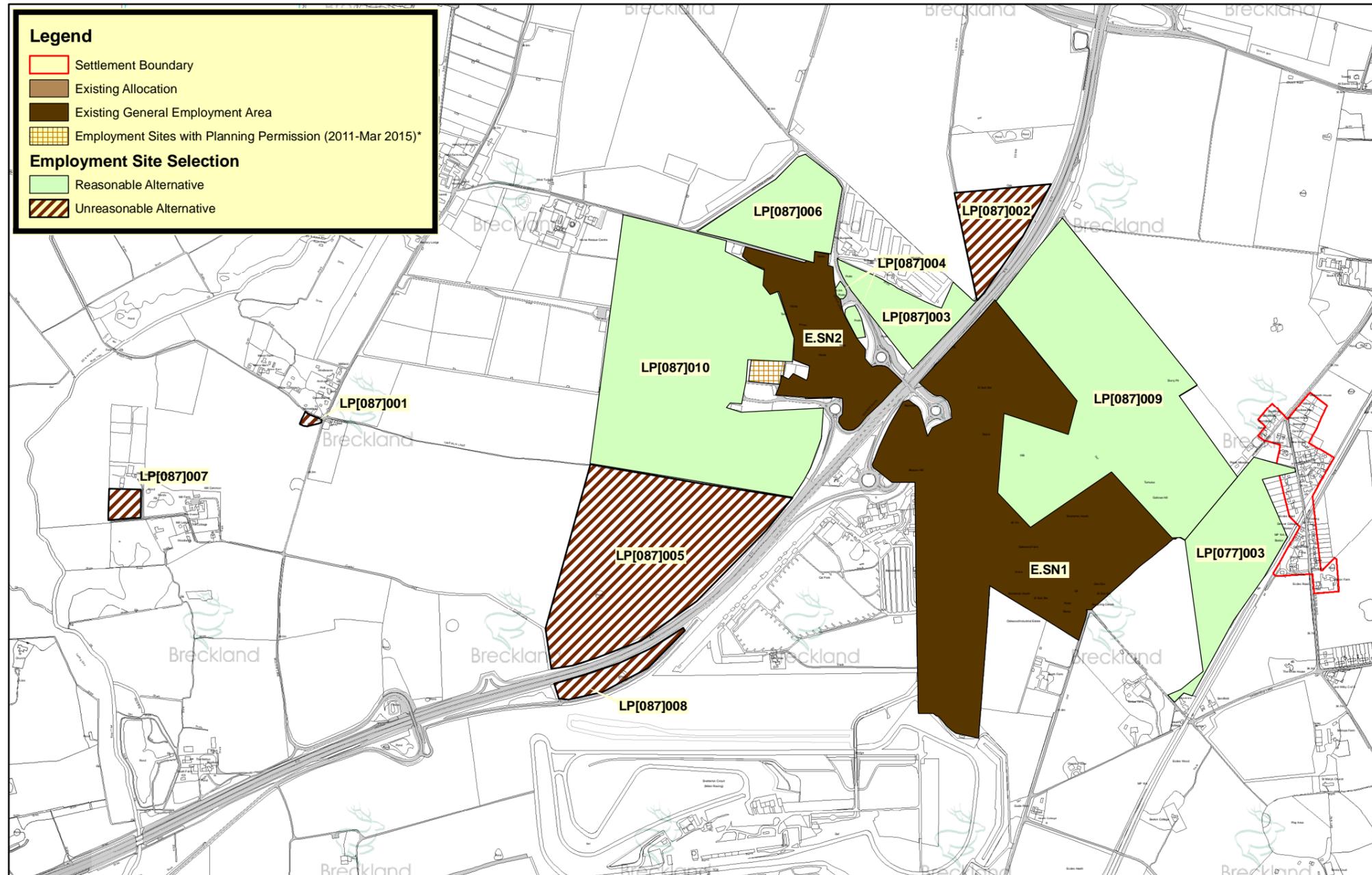


## Shipdham: Emerging Employment and Retail Site Options Winter 2015



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## Snetterton: Emerging Employment Site Options Winter 2015

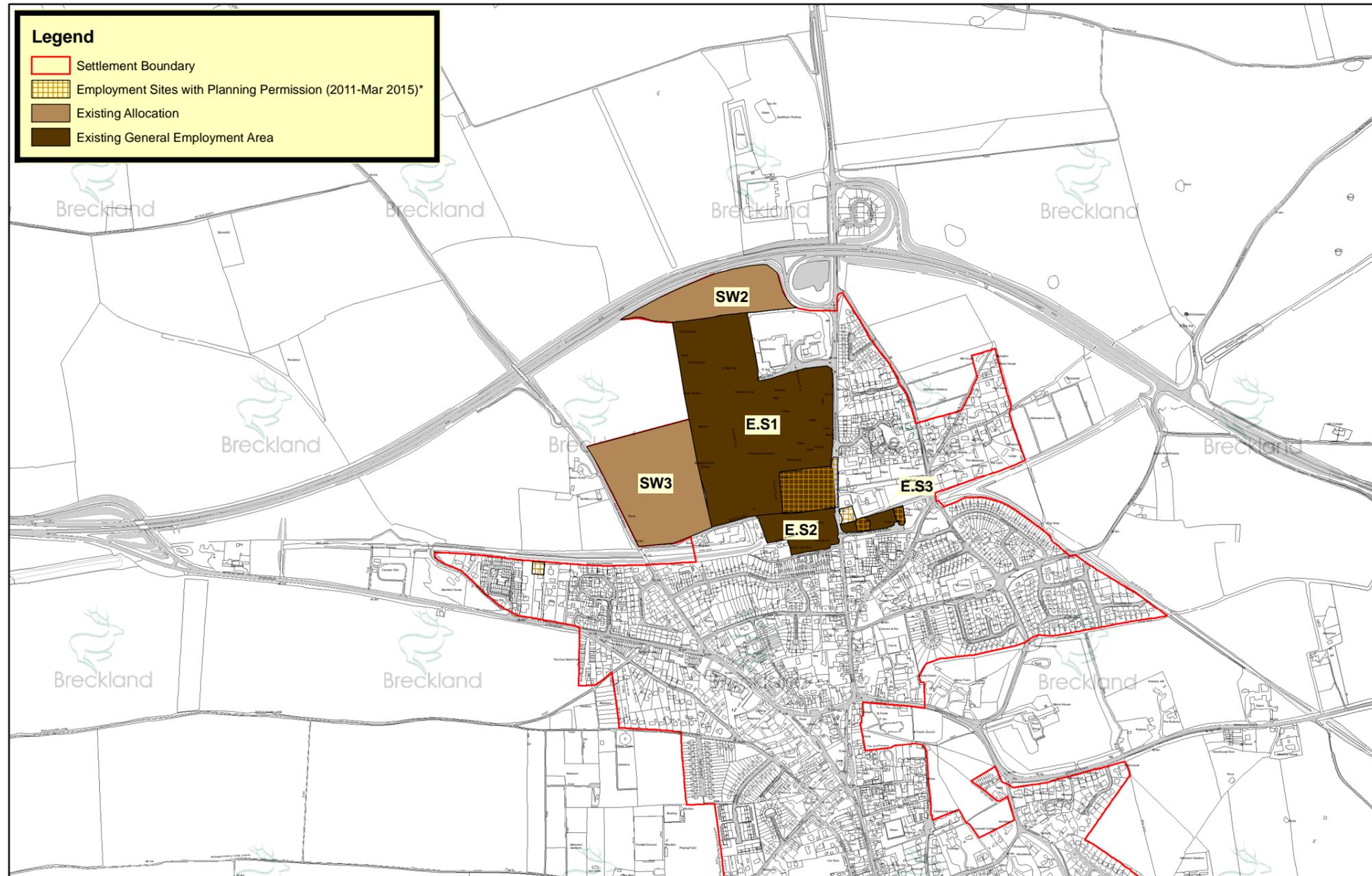


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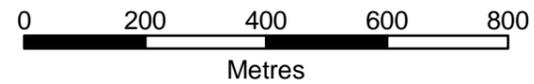
## Swaffham Emerging Employment and Retail Site Options Winter 2015



**Legend**

- Settlement Boundary
- Employment Sites with Planning Permission (2011-Mar 2015)\*
- Existing Allocation
- Existing General Employment Area

