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Local Development Framework

# **Addendum**

- **Wereham Section**
- **Appendix 1**

Site Specific Allocations and  
Policies Development Plan  
Document

Issues and Options Consultation

## Amendments to the Wereham section

The following information should be intended to replace pages 278 and 279 of the Site Allocations & Policies (Development Plan Document) "Issues and Options Consultation."

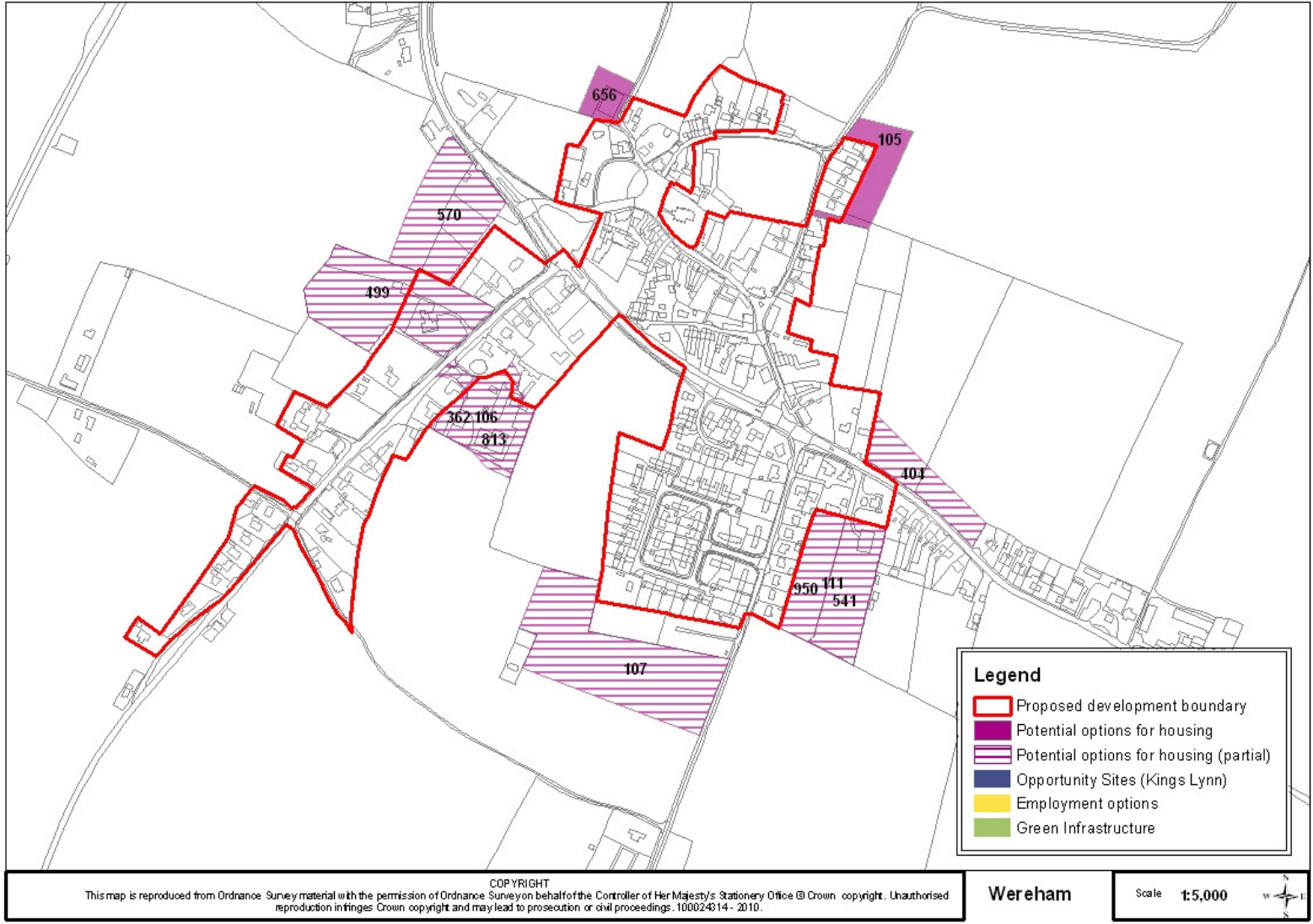
### 9.29 Wereham

- 9.29.1 The village of Wereham is situated six miles southeast of Downham Market and has a population of 660 figure from Norfolk County Council mid 2009 parish population estimates for Norfolk. The older part of the village is focused around the church and village pond, with more recent development forming a linear pattern along Stoke Road and Flegg Green. Within the older part of the village building materials include stone walls with pantiled pitched roofs, outside of this central core the major building material is brick. The village has a designated Conservation Area.
- 9.29.2 The village has a pub and other retail and employment uses but no other local services and so the village has been classed as a Rural Village in the Core Strategy. There were no infrastructure constraints identified for a limited scale of growth in the village.
- 9.29.3 The Landscape Character Assessment identifies the village as being within the 'Settled Farmland with Plantations' character type. The flat to gently rolling landscape encompasses several small linear villages (including Wereham) nestling within a predominantly agricultural backdrop. The field pattern consists of a network of small to medium fields delineated by a variety of field boundaries including hedgerows, drainage ditches, mature trees and wooden fencing. Several plantations woodlands, hedges, rows of poplars and other mature trees, frame views and give a sense of enclosure. A network of mainly rural, peaceful roads (often aligned by drainage ditches) connects the farms and villages.
- 9.29.4 The following table shows the sites which were 'accepted' or 'partially acceptable' (arising from the SHLAA process) and are therefore considered as potential options for allocation for residential development. For an explanation of this project see chapter 1, page 6. For an explanation of the potential scale of development that might be appropriate see chapter 2, page 16.
- 9.29.5 Sites which were rejected in the SHLAA process are not included in this section, but are listed in Appendix 1.
- 9.29.6 Views are invited on any of the sites. Potential options are shown on a map which follows the table.

