



**Follow up work in relation to the Examination
into the King's Lynn and West Norfolk Local
Plan: Site Allocations and Development
Management Policies**

Feltwell & Hockwold cum Wilton Update

November 2015

Document reference no.	FW23
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1. Issue

- 1.1 The Inspector has requested that the Council look again at the proposed site allocation G35.1. Could the site be enlarged to encompass all of submitted site Ref. No. 351?
- 1.2 Alternatively if the remainder of the site is not allocated is there the potential for it to be included within the development boundary. With a potential access for a potential new site from Lodge Road, with the currently proposed G35.1 not preventing this.

2. Response: Modification to the Sustainability Appraisal, Policy, Site Description and Justification for Policy G35.1 Feltwell – land to the rear of Chocolate Cottage, 24 Oak Street, and the Development Boundary for Feltwell.

- 2.1 The SADMP Pre-Submission Document (January 2015) presents Site G35.1 as part of submitted site Ref. No. 351. Stating that the remainder of Site 351 was excluded from the allocation as it lies partially within Fluvial Flood Zone 2 (medium risk) and Fluvial Flood Zone 3 (high risk). These areas were not considered appropriate for housing development.

- 2.2 Since the publication of this document, the promoters of Site 351 have prepared a Flood Risk Assessment (FRA) of the site. Since the relevant examination hearing session, this FRA has been assessed by the Environment Agency (EA). The EA state within their assessment, full response available as Appendix 1 of this paper,:

‘The site is currently identified by our Flood Zone map and your Authority’s Strategic Flood Risk Assessment as mostly falling within Flood Zone 3 (high risk). However, the Eastern River modelling project shows a significantly smaller flood extent associated with the IDB watercourse that runs through Feltwell. This new mapping will be used to update our Flood Zone map. Once our Flood Map has been updated the site in question would be located within flood zone 1. We would therefore have no objection to the proposed extension of site allocation G35.1.’

- 2.3 Based upon the comments from the EA, the Council is satisfied that the allocation, G35.1, can be extended to include, the previously excluded, remainder of the Site 351. The use of the larger site would increase the dwellings proposed in Feltwell and

Hockwold cum Wilton from at least 70 to at least 105. This would also result in a higher affordable housing contribution (based upon current policy) and a potential community asset in the form of a recognised car-parking facility for the Alms houses situated on Oak Street.

2.4 Accordingly the Sustainability Appraisal, SADMP Description of the Settlement, SADMP Policy, Site Description and Justification, and Map Inset G35 Feltwell are proposed to be modified. These modifications are presented as appendices to this paper, as detailed below:

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Appendix 1: Environment Agency Comments



Borough Council of King's Lynn & West
Norfolk
King's Court (Borough Council of King's
Lynn & West Norfolk) Chapel Street
King's Lynn
Norfolk
PE30 1EX

Our ref: AC/2015/123745/01-L01
Your ref: G35.1
Date: 25 November 2015

Dear Sir/Madam

PROPOSED HOUSING SITE ALLOCATION (EXTENDED AREA) G35.1 LAND OFF OAK STREET, FELTWELL, NORFOLK

Thank you for your email, received 23rd November 2015, regarding the proposal to extend the area of housing allocation G35.1 to include land to the south.

The site is currently identified by our Flood Zone map and your Authority's Strategic Flood Risk Assessment as mostly falling within Flood Zone 3 (high risk).

However, the Eastern River modelling project shows a significantly smaller flood extent associated with the IDB watercourse that runs through Feltwell. This new mapping will be used to update our Flood Zone map.

Once our Flood Map has been updated the site in question would be located within flood zone 1. We would therefore have no objection to the proposed extension of site allocation G35.1.

The Eastern Rivers modelling can be obtained by contacting us at:
anc.enquiries@environment-agency.gov.uk

We hope that this information is of assistance to you. If you have any further queries please contact me on the direct email address or telephone number detailed below.

Yours faithfully

Emily Crook
Sustainable Places Planning Advisor

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Environment Agency
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Customer services line: 03708 506 506
www.gov.uk/environment-agency
End

Appendix 2: Modified G.35 Feltwell & Hockwold cum Wilton (KRSC) Description, SADMP page 229.

G.35.5 Feltwell and Hockwold cum Wilton were grouped together by the Core Strategy to collectively form a Key Rural Service Centre as they have a good range of services and facilities to serve the existing community. The Council's preferred distribution of development between Key Rural Service Centres on a population pro-rata approach (see Distribution of Development Section) would indicate 54 additional dwellings between Feltwell and Hockwold. The Council has split the development between 4 sites and increased the level of new housing in order to optimise the development potential of the preferred sites and increase contributions towards affordable housing. The Council has allocated 105 houses, with 100 in Feltwell and 5 in Hockwold cum Wilton.