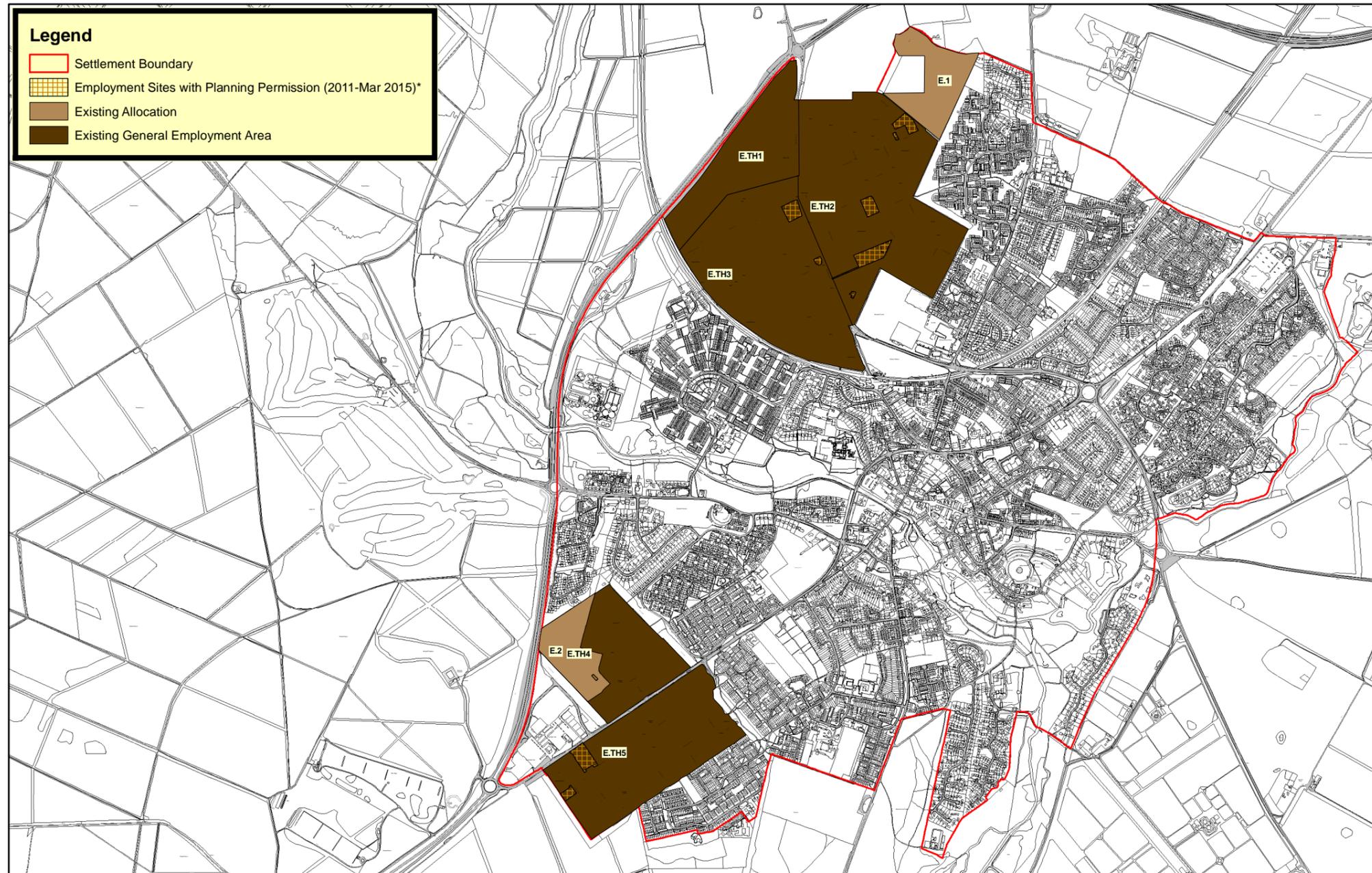
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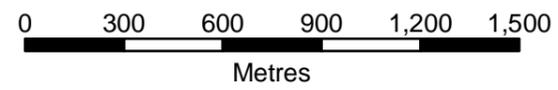
## Thetford: Emerging Employment and Retail Site Options Winter 2015



**Legend**

- Settlement Boundary
- Employment Sites with Planning Permission (2011-Mar 2015)\*
- Existing Allocation
- Existing General Employment Area

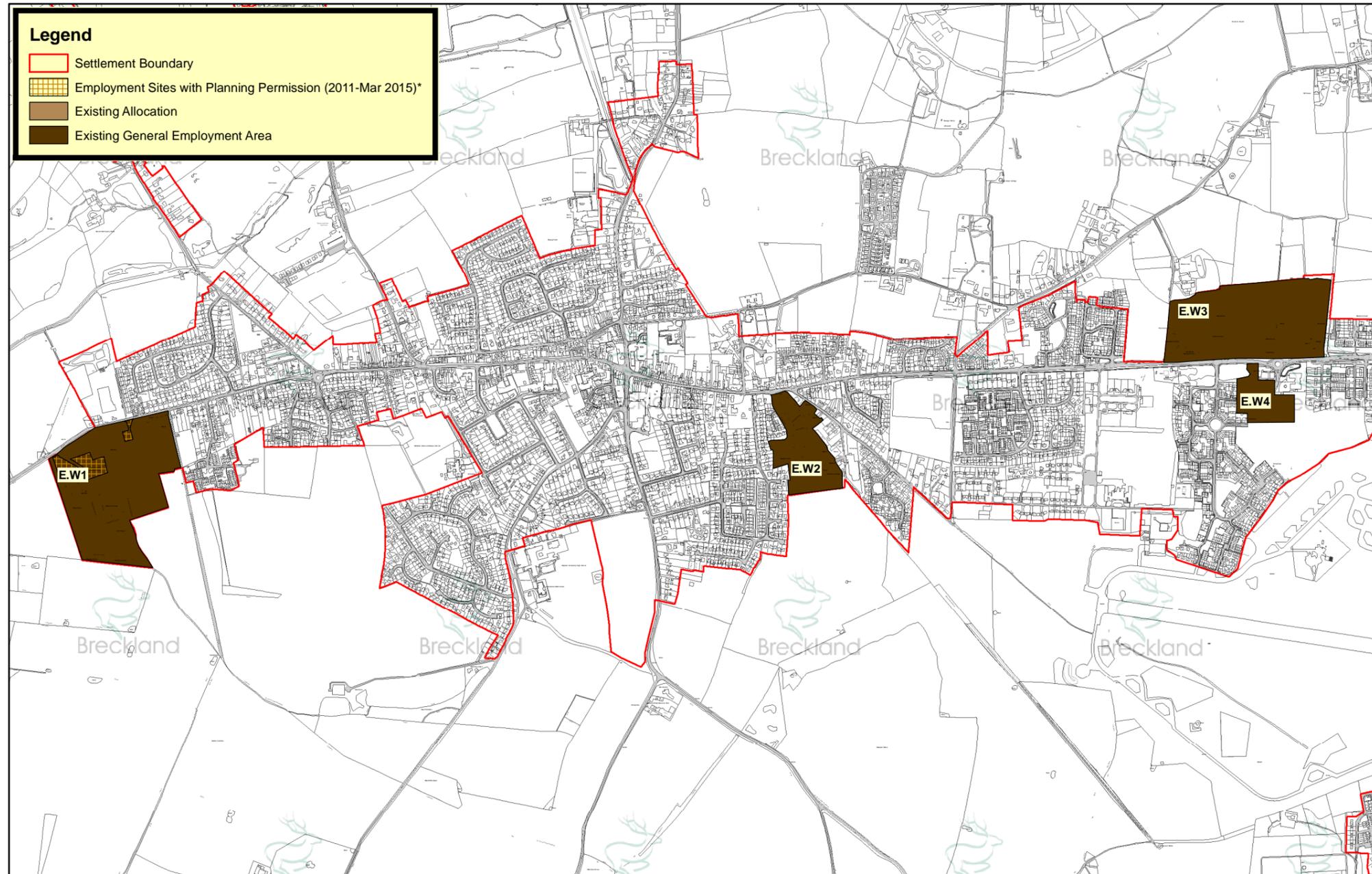
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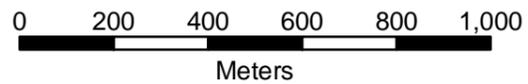
**\* Sites with Planning Permission from 01/01/2011 to 31/04/2015. This map DOES NOT include sites which may be currently subject to planning applications.**