#### Question Rural Village – Wereham

- a. Do you agree with the development boundaries shown on the map?
- b. Are there any other sites you wish to bring to our attention? Why would they be as suitable?

Site Ref	Name/Address	Current Use	Proposed Use	Site Area (ha)	Notes
105	Land off Cavenham Road	Agricultural	Residential	0.5	A greenfield site, agricultural grade 3, outside built environment boundaries. The site is within Marham airfield safeguarding area. Site adjacent to Conservation Area.
106, 362, 813	The Hollies Farm	Agricultural	Residential	0.8	An agricultural site (grade 3). The site is within Marham airfield safeguarding area. Part of the site has planning consent for housing therefore only the remainder of the site is being considered.
107	Land south of Queen's Close	Agricultural	Residential	2	A large greenfield site, agricultural grade 3, outside built environment boundaries. The site is within Marham airfield safeguarding area and adjacent to a cemetery, development could impact negatively on the setting of the cemetery.
111, 541, 950	Land behind Holme oak, Stoke Road	Agricultural	Residential	1.3	A large greenfield site, agricultural grade 3. The site is within Marham airfield safeguarding area. A Conservation Area sits to the north east of the site (on the opposite side of the road). Poor access on to main road.
404	Land North of Lynn Road	Agricultural	Residential	0.6	A greenfield which fronts the road. The site is within Marham airfield safeguarding area and is agricultural grade 3 land. Part of the site is in close proximity of a Conservation Area.
499	The Springs, Flegg Green	Agricultural	Residential	1.5	A greenfield site, agricultural grade 3. The site is wholly within Marham airfield safeguarding area and partly within a possible historic local waste disposal site. Part of the site already has consent for housing.
570	Land on Lynn Road	Agricultural	Residential	1.1	A greenfield site, agricultural grade 3. The site is wholly within Marham airfield safeguarding area and partly within a possible historic local waste disposal site. A Conservation Area is close to the site on the opposite side of the road.
656	Redundant Barn, Bens Lane	Agricultural	Residential	0.2	A small greenfield site, agricultural grade 3, outside built environment boundaries. The site is within Marham airfield safeguarding area and partly within a possible historic local waste disposal site. Part of site is in the conservation area.



## Amendments to Appendix 1

### Key Rural Service Centres

#### Stoke Ferry

The following sites should be added to Appendix 1 for Stoke Ferry. Incorrectly the table in its totality had been omitted from Appendix 1.

