


Appendix D – Maps and appraisal tables of proposed waste management facilities

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Please note that there are no proposed sites located within the following Local Planning Authority Areas: Great Yarmouth, North Norfolk, South Norfolk.


Legend


Proposed sites

 Waste sites proposed for Local Plan review


Environmental designations


 Local Nature Reserves


 National Nature Reserves

 Ancient Woodland


 Special Protection Area (SPA)


 Special Area of Conservation (SAC)


 Site of Special Scientific Interest (SSSI)

 Ramsar sites

 County Wildlife Sites


 Mitigation zone for Stone Curlews

 Protection zone for Stone Curlews


 1km grid cells where less than half area surveyed for Stone Curlews

Safeguarded existing Mineral and Waste sites


 Safeguarded Existing Mineral Extraction Sites

 Safeguarded Existing Waste Management sites

Road Network


 Trunk Roads


 A Roads


 Public rights of way (PROW)

Landscape designations


 North Norfolk Heritage Coast


 Core river valleys

 Area of Outstanding Natural Beauty (AONB)


 Broads Authority Executive Area


Heritage designations

 Registered Historic Parks and Gardens

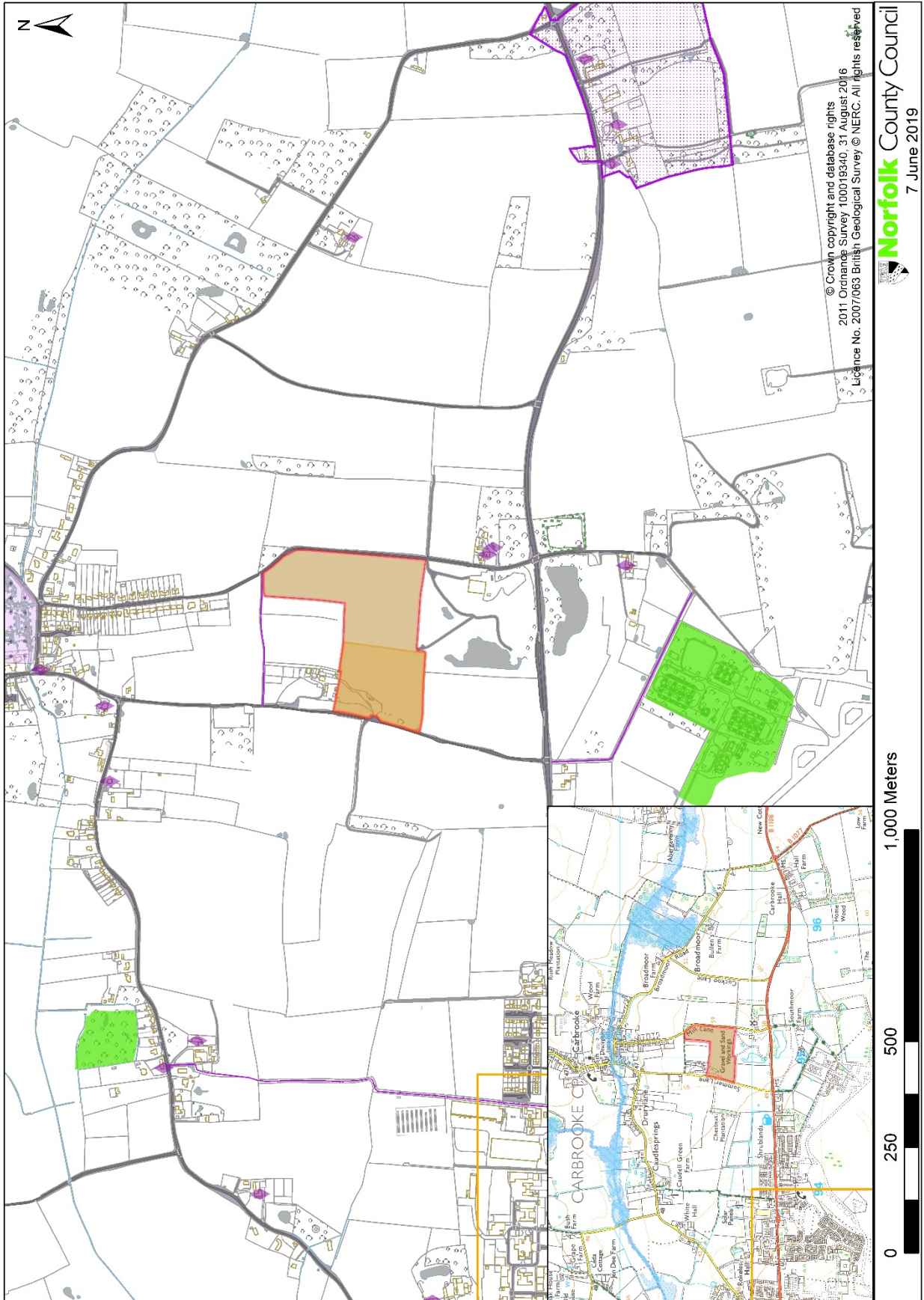
 Registered Village Greens

 Scheduled Monuments

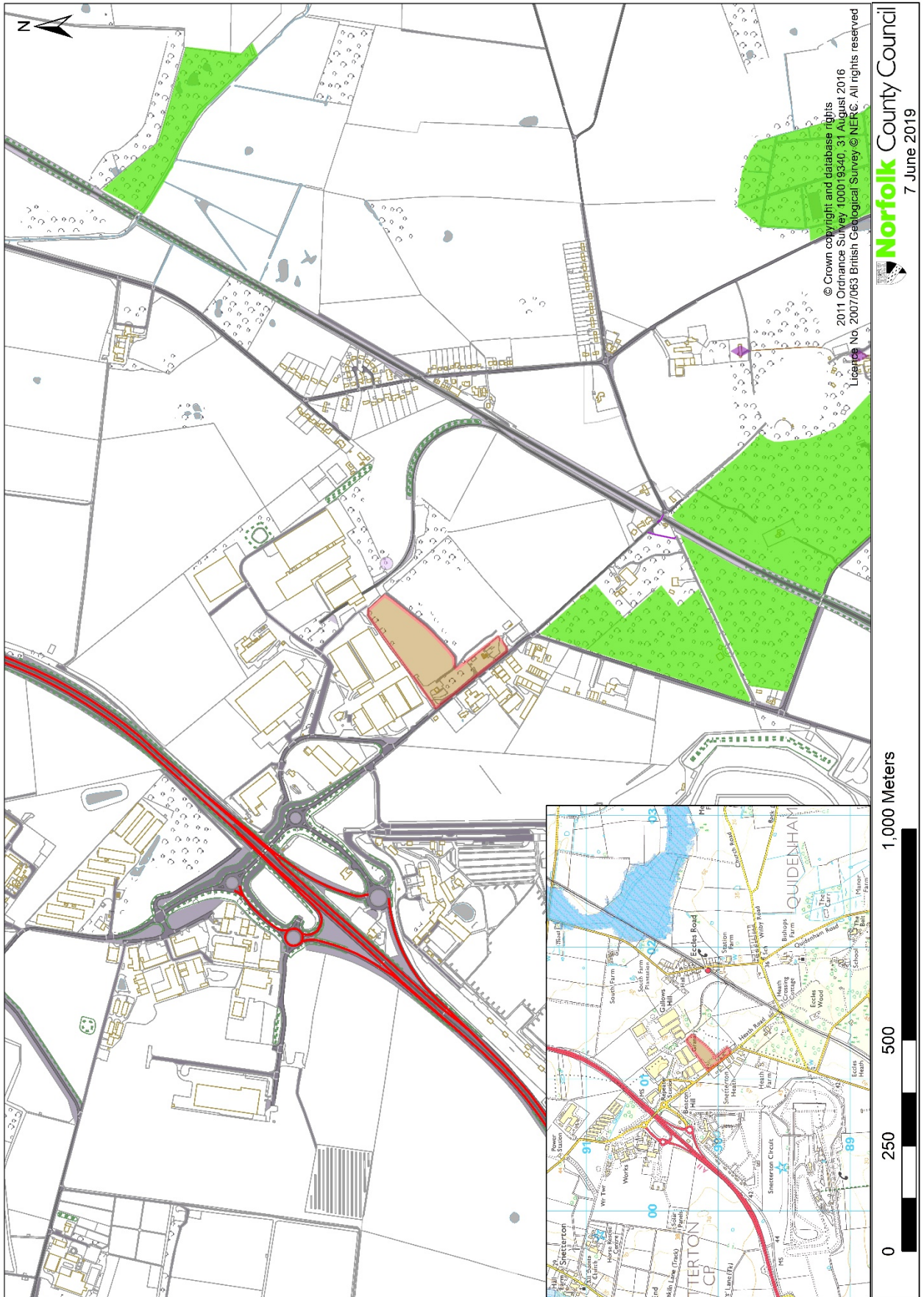
 Listed Buildings

 Conservation Areas

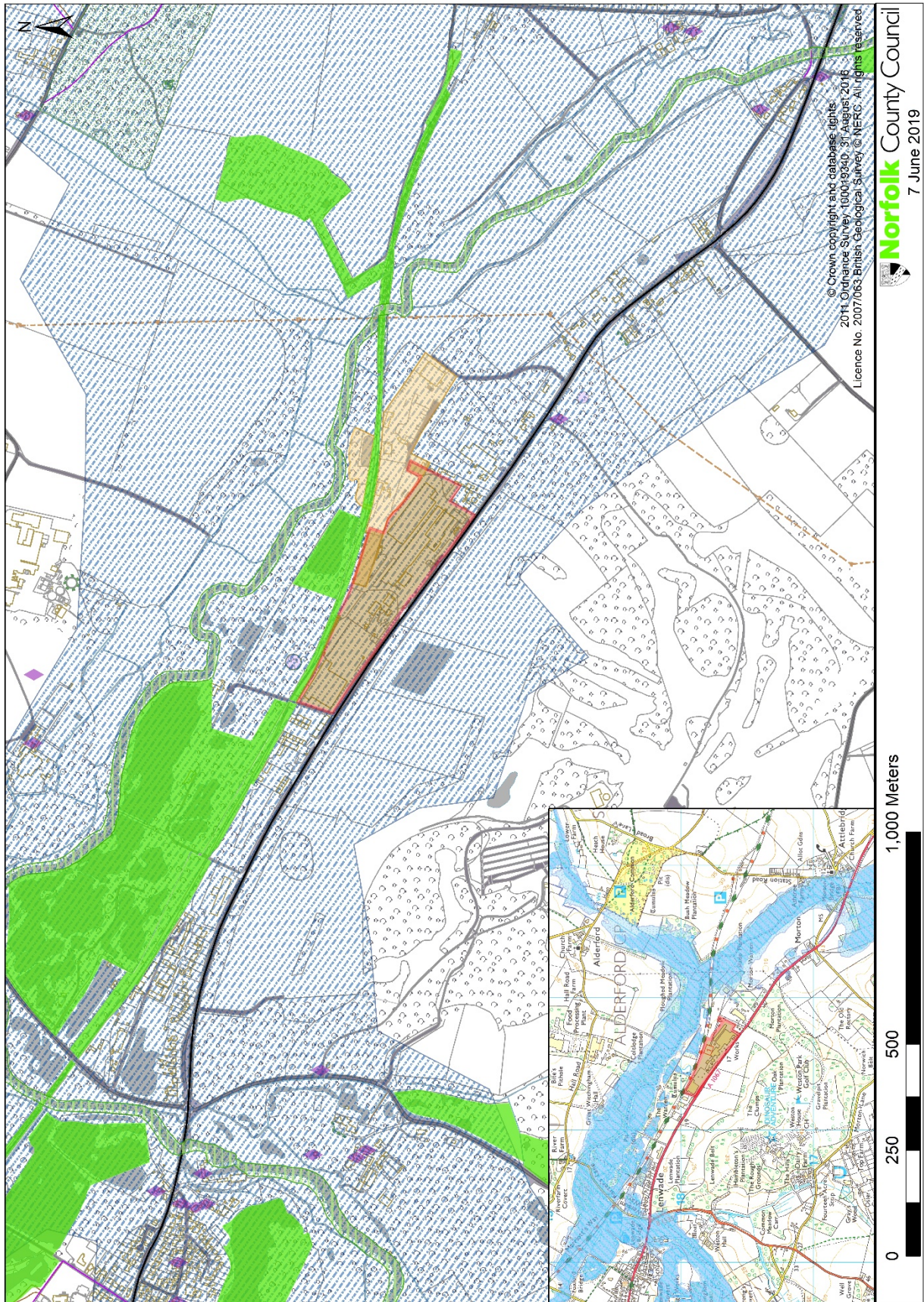
WS1 - Land at Summer Lane, Carbrooke



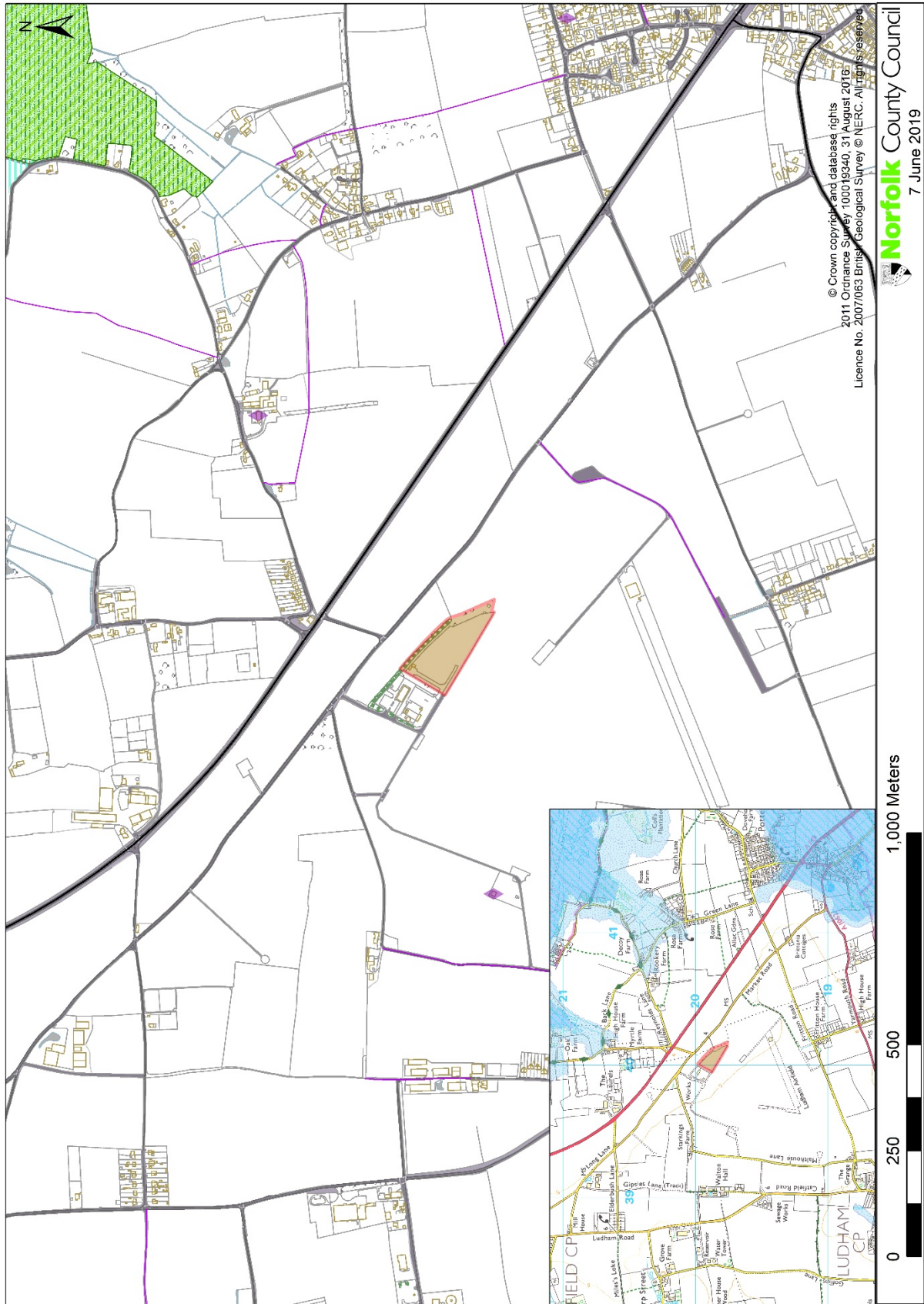
WS2 Former mineral working at Heath Road, Snetterton