## Watton: Emerging Employment and Retail Site Options Winter 2015



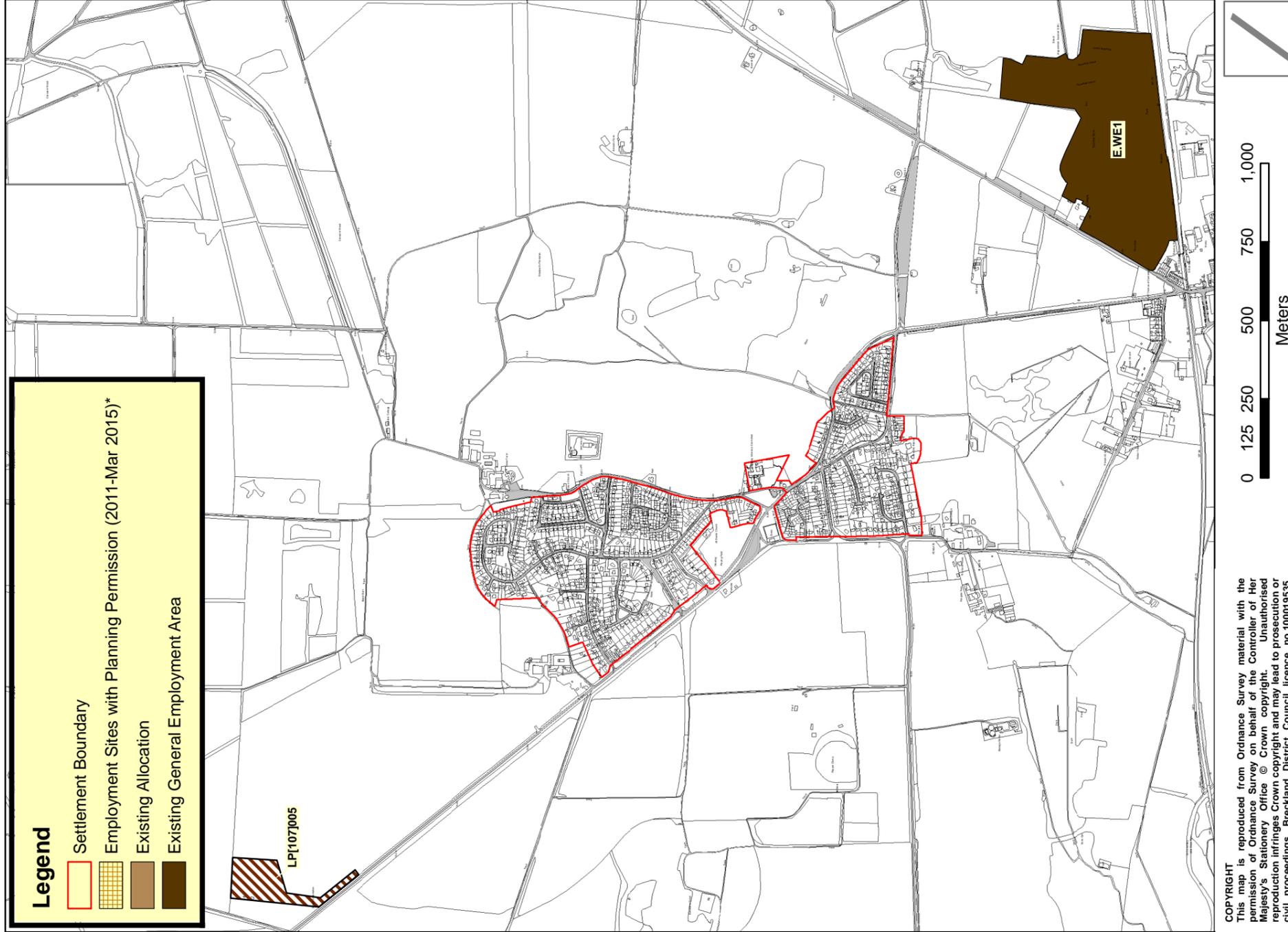
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**Weeting: Existing Settlement Boundary & Rural Land Representations  
Winter 2015**



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## 31 Rural Settlements

**31.1** As set out in the Local Plan Preferred Directions Document (part1), development will be focused around the three tiers of the sustainable settlement hierarchy established in Policy PD 03. These are the key areas of housing and employment growth in the District, potential, specific & available sites are shown on the accompanying maps for each of these settlements.

**31.2** Outside the sustainable hierarchy of Key Settlements, Market Towns and Local Service Centres it is not proposed to allocate sites. The approach to growth is set out in the emerging policy approach to rural areas, Preferred Direction PD 05 and other emerging policies contained throughout the Local Plan Preferred Directions Document (Part 1).

**31.3** For reference the rural site representations received in settlements with existing settlement boundaries are illustrated in the following maps with further details in the table below. For those rural settlements without a settlement boundary the site representations are only detailed in the following table, Rural Settlements without Settlement Boundaries.

**31.4** The settlement boundaries in these maps are shown as defined in the adopted Core Strategy, however these are shown as a dotted red line to indicate the Council's intent to review the boundaries.

## 32 Rural Settlements with Settlement Boundaries

### Rural Land Representations: Rural Settlements with Settlement Boundaries

Settlement	Reference Number	Land preference	Hierarchy	Reason why the site was discounted
Ashill	LP[001]001	Rural Affordable Housing Exception Site	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Ashill	LP[001]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Ashill	LP[001]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Ashill	LP[001]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]006	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]007	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]008	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]009	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]010	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]011	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Beeston	LP[006]012	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Besthorpe	LP[008]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Besthorpe	LP[008]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Besthorpe	LP[008]010	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Besthorpe	LP[008]011	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Bradenham	LP[012]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Bradenham	LP[012]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Bradenham	LP[012]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Brisley	LP[015]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)

Settlement	Reference Number	Land preference	Hierarchy	Reason why the site was discounted
Brisley	LP[015]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Brisley	LP[015]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Carbrooke	LP[017]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Carbrooke	LP[017]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Carbrooke	LP[017]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Carbrooke	LP[017]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Carbrooke	LP[017]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Carbrooke	LP[017]006	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]006	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]007	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]008	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]009	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]010	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Caston	LP[018]011	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Colkirk	LP[020]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Colkirk	LP[020]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Colkirk	LP[020]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Colkirk	LP[020]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Croxton	LP[023]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Croxton	LP[023]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
East Tuddenham	LP[026]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)

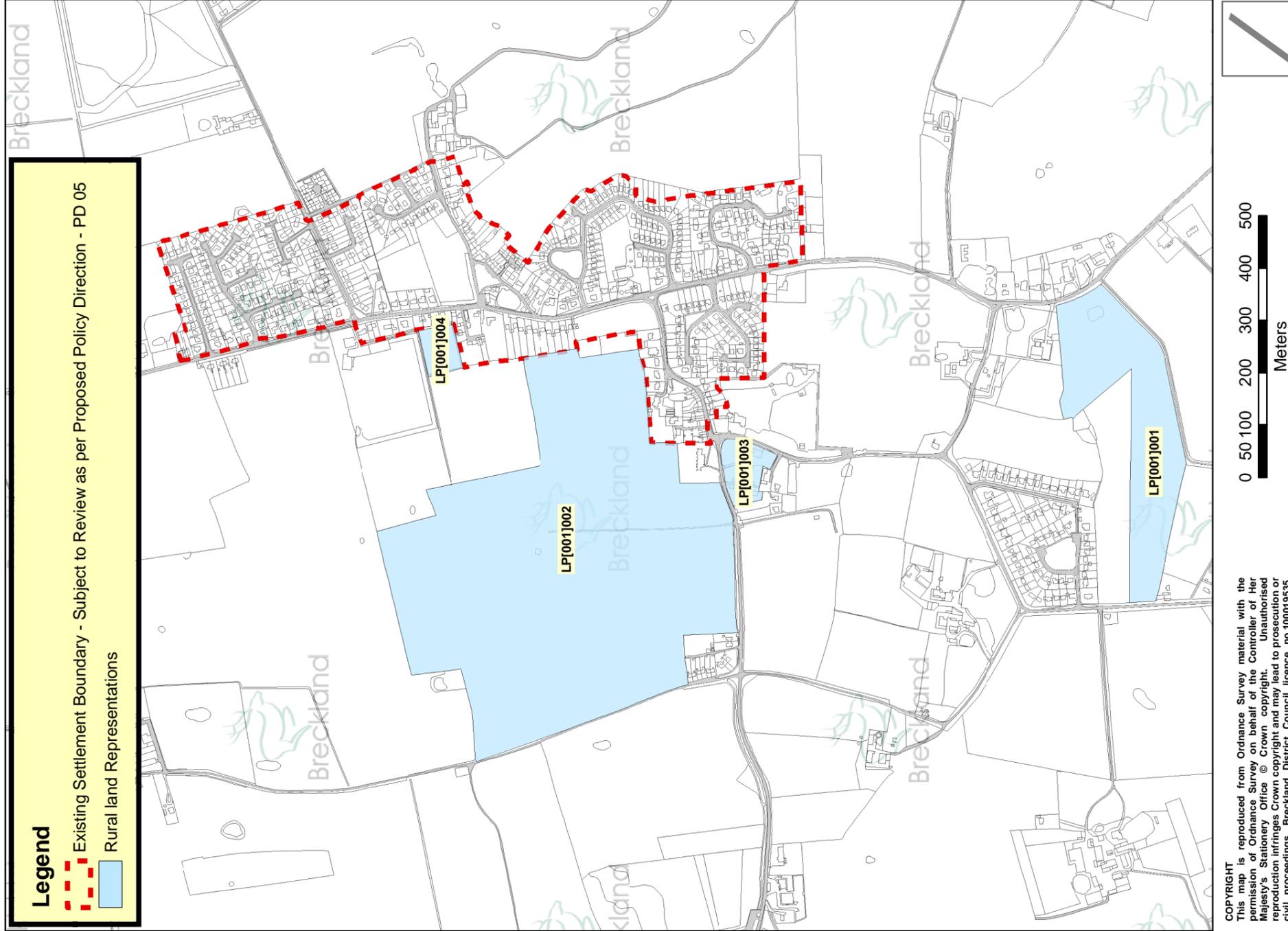
Settlement	Reference Number	Land preference	Hierarchy	Reason why the site was discounted
East Tuddenham	LP[026]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
East Tuddenham	LP[026]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
East Tuddenham	LP[026]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
East Tuddenham	LP[026]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Foulton	LP[028]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Foulton	LP[028]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Foulton	LP[028]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Foxley	LP[029]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Foxley	LP[029]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Foxley	LP[029]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Foxley	LP[029]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Garvestone	LP[032]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Garvestone	LP[032]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Garvestone	LP[032]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Garvestone	LP[032]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Gooderstone	LP[034]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Gt Dunham	LP[036]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Gt Dunham	LP[036]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Gressenhall	LP[038]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Gressenhall	LP[038]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Gressenhall	LP[038]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Gressenhall	LP[038]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Gressenhall	LP[038]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Griston	LP[039]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Griston	LP[039]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Griston	LP[039]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)