Appendix 3: Modified G35.1 Policy, Site Description and Justification

Policy G35.1 Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street

Land of around 1.78 hectares to the rear of Chocolate Cottage, 24 Oak Street, as shown on the Policies Map, is allocated for residential development of at least 50 dwellings, subject to compliance with all of the following:

1. Submission of a project level habitats regulations assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features;
2. Provision of access from Lodge Road to the satisfaction of the local highways authority;
3. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency Guiding Principles for Land Contamination;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Submission of an archaeological field evaluation prior to development, in accordance with paragraph 128 of the NPPF;
6. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.35.10 The allocated site (submitted site Ref. No. 351) is located a short distance to the east of the centre of Feltwell, within close proximity to village services and facilities. Development at this location provides the greatest opportunity for new residents to walk to existing services, in particular the local school. The Council considers the site suitable to accommodate 50 residential units at a density consistent with that of the surrounding area.

G.35.11 The local highway authority has no objection to the site providing safe access is achieved from Lodge Road. The site is in multiple ownership, with all the owners agreeing to promote the site for a comprehensive scheme including the provision for additional car-parking for the Alms Houses situated on Oak Street.

G.35.12 The site is classified as grade 3 agricultural land, currently being used to keep horses and includes paddocks, a menéage and stables. Trees and hedgerows form the site boundaries, and this could potentially be incorporated into the design of the development. The site is situated within the Special Protection Area “buffer zone,” for stone curlews but it is well screened on all sides by single and two storey development and therefore development at this location is likely to have minimal

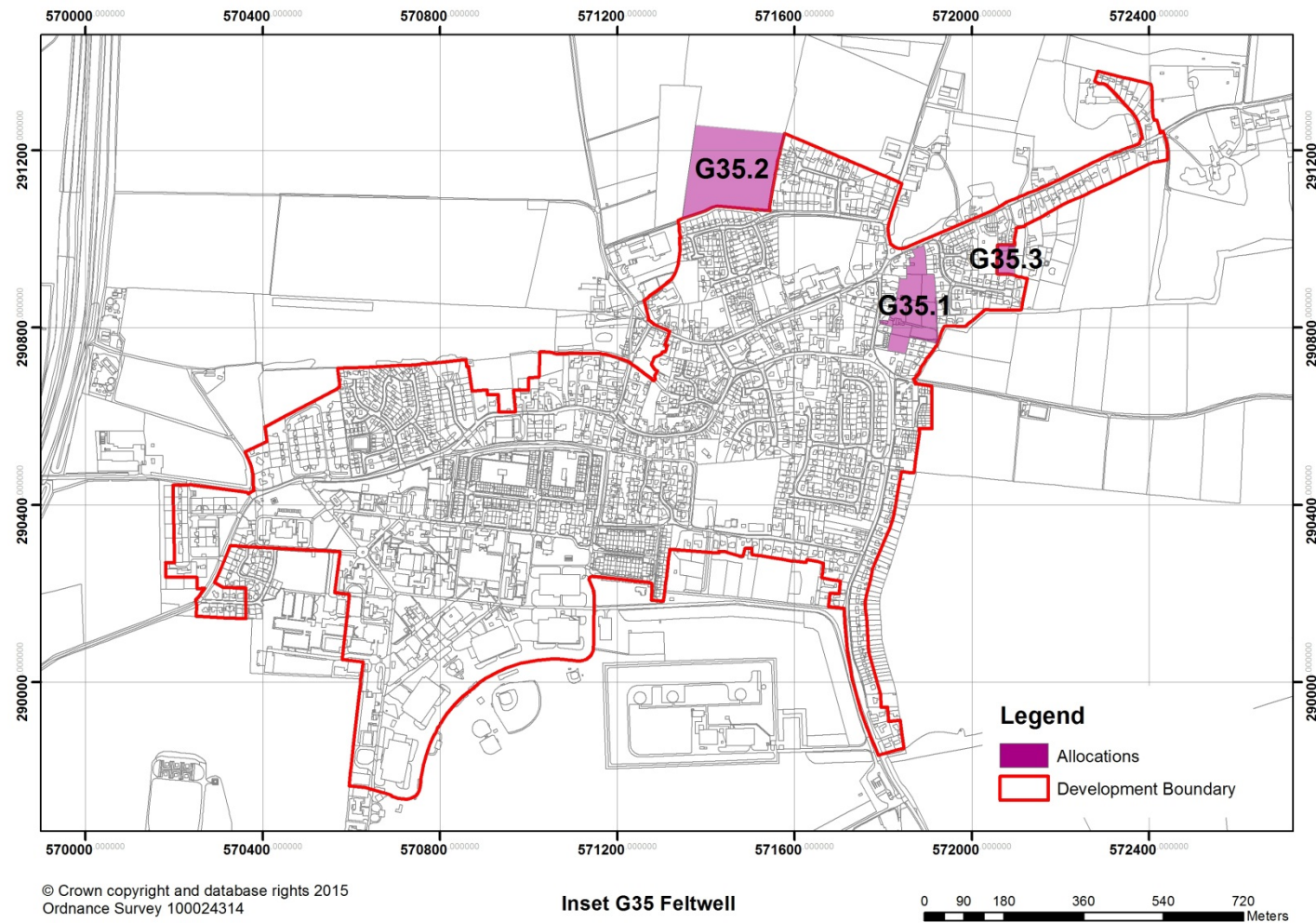
impact on the visual amenity of the surrounding landscape and the SPA, although a project level habitats regulations assessment will be required.