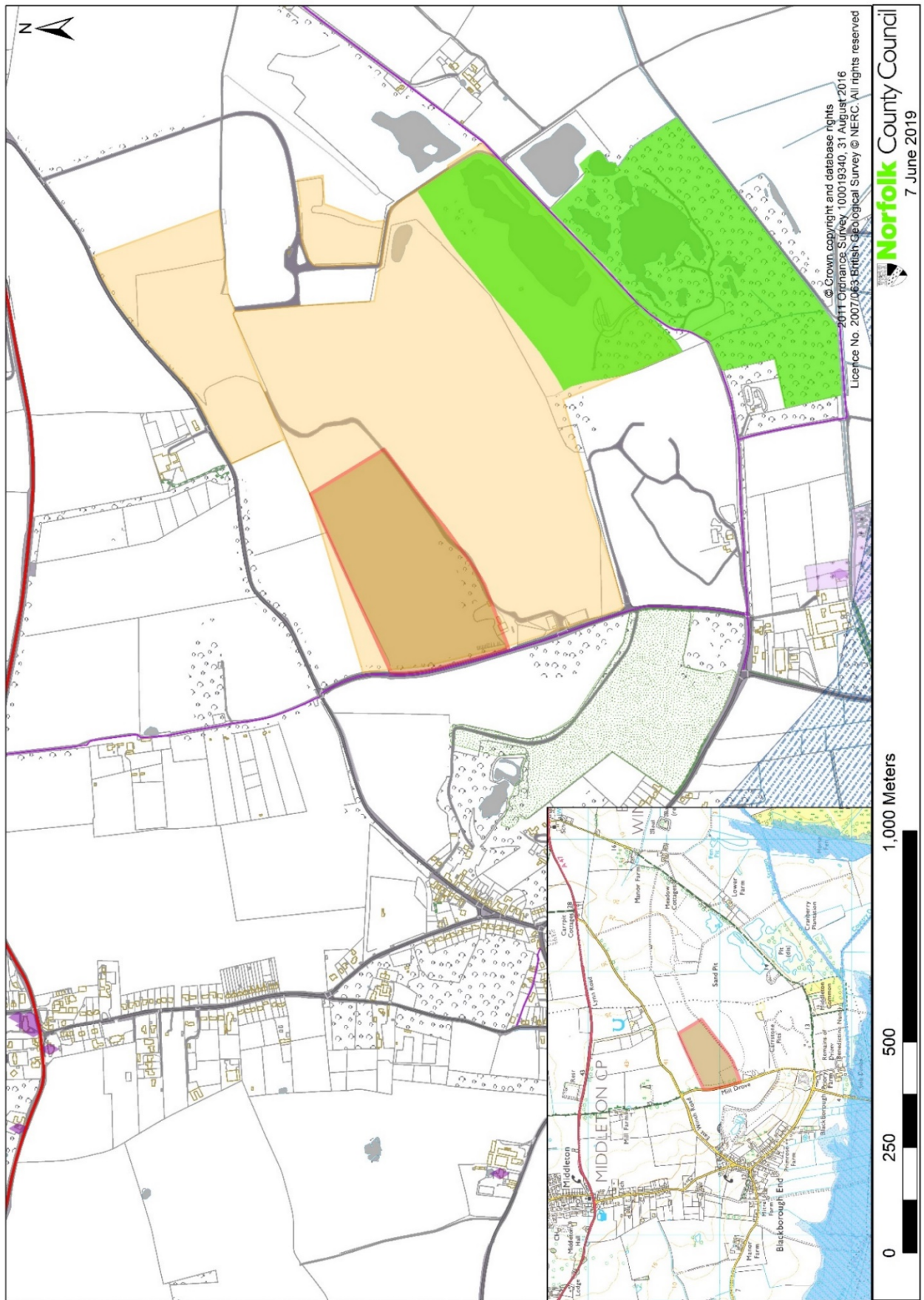
WS3 Land at Atlas Works, Norwich Road, Lenwade