Settlement	Reference Number	Land preference	Hierarchy	Reason why the site was discounted
Longham	LP[058]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Mileham	LP[063]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Mileham	LP[063]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Mileham	LP[063]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
New Buckenham	LP[068]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
New Buckenham	LP[068]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
North Lopham	LP[071]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
North Lopham	LP[071]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
North Lopham	LP[071]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Quidenham	LP[077]001	Employment	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Quidenham	LP[077]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]006	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]007	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]008	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]009	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Rocklands	LP[079]010	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Scarning	LP[083]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)

<b>Settlement</b>	<b>Reference Number</b>	<b>Land preference</b>	<b>Hierarchy</b>	<b>Reason why the site was discounted</b>
Shropham	LP[086]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]006	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]007	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]008	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]009	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]010	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]011	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Shropham	LP[086]012	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Sparham	LP[091]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Sparham	LP[091]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Stow Bedon	LP[095]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Stow Bedon	LP[095]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Stow Bedon	LP[095]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Stow Bedon	LP[095]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Stow Bedon	LP[095]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Stow Bedon	LP[095]006	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Stow Bedon	LP[095]007	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Thompson	LP[100]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Thompson	LP[100]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Thompson	LP[100]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Thompson	LP[100]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Thompson	LP[100]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Thompson	LP[100]006	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Thompson	LP[100]007	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Whissonsett	LP[111]001	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Whissonsett	LP[111]002	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)

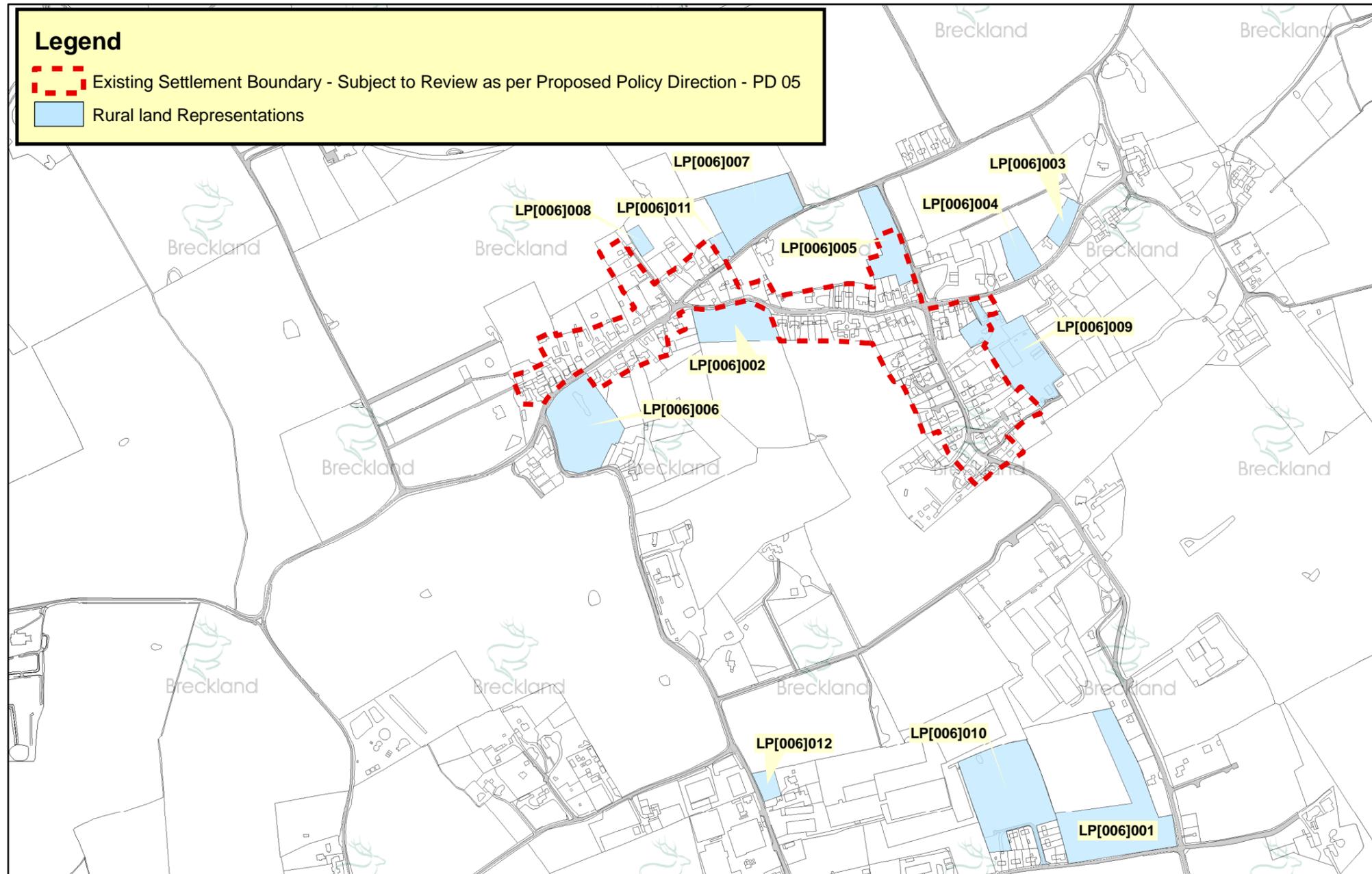
<b>Settlement</b>	<b>Reference Number</b>	<b>Land preference</b>	<b>Hierarchy</b>	<b>Reason why the site was discounted</b>
Whissonsett	LP[111]003	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Whissonsett	LP[111]004	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Whissonsett	LP[111]005	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)
Whissonsett	LP[111]006	Residential	Rural with settlement boundary	Rural location (Outside Settlement Hierarchy)