G.35.13 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from the south east. However, in these views the site is seen in the context of the existing settlement.

G.35.14 The site lies partially within Fluvial Flood Zone 1 (low risk).

G.35.15 The Historic Environment Services have identified the site as having considerable archaeological potential, as it is adjacent to a medieval cross, which may indicate a former focal point for the settlement. Therefore an archaeological field evaluation must be submitted with any planning permission, in accordance with paragraph 128 of the NPPF.

Appendix 4: Modified Map Inset G35 Feltwell



Appendix 5: Modified Sustainability Appraisal

Feltwell - Sustainability Appraisal

Site Ref	Feltwell Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
102	x	+	o	x	+	o	x	x	x	?
G35.3 (263)	+	+	o	x	+	o	#	o	x	?
315	++	+	o	x	+/x	o	x	o	x	?
317	x	+	o	xx	+	o	x	o	x	?
G35.1 (351)	+	++	o	x	+	o	#	o	x	o
365, 366, 367	x	+	o	xx	+/x	o	x	x	x	?
G35.2 (548)	+	+	o	x	+	o	+	#	x	o
806	+	+	o	x	+	o	x	x	x	?
1196	++	+	x	x	+	o	#	x	x	?

Hockwold cum Wilton - Sustainability Appraisal

Site Ref	Hockwold cum Wilton Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
282	++	+	o	o	+	#	x	x	x	xx
G35.4 (379)	+	+	o	o	+	#	#	o	x	xx
1013	++	+	o	o	+	#	x	x	x	xx
1281	+	+	o	xx	+	o	x	o	x	xx

Site 102 – Located in the south of Feltwell, south of Payne's Lane. This location results in a negative score with regard to 'access to services'. Development of this site would lead to the loss of identified good to moderate agricultural land (grade 3), hence the negative score for 'economy B food production'. The site lies within an area subject to a low risk of flooding (FZ1). Norfolk County Council Highways Authority would object if this site were included in the plan, as the surrounding highway network is inadequate to support this allocation. This results in a negative score for 'highways and transport'. The site also scores negatively with regard to 'natural environment' & 'landscape and amenity' as it is located within the stone curlew buffer zone and not completely masked by development therefore with the information provided the likelihood of significant harm on the SPA cannot be determined. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

G35.3 (263) – Located in the east of the village, off Lodge Road. This location results in a positive score with regard to 'access to services'. Development of this site would lead to the loss of identified good to moderate agricultural land (grade 3), hence the negative score for 'economy B food production'. The site lies within an area subject to a low risk of flooding (FZ1). Norfolk County Council Highways Authority would not object if this site were included in the plan, subject to safe access. The site is located within the stone curlew buffer but existing development completely masks the site from the protected area. This is reflected in the scores for the factors 'landscape and amenity' and 'natural environment'. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

315 – Occupying a northern location within the village of Feltwell, this site is adjacent to Western Close. This locality is relatively close to village services and so means a highly positive score with regard to 'access to services'. Development of this site would lead to the loss of identified good to moderate agricultural land (grade 3), hence the negative score for 'economy B food production'. Part of northern section the site is identified as being located with fluvial flood zones 2 & 3 (FZ2 & FZ3); the remainder of the site is at low risk to flooding (FZ1). Site 315 is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. Sites within the SPA buffer zone which are completely masked from the SPA by existing development are considered suitable. However the Norfolk County Council highways Authority would object to the site being allocated on access grounds. This results in a negative score in 'highways & transport'. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