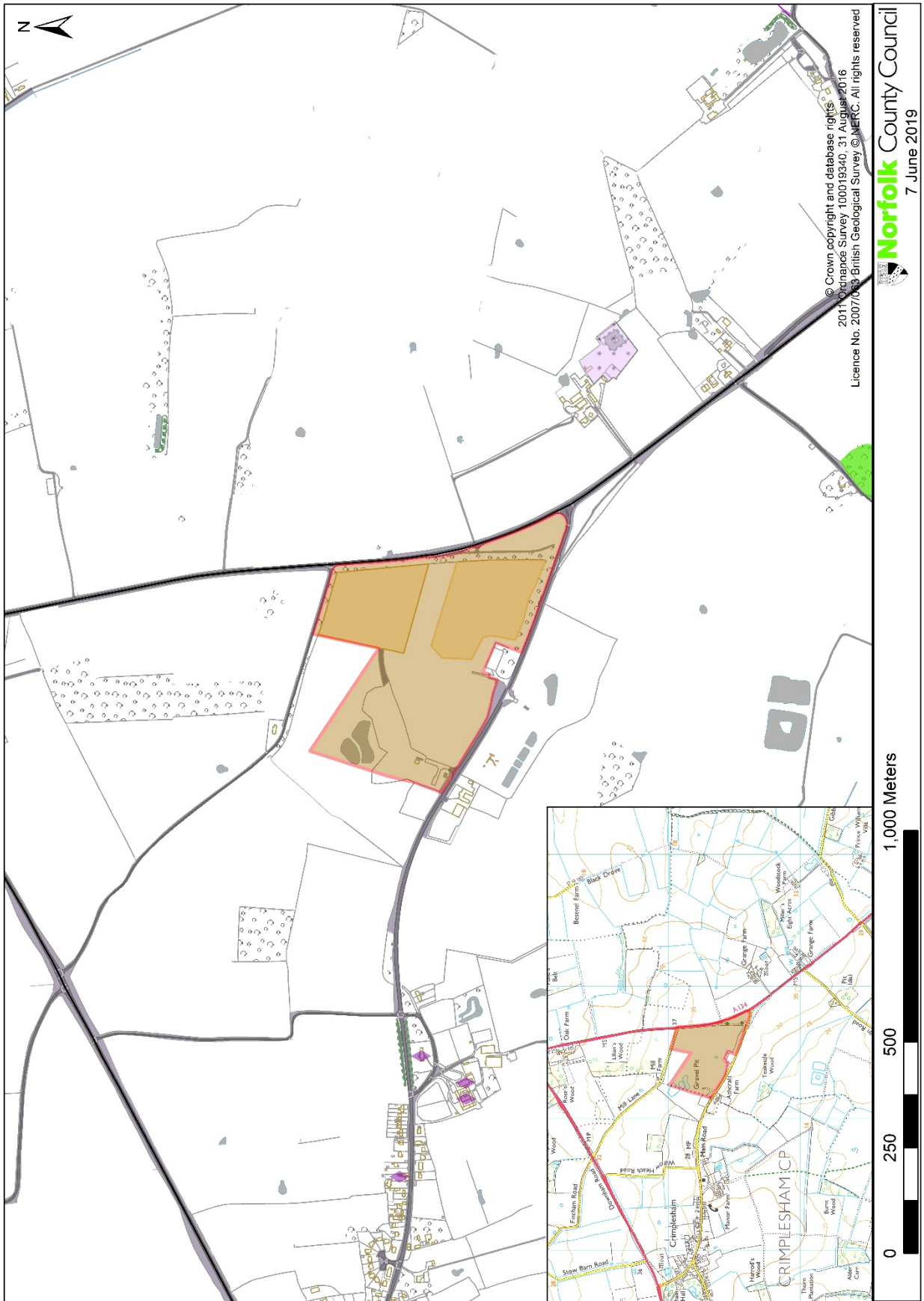
WS4 Land off Long Lane, Ludham



WS5 – Land east of Mill Drive, at Blackborough End landfill site



WS6 – Land at Main Road, Crimplesham



Appraisal tables of proposed waste management sites

WS1 Land at Summer Lane, Carbrooke, IP25 6TJ

Proposal: screening, separating and bulking of waste materials, composting and soil treatment. The site is proposed to take hazardous, non-hazardous and inert waste.

Estimated throughput: 100,000 to 120,000 tonnes per annum **Size of site:** 9.3 ha

SA Objective	Comments	Assessment of Waste Management Uses
SA1: To adapt to and mitigate the effects of climate change by reducing contributions to climate change	The site is 0.27km from Watton and 10km from Dereham, which are the nearest towns.	+ The proposed waste management uses require energy and therefore emit CO ₂ . There would also be CO ₂ emissions from road transportation to/from the nearest towns as a minimum, and the nearest town is 0.27km away.
SA2: To improve air quality in line with the National Air Quality Standards	The site is not within an AQMA. The proposed development is likely to result in the number of vehicle movements increasing.	- Vehicle movements are likely to increase, so would be likely to affect air quality due to vehicle emissions.
SA3: To minimise noise, vibration and visual intrusion	The nearest residential property is 130m from the site boundary, there are 13 sensitive receptors within 250m of the site boundary. The settlement of Carbrooke is 130m away. The effect on visual intrusion is assessed under objective SA8.	- The proposed waste management uses are not expected to cause vibration. It is considered that noise and dust can be mitigated to acceptable levels within 250m of the source; the greatest impacts will be within 100m, if uncontrolled. Noise and dust assessments, and mitigation measures to appropriately control any amenity impacts, must form part of any planning application for waste management uses.
SA4: To improve accessibility to jobs, services and facilities and reduce social exclusion	Waste management sites are unlikely to provide improved accessibility to services and facilities and reduce social exclusion. The effect on employment is assessed under objective SA13.	0 No effects expected
SA5: To maintain and enhance the character of the townscape and historic environment	The nearest Listed building is 140m away and is the Grade II Mill House. There are 28 Listed Buildings within 2km of the site. The nearest Scheduled Monument is 0.54km from the site and is the Site of Commandry of St John of Jerusalem; it is the only Scheduled Monument within 2km of the site.	-- A Heritage Statement would be required to support any future planning application. The heritage statement should identify potential impacts to heritage assets and suggest appropriate mitigation. No effects expected due to the location of the Scheduled Monument north of housing in Carbrooke.