## Ashill: Existing Settlement Boundary & Rural Land Representations Winter 2015

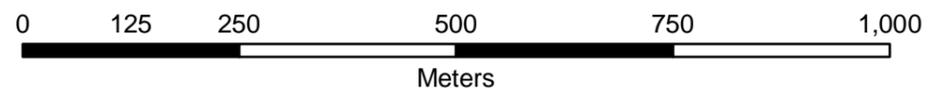


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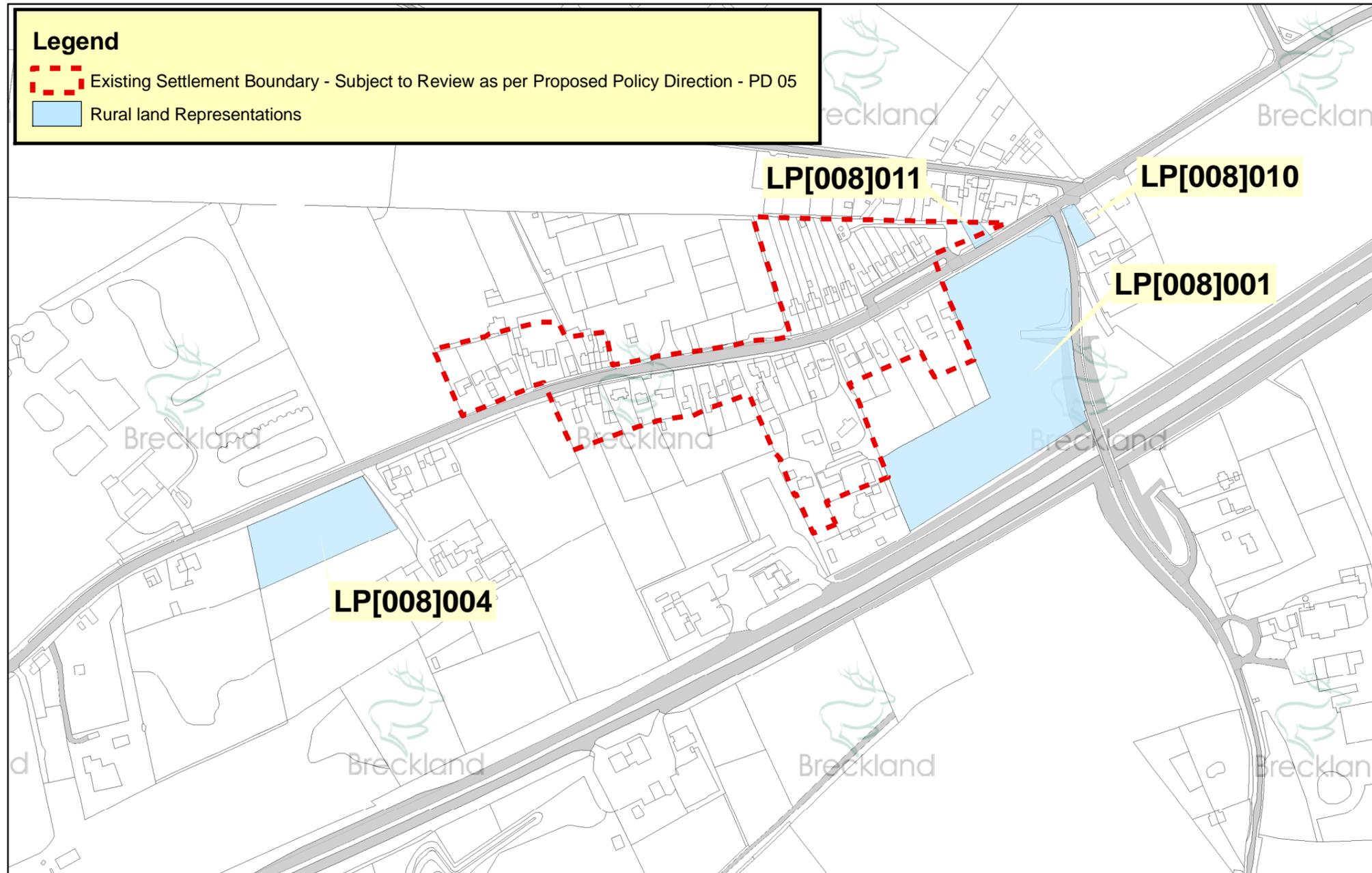
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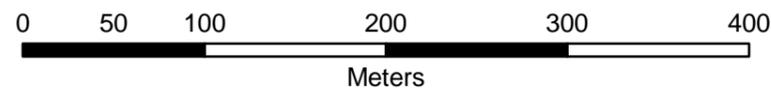
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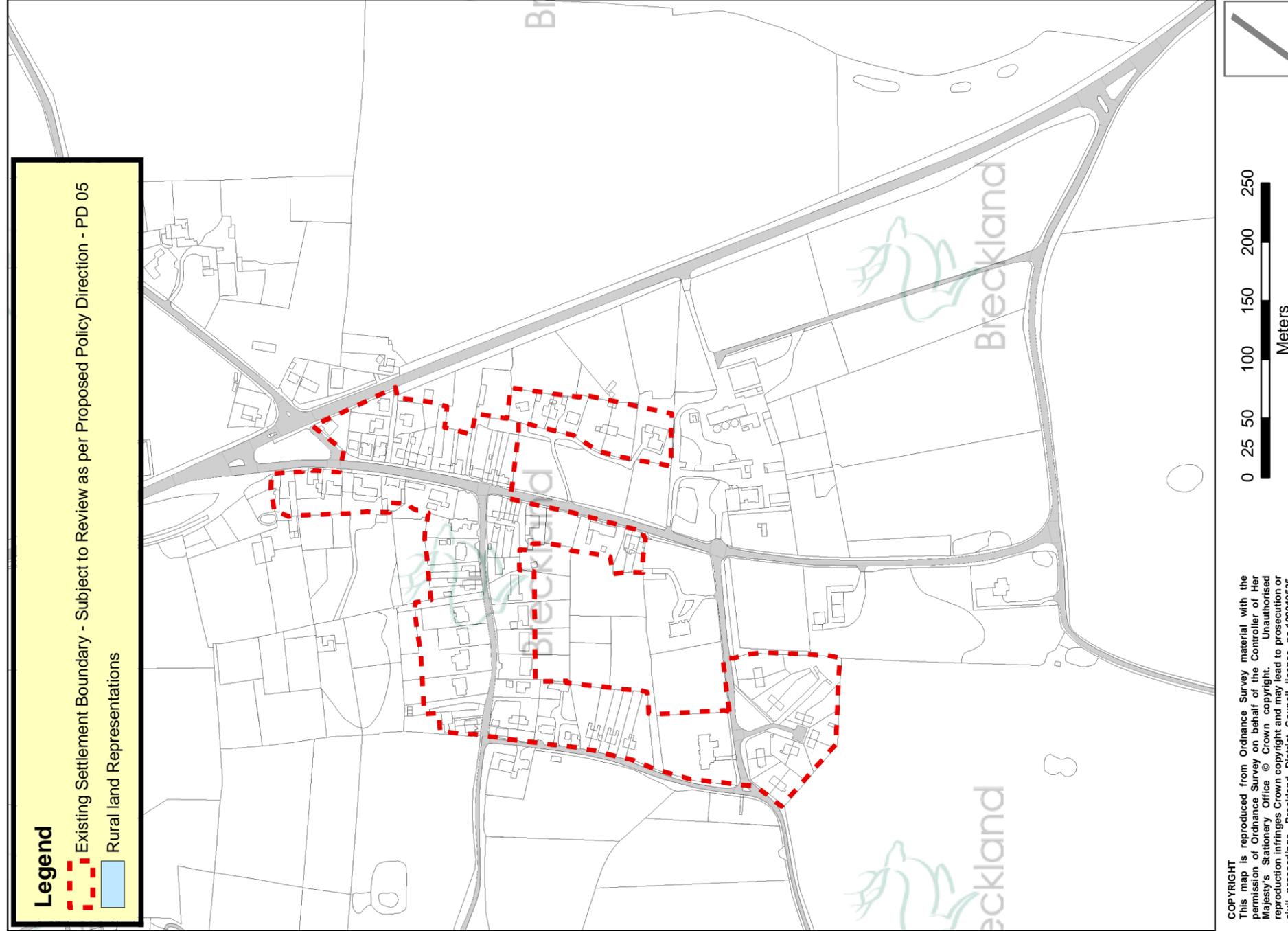
### Besthorpe: Existing Settlement Boundary & Rural Land Representations Winter 2015



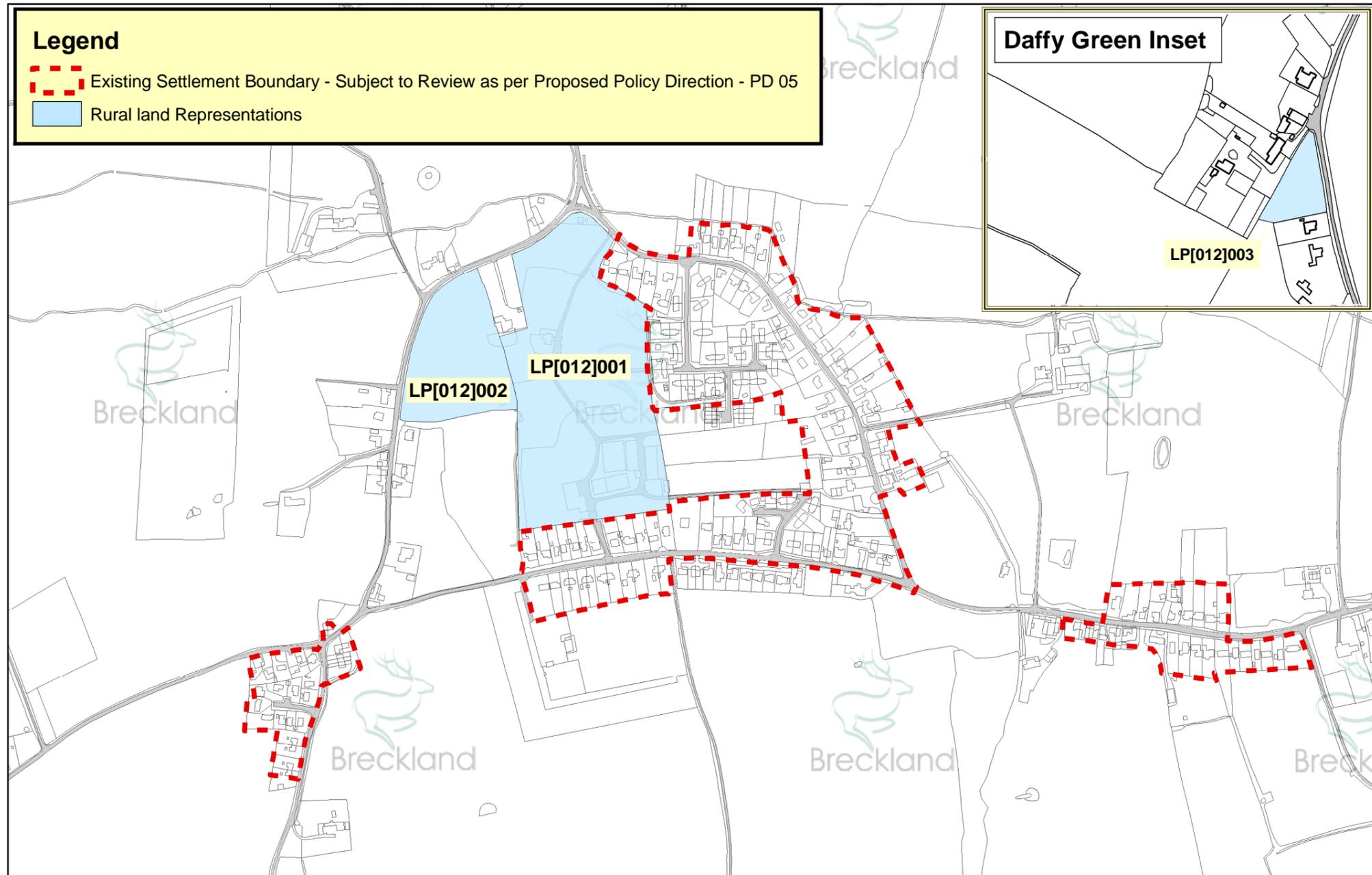
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## Bintree: Existing Settlement Boundary & Rural Land Representations Winter 2015