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
5	Land off Boughton Road & Stoke Road (A134)	The Highway Authority would object if this site were in the plan.	Difficult to see how constraints could be overcome.
110	Land on Oxborough Rd	Partially within flood zones 2 & 3 fluvial. The Highway Authority would object if this site were included in the plan.	Constraints cannot be overcome.
148	Land at Bridge Road former railway yards	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
444	Land at Bridge Road former railway yards	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
611	Land North of Stoke Ferry	Site considered too far from a higher order settlement to be considered suitable for development. Partially within flood zone 3 fluvial.	Constraints cannot be overcome.
736	Land at Bridge Road	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
737	Former Timber Yard, Bridge Road,	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
807	Land West of Bridge Road	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
1102	Land North of Stoke Ferry	Site considered too far from a higher order settlement to be considered suitable for development. Completely within flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
1114	Land North of Stoke Ferry	Site considered too far from a higher order settlement to be considered suitable for development. Partially within flood zone 3 fluvial.	Constraints cannot be overcome.
1139	Land North of Stoke Ferry	Site considered too far from a higher order settlement to be considered suitable for development. Partially within flood zones 2 & 3 fluvial	Constraints cannot be overcome.

#### Terrington St. Clement

For site 56 see Walpole Cross Keys SHLAA map.

#### Terrington St. John, St John's Highway and Tilney St. Lawrence

For site 341 see Tilney cum Islington SHLAA map.

## Upwell and Outwell

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
682 <b>Remove from App 1</b>	Blunt's Field in St Peters Rd - Should not be in Appendix 1 as confirmation of availability received. Site is shown in SSA&P as a potential option (partial) for housing in Upwell/Outwell.		
960	Land off Basin Road	Site is unacceptable in highway terms due to distance from services.	It is difficult to see how the Highways objection could be overcome.

## Wereham

Wereham was ranked as a "rural village" in policy CS02 at the examination of the Core Strategy therefore the following sites have been removed from Appendix 1 and include as options for Wereham.

### Sites to be removed from Appendix 1 and included as options for Wereham

Site Ref	Site Description
105	Land off Cavenham Road
106, 363, 813	The Hollies Farm
107	Land south of Queen's Close
111, 541, 950	Land behind Holme oak, Stoke Road
404	Land North of Lynn Road
499	The Springs, Flegg Green
570	Land on Lynn Road
656	Redundant Barn, Bens Lane

The following sites will remain in Appendix 1 for Wereham as they are still considered unsuitable.

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
729	Land West of Lynn Road (A134)	Site considered too far from a higher order settlement to be considered suitable for development.	Constraint cannot be overcome.
1060	Land at Lyndale, Autosalvage Yard, Lynn Road (PE33 9BD)	Site considered too far from a higher order settlement to be considered suitable for development.	Constraint cannot be overcome.

## Wiggenhall St. Mary Magdalen

Wiggenhall St. Mary Magdalen was ranked as a "rural village" in policy CS02 at the examination of the Core Strategy, therefore the following assessments of the sites have been amended to reflect this. The sites still remain in appendix because they are situated within the flood zones.

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
144	Land at Stow Road	Flood zones 2 & 3 tidal and hazard zone.	Constraint cannot be overcome.
293	Land at Mill	Flood zones 2 & 3 tidal and hazard zone.	Constraint cannot be overcome.

	Road		overcome.
484	Land off Mill Road	Flood zones 2 & 3 tidal and partial hazard zone.	Constraint cannot be overcome.
490	Land North of Mill Road	Flood zones 2 & 3 tidal and hazard zone.	Constraint cannot be overcome.
540	Land to east of Lynn Road and north of St Mary Magdalen Church and Priory Farm (O.S. grid ref.TF598116)	Flood zones 2 & 3 tidal and hazard zone.	Constraint cannot be overcome.
647	Land on Mill Road	Flood zones 2 & 3 tidal and hazard zone.	Constraint cannot be overcome.
1107	Land to North of 99 Stow Road, PE34 3BB	Flood zones 2 & 3 tidal and hazard zone.	Constraint cannot be overcome.

The assessment of site reference 153 has been amended due the site being to far from the settlement of Wiggshall St. Mary Magdalen.

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
153	Land At Fen Road bungalow, Fen Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraint cannot be overcome.

### Rural Villages

**Burnham Norton** - see Burnham Market SHLAA map.

**Eastmoor** - see Barton Bendish Parish SHLAA map.

**Lordsbridge** - see Wiggshall St Germans Parish SHLAA map.

**Walpole Highway** - for sites 385 and WAH01 see West Walton / Walton Highway SHLAA map.

### Smaller Villages, Hamlets and other locations

**Saddlebow** - for site 717 see Wiggshall St. Germans Parish SHLAA map.