317 – Situated within the north west of the settlement, between Manor Park Estate and Portal Close Estate. This site isn't located a close to village services as other sites proposed, hence the negative score in 'access to services'. Development of this site would lead to the loss of very good agricultural land (grade 2); hence the highly negative score for 'economy B food production'. The site lies within an area subject to a low risk of flooding (FZ1). As reflected in the factor 'natural environment' the site is located within stone curlew buffer but is completely masked from the Special Protection Area by existing development. Norfolk County Council Highways Authority would object to the development of this site. The Highway Authority would object if this site were included in the plan as they stated that the site is remote from the settlement. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

G35.1 (351) – Located in the east of Feltwell, to the rear of Oak Street. The site scores well in sustainability terms, in comparison to the other sites. The site scored positively with regard to 'access to services'. Subject to safe and deliverable access the Highway Authority consider the site suitable for inclusion within the plan. There is a highly positive score for the factor 'Community & Social' as there were 24 comments of support for the allocation of site submitted by the local public at the Preferred Options stage and none against, the site would also deliver an element of affordable housing, and a car-parking facility for the Alms Houses located on Oak Street. The landowners have stated they will donate land to be used for this purpose. The site is surround by the development boundary on all four aspects and would act as a logical infill. Due to this, the site is screened and would have minimal impact in terms of 'landscape and amenity'. In terms of flood risk, following the submission a site specific flood risk assessment and subsequent review of this by the Environment Agency and their updated mapping, the site is a low risk of flooding being in Flood Zone 1. The Environment Agency would have no objections to the site being included within the Plan. There are negative impacts on the natural environment relating to Stone Curlew Buffer Zone which apply to all options for growth. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone. The site does however display negative attributes in relation to the factor 'natural environment'. This relates to the Stone Curlew Buffer Zone, and this does apply to all the proposed sites for growth, However Core Strategy Policy CS12 would allow for such a development to take place. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

365, 366, 367- Located in the far west of Feltwell, this location results in a negative score for 'access to services' as it is too far from the defined settlement. Development of this site would lead to the loss of identified very good agricultural land (grade2). The site is at risk of flooding being located partially within fluvial flood zone 2 (FZ2). Site is within stone curlew buffer and is not completely masked by existing development from the Special Protection Area and so this constraint cannot be overcome. Norfolk County Council Highways Authority would object to the site being included within the plan as the site is remotely located from the settlement and the highway network surrounding the site is inadequate to support the site being allocated. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

G35.2 (548) – Located in the north, this edge of development site is north of Munson's Lane. This location is within close proximity to village services and there is pedestrian access to these, so scores positively in the associated factor. The Norfolk County Council Highways Authority would consider this site to be one of the most favourable put forward as the site is well located, subject to access and the local highway improvements they would not object to the site being include in the plan, it is considered that appropriate highways access can be achieved. The site is at a low risk to flooding being located within flood zone 1 (FZ1). Development of this site would result in the loss grade 2 & 3 agricultural land. There are some 'natural environment' issues relating to the impact of development on the Special Protection Area (SPA), as the site is positioned within the stone curlew buffer, this applies to all the growth options. This site however is completely masked from the SPA by existing development therefore it is thought this constraint can be overcome. The impact on the 'landscape & amenity' depends on how the scheme is designed and implemented as potentially negative impacts could be mitigated. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

806 – Occupying a southern location in Feltwell, South of Payne's Lane. The site, as with all the sites, lies within the stone curlew buffer zone, but it is thought the associated constraints cannot be overcome at this location. Highways would object to this site being allocated and included in the plan as there is no clear means of access to public highway. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

1196 – Situated off Short Beck. This relatively central location within Feltwell, results in a highly positive score in the factor 'access to services'. New development here would result in the loss of moderate to good agricultural land (grade 3). The site is at low risk to flooding (FZ1). Site 1196 is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA by existing development and so is considered suitable. The topography of this site is varied resulting in development of the site impacting upon the character of the approach to the settlement. The site is currently a farmyard in agricultural use, development of the site would lead to this being lost. The Council would like to retain employment land where possible. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone. NCC Highways Authority would not object to the allocation of this site subject to safe access and an improvement to visibility splays.