## Bradenham: Existing Settlement Boundary & Rural Land Representations Winter 2015

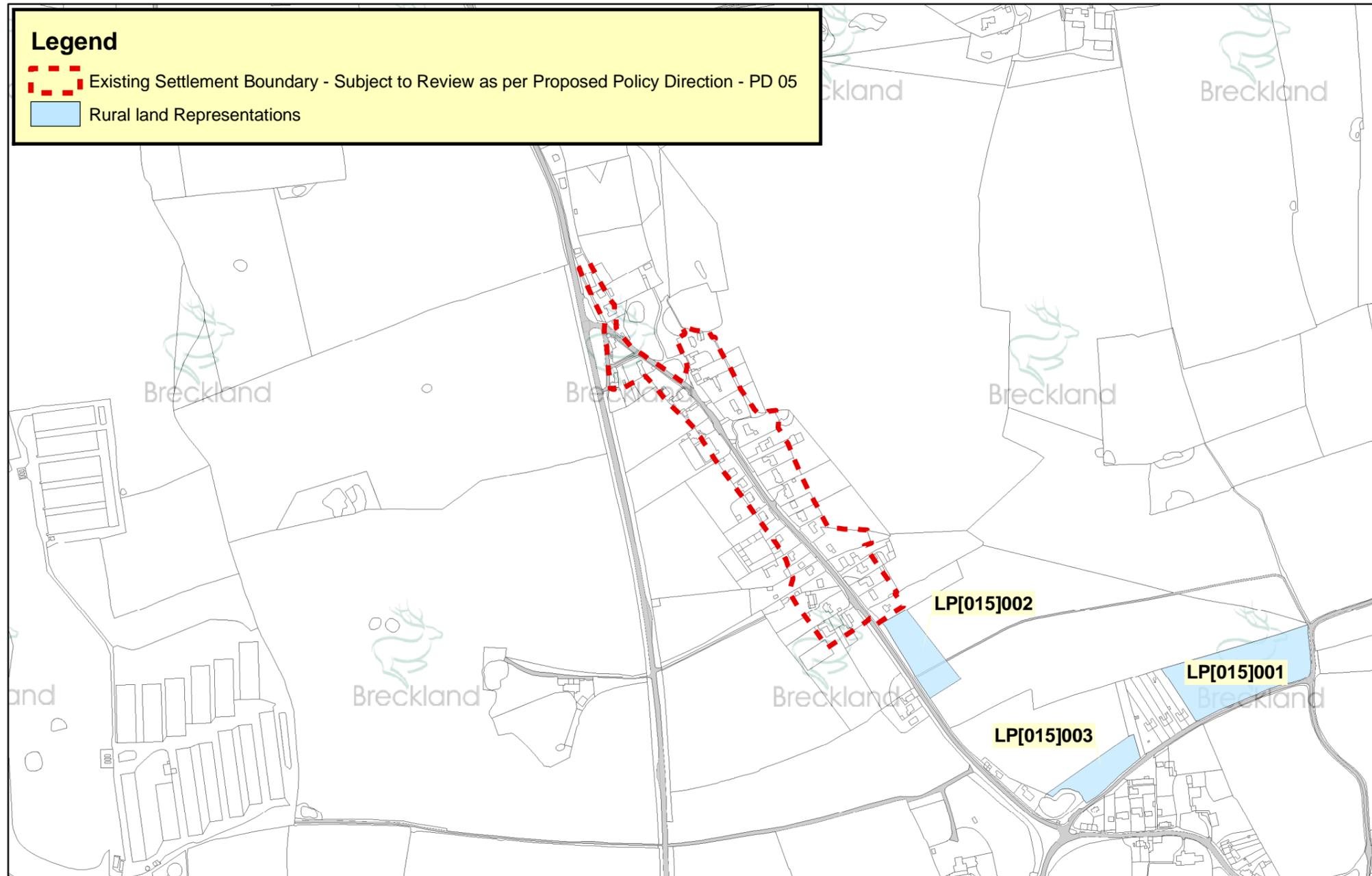


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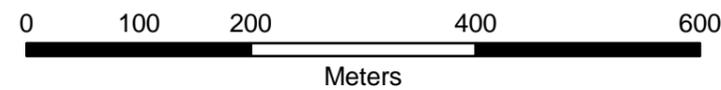
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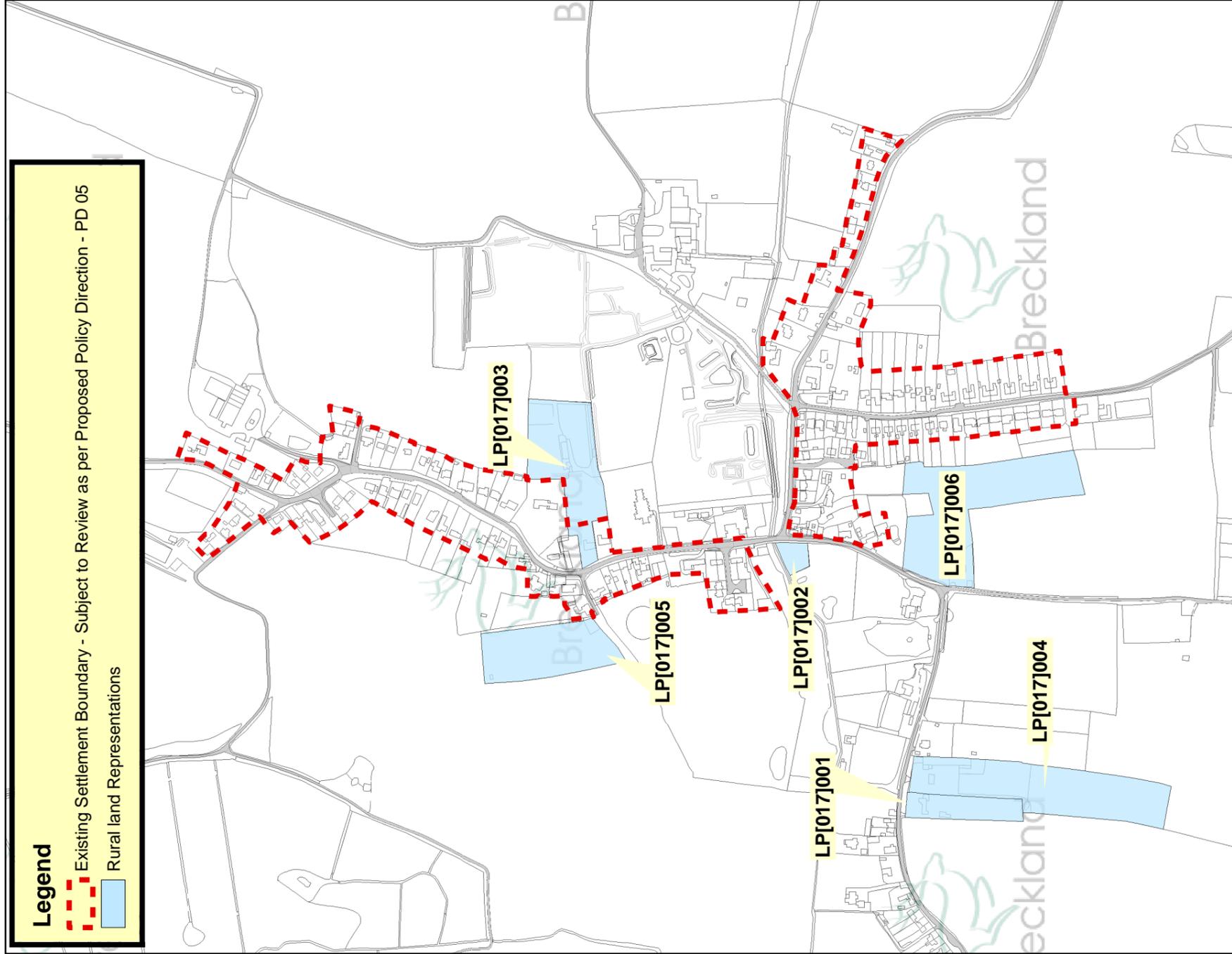
## Brisley: Existing Settlement Boundary & Rural Land Representations Winter 2015