SA Objective	Comments	Assessment of Waste Management Uses
	<p>Carbrooke Conservation Area is 1km from the site and is the only Conservation Area within 2km of the site.</p> <p>There are no Registered Historic Parks and Gardens within 2km of the site.</p> <p>The site is a current mineral extraction site which has been largely extracted, and archaeology was addressed through the mineral extraction planning permission.</p>	<p>No effects expected</p> <p>No adverse effects</p> <p>No adverse effects</p>
<p>SA6: To protect and enhance Norfolk's biodiversity and geodiversity</p>	<p>There are no Ramsar sites within 10km of the site boundary.</p> <p>Breckland SAC is 4.3km from the site boundary.</p> <p>Breckland SPA is 5.1km from the site boundary.</p> <p>Thompson Water Carr and Common SSSI (part of Norfolk Valley Fens SAC) is 4.3km from the site boundary.</p> <p>Wayland Wood, Watton SSSI is 2.4km from the site boundary.</p> <p>Scoulton Mere SSSI is 3.1km from the site boundary.</p> <p>Potter's Bar Cranworth SSSI is 3.8km from the site boundary.</p> <p>The nearest County Wildlife Site is CWS 2091 'Watton Airfield-Army Training Area' which is 0.52km from the site boundary.</p> <p>The nearest ancient woodland site is Wayland Wood which is an Ancient and Semi-Natural Woodland; it is 2.4km from the site boundary.</p> <p>This site is an active mineral working.</p>	<p>0</p> <p>The proposed site is located outside the 2km Impact Risk Zone for composting, mechanical and biological waste treatment for all SSSIs, SPAs, SACs and Ramsar sites. Due to distance, there would be no impacts on SSSIs, SPAs, SACs or Ramsar sites.</p> <p>Due to this distance, no impacts on this CWS are expected.</p> <p>Due to this distance, no impacts on this ancient woodland are expected.</p> <p>Geodiversity would have been addressed as part of the mineral planning permission.</p>
<p>SA7: To promote innovative solutions for the restoration and after use of waste management sites</p>	<p>The site is an active mineral site nearing the end of its operational life. An approved restoration scheme forms part of the mineral permission. The restoration is due to be completed by 2025. The restoration is to be mainly to agricultural land with the northern area restored to trees, scrub and wildflower meadow, to provide biodiversity gains. As such, when restored the site will be classified as countryside.</p>	<p>--</p> <p>The approved restoration scheme would provide biodiversity gains. Therefore, the proposed permanent waste management use would result in the loss of these gains.</p>