282 – Located in the south of Hockwold, this site scores highly positive with regard to 'access to services'. It is at a low risk to flooding (FZ1). Development of this site would lead to the loss of poor agricultural land (grade 4). The site is located within a conservation area and within close proximity to a grade I listed church, therefore development would have an impact upon these and their setting. This is reflected by the scores in the factors 'landscape & amenity' and 'heritage'. The sites also scored negatively in 'natural environment' as it is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. General infrastructure issues relating to the capacity of the local Waste Water treatment Works result in a negative, but this applies to all the options for growth in Hockwold. NCC Highways Authority would object to this site being included in the plan as the surrounding highway on Church Lane is very narrow and is not appropriate to support this allocation. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

G35.4 (379) – Occupying a southern position, within Hockwold, south of South Street. This site scores a positive in 'access to services', would result in the loss of poor agricultural land (grade 4) and is at a low risk to flooding (FZ1). In comparison to the other sites it is likely to be well screened and have less of an impact in terms of 'landscape & amenity' and 'heritage' being located outside of the conservation area, however the site is in close proximity to a scheduled monument, so the impact will depend upon implementation. The site is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. Sites within the SPA buffer zone which are completely masked from the SPA by existing development are considered suitable. There are some general infrastructure issues relating to the capacity of the local Waste Water Treatment Works which apply to all options for growth in Hockwold. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone. NCC Highways Authority has stated that Subject to a safe access they would not object if this site were included in the plan.

1013 – Located in the south of Hockwold, to the rear of Main Street. Site 1013 scores highly positive with regard to ‘access to services’. It is at a low risk to flooding (FZ1). Development of this site would lead to the loss of poor agricultural land (grade 4). The site is located within a conservation area and within close proximity to a grade I listed church, therefore development would have an impact upon these and their setting. There are a number of TPO’s and TPO areas within the site. This is reflected by the scores in the factors ‘landscape & amenity’ and ‘heritage’. The sites also scored negatively in ‘natural environment’ as it is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. General infrastructure issues relating to the capacity of the local Waste Water treatment Works result in a negative, but this applies to all the options for growth in Hockwold. NCC Highways Authority would object to this site being included in the plan. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

1281 – Located in the north-west of Hockwold, north of 8 Malts Lane. Site 1281 scores a positive in ‘access to services’. There is a low risk to flooding here (FZ1). The site scores highly negative with regard to ‘economy B food production’ as its development would lead to the loss of very good agricultural land (grade 2). A small part of the site is grade 4 but the majority of the site is grade 2. The site is located outside of, and some distance from the Conservation Area. This is reflected in score for the factor ‘heritage’. As with all the sites proposed, 1281 is within the Breckland Special Protection Area. The site is screened by existing development. The score for ‘highways & transport’ is a negative as NCC Highways Authority would object to this site being included within the plan. Development here would form a type of backland development that wouldn’t be ink-keeping with the settlement pattern. All sites overlay a Ground Water Vulnerability Zone and are located within the Lakenheath Safeguard Zone.

Discussion

- The Sustainability Appraisal indicates that Sites G35.1, G35.2, G35.3 & G35.4 are sustainable options. All four sites scored positively with regard to 'access to services'. None of these sites are thought to have a negative impact upon 'economy A business'. G35.1, G35.2 & G35.3 do score negatively in the factor 'economy B food production' as their development would lead to the loss of good to moderate agricultural land (grade 3). G35.4 doesn't score negatively with regard to this factor as its development would lead to the loss of poor agricultural land (grade 4). All of these sites are subject to a low risk of flooding (FZ1). General infrastructure issues relating to the capacity of the local Waste Water treatment Works result in a negative score for G35.4, but this applies to all the options for growth in Hockwold. None of the sites are located within a conservation area; they all are situated within the Lakenheath Airfield Safeguard Zone and overlay a Ground Water Vulnerability Zone. Norfolk County Council Highways Authority does not object to the sites inclusion within the plan and G35.2 was a favourable site for them. All sites are situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but are considered to be completely masked from the SPA. Sites within the SPA buffer zone which are completely masked from the SPA by existing development are considered suitable but will have to comply with a project level habitats regulations assessment.
- Responses from the Preferred Options consultation from statutory consultees revealed that Natural England would require a project level habitats regulations assessment demonstrating no likely significant adverse effect on Natura 2000 sites (in particular the Breckland SPA) and their qualifying features for all of the sites selected as allocations. This is supported by RSPB East of England Norfolk. Breckland Council commented that Feltwell and Hockwold are located within 1500m of the SPA. G35.1: Site is well screened and complies with the Borough Council's Strategic Policy. G35.2 and G35.4: It is considered that a significant adverse effect may arise from growth in this location upon the interest features of the Breckland SPA if this were to be identified for growth. Norfolk County Council Highways Authority support G35.1, G35.2 & G35.4 and have previously stated they wouldn't object to G35.3. Hockwold Parish Council supports the allocation of G35.4. Norfolk County Council Historic Environment Services stated that Developers of G35.4 will need to submit an assessment of the impact of development along with planning permission. In line with paragraph 128 of the NPPF. Proposed development is currently not part of a designated heritage asset. It is close to a scheduled monument; however this doesn't affect the principle of development (archaeological deposits). The responses to the Preferred Options consultation from the public revealed that there is objection to the allocation of Site G35.2 (42 public & 2 landowners) and support for the whole of Site 351 (24 public & 1 landowner) to be allocated. Many of the comment objectors to the development of G35.2 were from local residents, which is understandable. G35.2 was objected to mainly on highways and safety grounds but as highlighted Norfolk County Council Highways Authority support the allocation of this site, these comments were reaffirmed by the Norfolk County Council Highways Authority (29/04/2014), they also confirmed their previous comments relating to G35.1 (22/04/2014). Other objections to G35.2 included flooding of the access, but the site is at low risk to flooding being in Flood Zone 1. The finding of Roman pottery remains, the site isn't one identified by English Heritage, there is a site nearby identified as a former Roman Villa but this isn't protected and has already been