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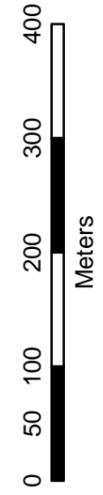
**Carbrooke: Existing Settlement Boundary & Rural Land Representations  
Winter 2015**



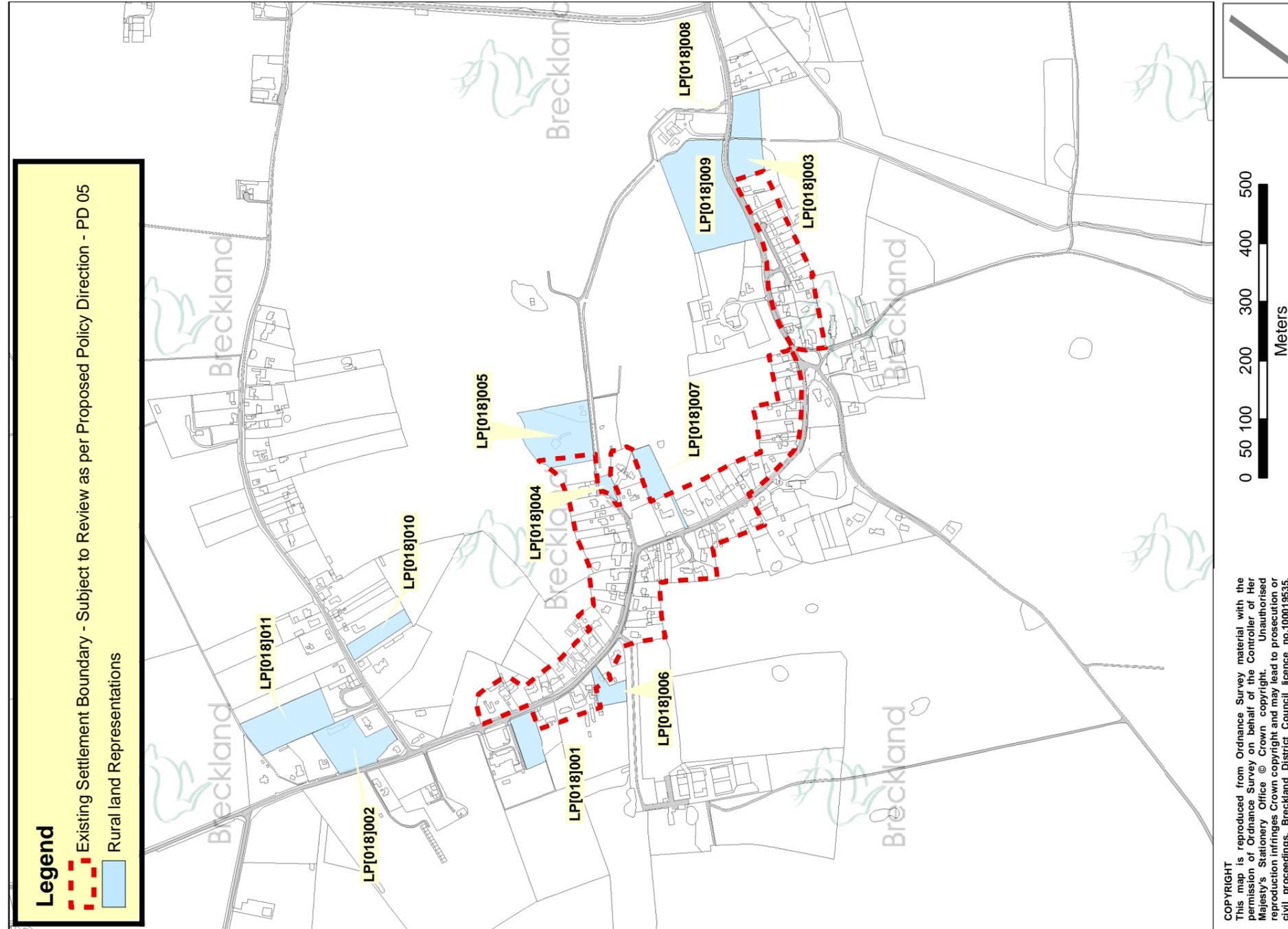
**Legend**

-  Existing Settlement Boundary - Subject to Review as per Proposed Policy Direction - PD 05
-  Rural land Representations

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## Caston: Existing Settlement Boundary & Rural Land Representations Winter 2015



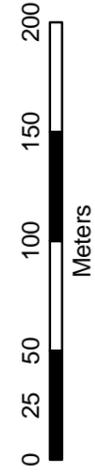
**Cockley Cley: Existing Settlement Boundary & Rural Land Representations  
Winter 2015**



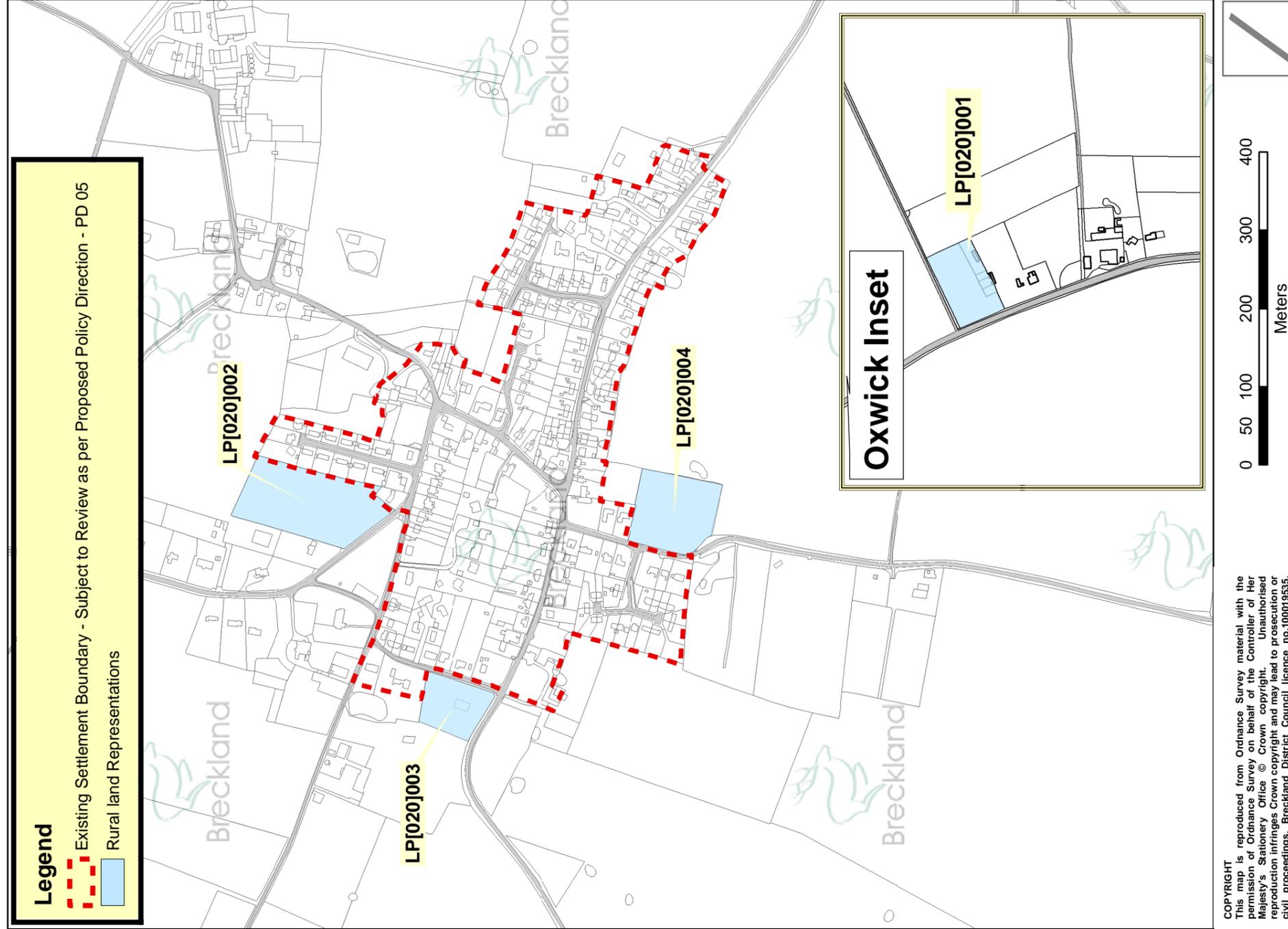
**Legend**

-  Existing Settlement Boundary - Subject to Review as per Proposed Policy Direction - PD 05
-  Rural land Representations

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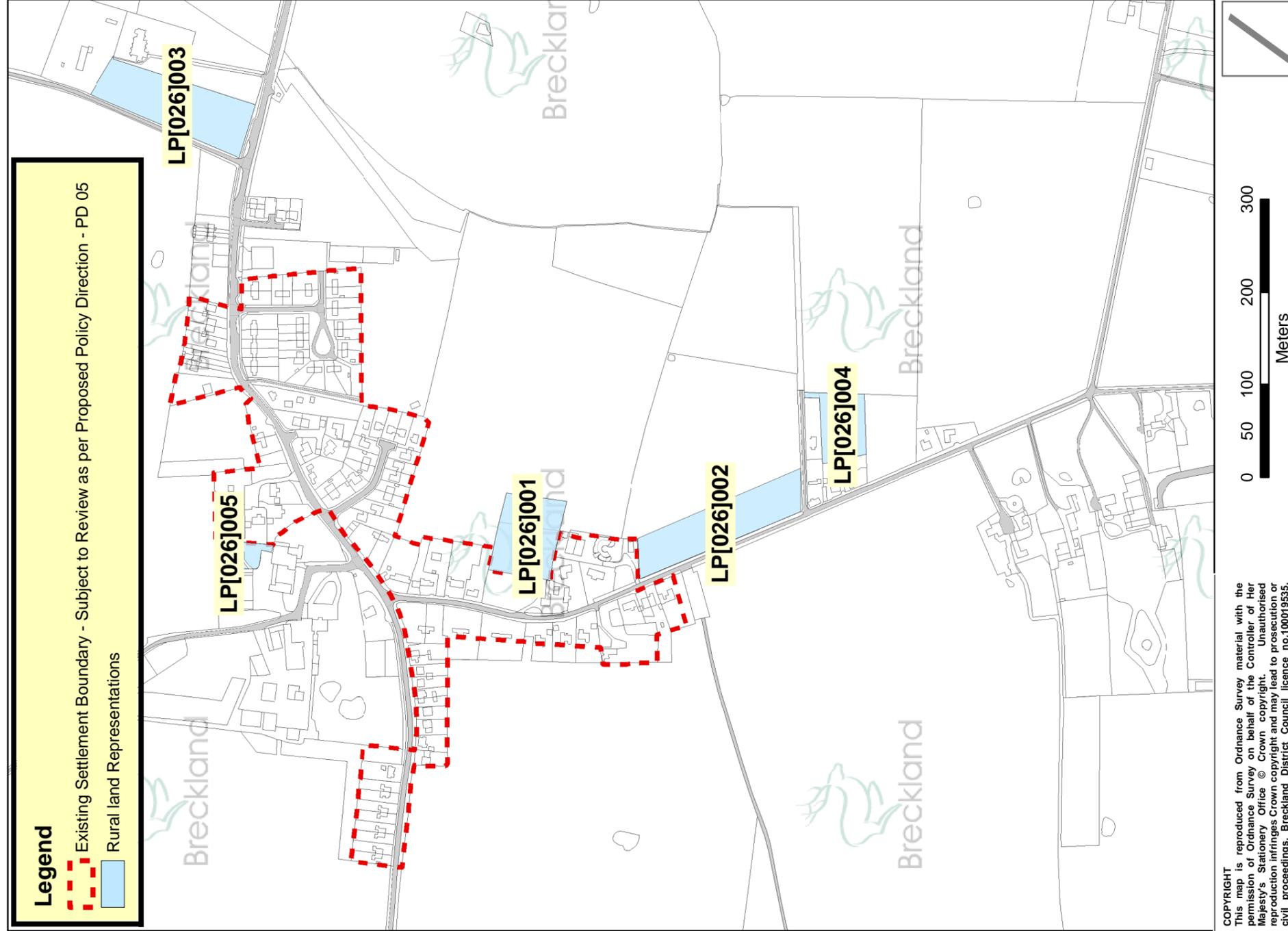
## Colkirk: Existing Settlement Boundary & Rural Land Representations Winter 2015



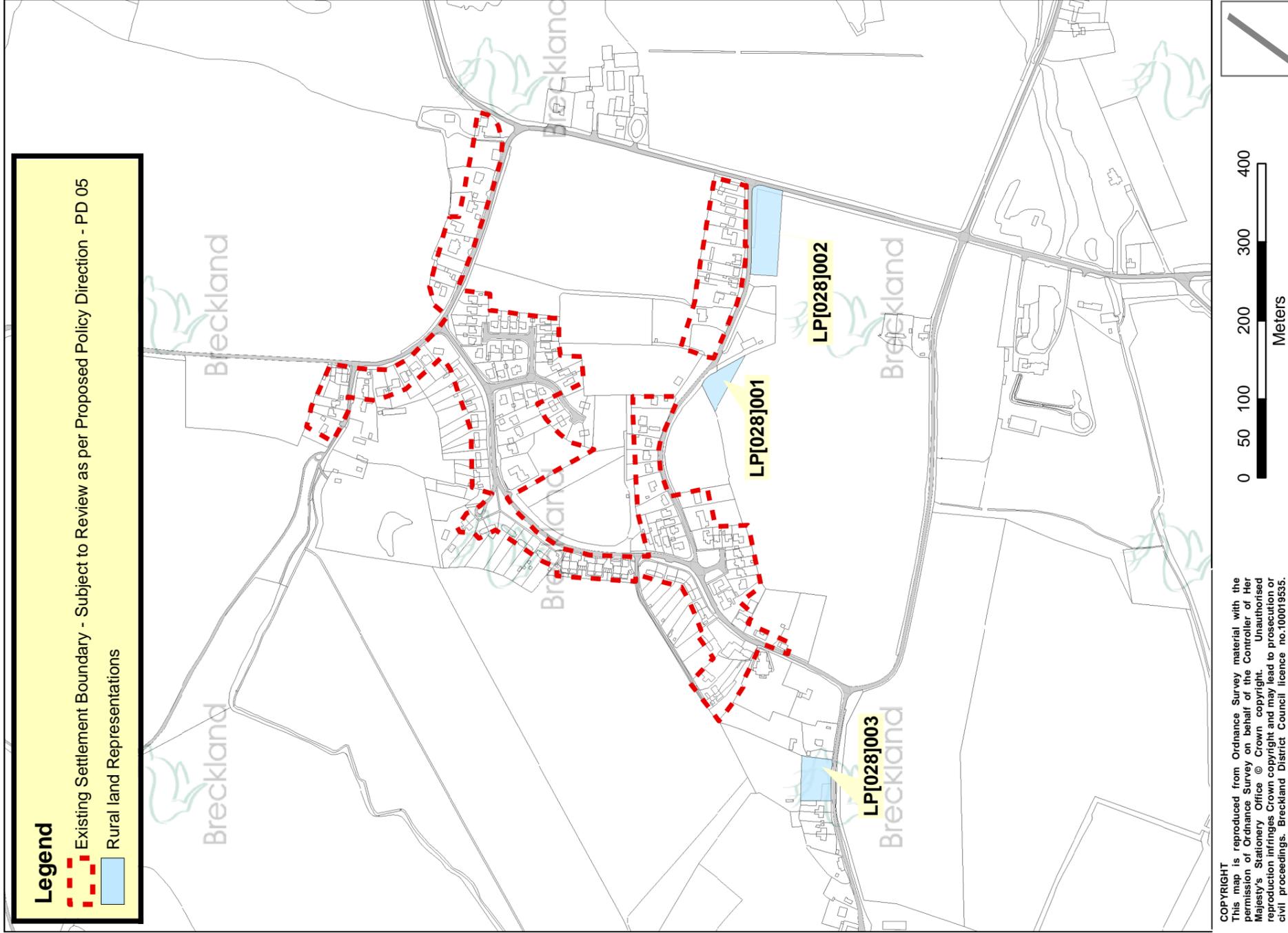
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## East Tuddenham: Existing Settlement Boundary & Rural Land Representations Winter 2015



**Foulden: Existing Settlement Boundary & Rural Land Representations  
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