extensively built upon in the form of the large residential estate, St Nicholas Drive and the associated roads leading off and a number of agricultural buildings.

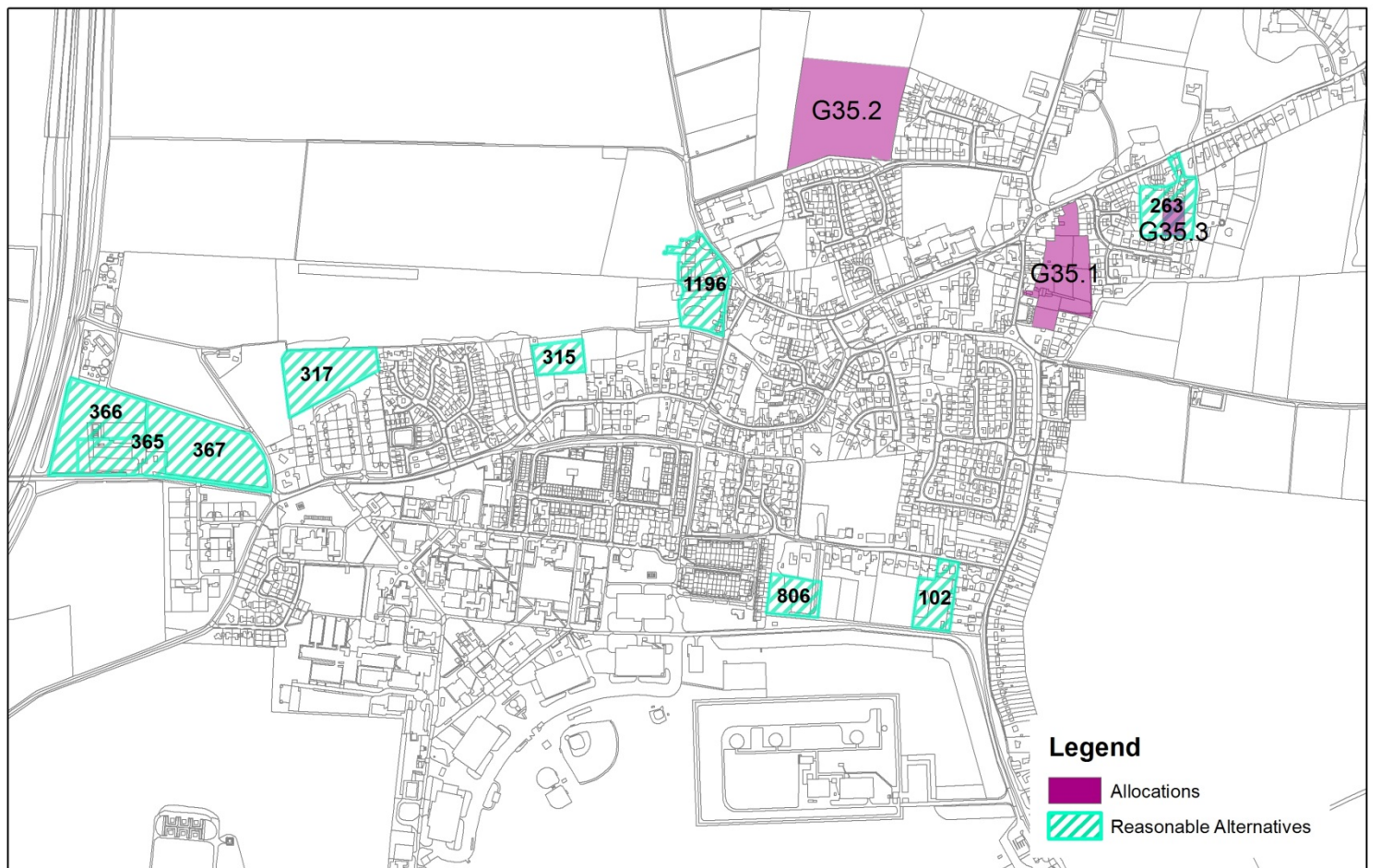
- G35.1 Land to the rear of Chocolate Cottage, 24 Oak Street, Feltwell. This site could accommodate 50 dwellings. Development of this site would enable new residents to walk to existing services, in particular to the local school. The site, classed as grade 3 agricultural land is surrounded by trees and hedgerows which could potentially be incorporated into the design scheme. As discussed the site is situated within the Special Protection Area 'buffer zone' for stone curlews; however the site is well screened by existing development, on all sides. Therefore new development at this location is likely to have minimal impact on the SPA and the visual amenity of the surrounding landscape. Views into the site are limited to near distance; medium and long distance views from the wider landscape are possible from the south east; however these would be seen in context of the existing settlement. The site is at low risk to flooding being within Flood Zone 1. 20/05/14: Norfolk County Council Historic Environmental Services have highlighted that the site has considerable archaeological potential, as it is adjacent to a medieval cross, which may indicate a former focal point for the settlement. Consequently they would strongly recommend that an archaeological field evaluation is submitted with any planning permission, in accordance with paragraph 128 of the NPPF.
- G35.2 Land North of Munson's Lane, Feltwell. This site could accommodate 40 dwellings. Located to the north of the settlement and within walking distance to local services and facilities with good pedestrian links already in place. The site abuts the current proposed development boundary to the south and east. Development here would be a natural continuation to existing residential development. This site is Norfolk County Council Highways Authority's preferred option for growth for Feltwell. Currently the site is a mixture of grade 2 and 3 agricultural land that is bordered by hedgerows to the north and west. Whilst development here would result in the loss of undeveloped land, the Council considers due to the scale of the development and the location of the site it is appropriate to develop on this high quality agricultural land. Views are available from the north and west but these would be seen as in context of the existing settlement. 20/05/14: Norfolk County Council Historic Environmental Services have highlighted that the site has considerable archaeological potential, as it is adjacent to the excavated remains of a Roman villa, which may extend into the proposed development area. Consequently they would strongly recommend that an archaeological field evaluation is submitted with any planning permission, in accordance with paragraph 128 of the NPPF.
- G35.3 (site 263) Land at Lodge Road, Feltwell. Previously this site was a non-preferred option as the site was being developed, so there was no need to allocate. However only part of the site has been developed, known as Skye Gardens, and the remainder of the site could be allocated and accommodate a further 10 dwellings at density consistent with the existing new-build development. The site abuts the current proposed development boundary to the north and south. The developer has provided a plan of site outlining what has been built and which part of the site would still be available for allocation. The site is classed as grade 3 agricultural land; it is now land-locked and not in agricultural usage. As discussed the site is situated within the Special Protection Area 'buffer zone' for stone curlews;

however the site is well screened on all aspects by trees, mature vegetation and existing development. Therefore new development at this location is likely to have minimal impact on the SPA and the visual amenity of the surrounding landscape. Views into the site are limited to very near distance, and would be seen in context of the existing settlement. Norfolk County Council Highways Authority would not object to the site being allocated subject to safe access being achieved. Access would be gained via the new access road already serving the newly built development to the north of the site. In order for development to take place at this site the access road must be brought up to adoptable standards.

- G35.4 Land South of South Street, Hockwold cum Wilton. This site could accommodate 5 dwellings. Located in the south west of Hockwold, outside of the Conservation Area. The Hockwold Conservation Area is a good distance from this site and therefore development would not be of detriment to the character and appearance of it. The site is relatively close to existing services and would relate well to the existing settlement, forming a natural continuation of existing residential housing development seen along South Street. The site is classified as grade 4 agricultural land, resulting in no loss of high quality agricultural land if the site was to be developed. There are trees scattered throughout the site which provide natural screening and could be incorporated into the design scheme. Views into the site are available from the east and south; however the site once developed would be seen as in context with existing settlement, resulting in minimal visual impact. Norfolk County Council Highways Authority has no objection to site, providing safe access can be achieved.

Conclusion

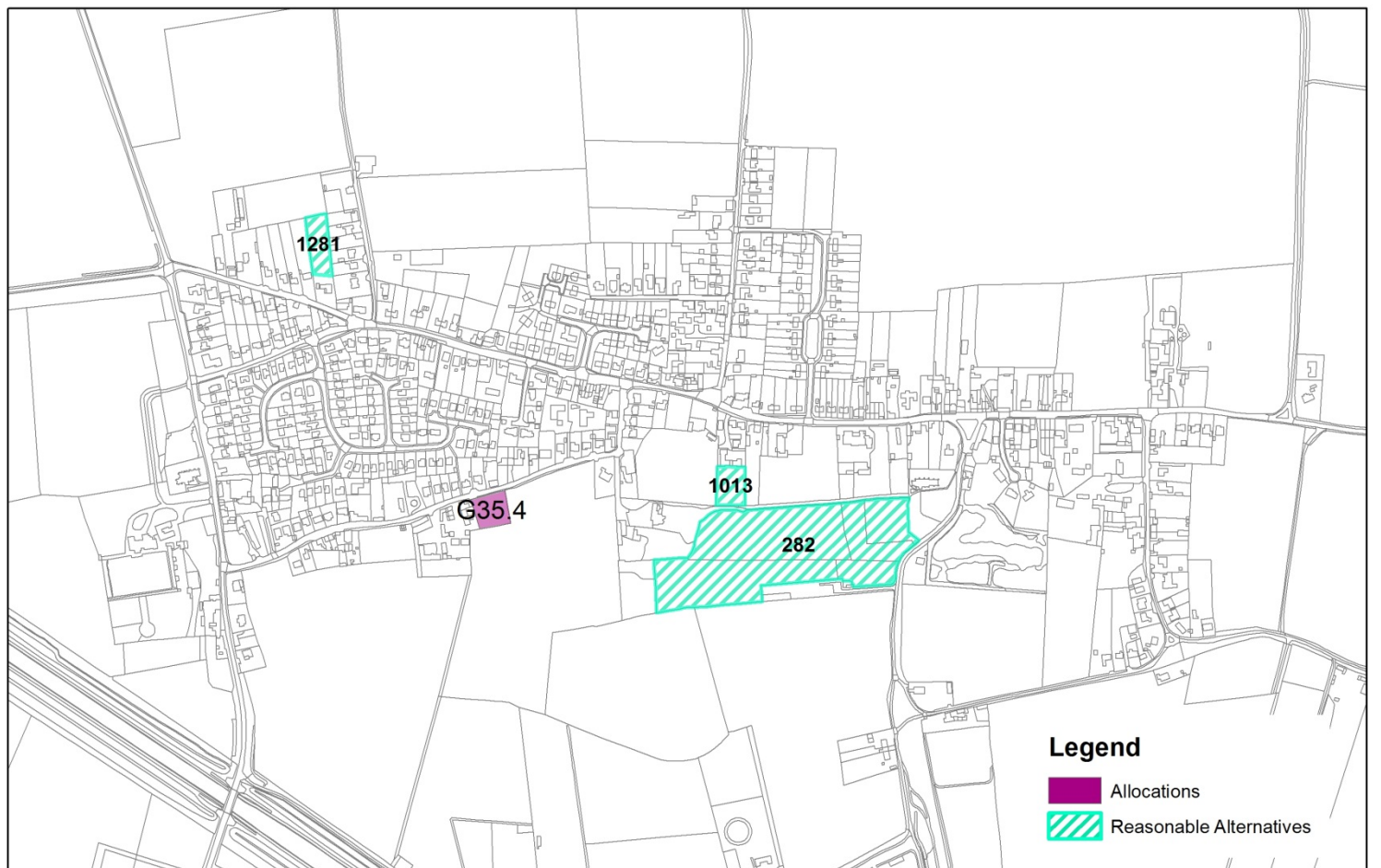
- Therefore, based on the findings of the sustainability appraisal and the outcome of the preferred options consultation Sites G35.1, G35.2, G35.3 and G35.4 should be allocated for development.



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Feltwell

0 0.05 0.1 0.2 0.3 0.4
Miles



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Hockwold cum Wilton

0 0.035 0.07 0.14 0.21 0.28
Miles