SA Objective	Comments	Assessment of Waste Management Uses
SA8: To protect and enhance the quality and distinctiveness of the countryside and landscape	<p>The site is not located within the AONB, a Core River Valley or any other designated landscape feature.</p> <p>The site is a current mineral extraction site bordered to the east by Mill Lane, to the west by Summer Lane, with an existing mineral processing site to the south. To the north, there is a small agricultural field with an isolated woodland block separating the site from the settlement of Carbrooke. Hedges, including along Mill Lane and Summer Lane provide site screening;</p>	<p>--</p> <p>The mineral site would on restoration by classified as countryside, and such sites are specifically excluded from the definition of 'previously developed land'. Permanent waste management uses are not generally suitable within the open countryside. A screening scheme would need to be in place to address any gaps to the boundary hedges.</p>
SA9: To contribute to improved health and amenity of local communities in Norfolk	<p>There is a Public Right of Way adjacent to the most northern boundary of the site, Carbrooke FP3, which runs between Summer Lane and Mill Lane.</p> <p>The nearest residential property is 130m from the site boundary, and there are 13 sensitive receptors within 250m of the site boundary.</p>	<p>-</p> <p>it is considered that appropriate mitigation measures to ensure no unacceptable impacts could be conditioned.</p>
SA10: To protect and enhance water and soil quality in Norfolk	<p>The site is located over a Major aquifer with intermediate vulnerability. The south-west corner of the site is within groundwater Source Protection Zone 1 (SPZ1) whilst the rest of the site is within groundwater SPZ2.</p> <p>The Agricultural Land Classification scheme classifies the land as being Grade 3, although it has not been agricultural land for a number of years and is currently a mineral extraction site.</p>	<p>-/-</p> <p>A planning application for waste management uses at this site would need to include a Hydrogeological Risk Assessment to identify any potential impacts to groundwater and appropriate mitigation measures.</p> <p>The land is not in agricultural use, and the approved restoration scheme would restore a proportion of the site to agricultural land. The proposed permanent waste management use would result in the permanent loss of agricultural land.</p>
SA11: To promote sustainable use of waste management resources	<p>The site is 0.27km from Watton and 10km from Dereham. These are the nearest settlements allocated for significant growth in the adopted Local Plan.</p> <p>The proposed waste management uses would increase waste management capacity and could potentially move waste up the waste hierarchy.</p>	<p>++</p> <p>Due to distance to nearest settlement allocated for significant growth, and the potential to move waste up the hierarchy which is more sustainable.</p>
SA12: To reduce the risk of current and future flooding at new and existing development	<p>The site is in Flood Zone 1 (lowest risk) for flooding from rivers. The site has a low risk of surface water flooding with three locations of surface water pooling in a 1 in 30-year rainfall event, three more locations in a 1 in 100-year rainfall</p>	<p>++</p> <p>The site is at low risk of being affected by flooding from either rivers; the sea or surface water. Non-hazardous waste management uses are a 'less vulnerable' land use</p>

SA Objective	Comments	Assessment of Waste Management Uses
	event, and a further location in a 1 in 1000-year rainfall event.	which is suitable in this flood zone. However, hazardous waste management facilities are a 'more vulnerable' land use which is only appropriate in flood zones 1 and 2.
SA13: To encourage employment opportunities and promote economic growth	Although employment levels at waste management sites tend to be low, if this site was worked it could offer some local employment opportunities. As with all potential waste management sites, it would contribute to economic growth in Norfolk.	+
Conclusion	<p>The proposed waste management uses at this site would provide additional waste management capacity in Norfolk and may potentially move waste up the waste hierarchy which is more sustainable.</p> <p>The site scores negatively for the following SA objectives; SA2 (air quality), SA3 (noise and visual intrusion), SA5 (heritage), SA7 (restoration and after use), SA8 (countryside and landscape), SA9 (health and amenity), and SA10 (water and soil quality). It is considered that suitable mitigation could be put in place within a future application for SA3, SA6, and SA9.</p> <p>The site scores positively for the following SA objectives; SA1 (climate change), SA11 (proximity to settlements), SA12 (flood risk), and SA13 (economic growth).</p> <p>However, as the site is a mineral site, subject to an approved restoration scheme to agricultural land with biodiversity gain, it would on restoration revert to open countryside; such sites are specifically excluded from the definition of 'previously developed land' and it is therefore not an appropriate location for a permanent waste management facility.</p>	

WS2 Former mineral working at Heath Road, Snetterton

Proposal: potential facility for composting, anaerobic digestion, processing of recyclables, inert waste recycling, residual waste treatment to include thermal treatment, mechanical biological treatment and/or mixed waste processing

Estimated throughput: 50,000 to 200,000 tonnes per annum **Size of site:** 3 ha

SA Objective	Comments	Assessment of Waste Management Uses
SA1: To adapt to and mitigate the effects of climate change by reducing contributions to climate change	The site is 4.6km from Attleborough and 12.5 km from Watton, which are the nearest towns.	+ The proposed waste management uses require energy and therefore emit CO ₂ . There would also be CO ₂ emissions from road transportation to/from the nearest towns as a minimum, and the nearest town is 4.6km away.
SA2: To improve air quality in line with the National Air Quality Standards	The site is not within an AQMA. As the site has no current use; the proposed development would result in the number of vehicle movements increasing.	- Vehicle movements would increase, so would be likely to affect air quality due to vehicle emissions.
SA3: To minimise noise, vibration and visual intrusion	The nearest residential property is 48m from the site boundary, which is the only residential property within 250m of the site boundary. There is an employment area immediately north of the site and another employment area to the south-west. The settlement of Eccles Road is 325m away. The effect on visual intrusion is assessed under objective SA8.	-- The proposed waste management uses are not expected to cause vibration. It is considered that noise and dust can be mitigated to acceptable levels within 250m of the source; the greatest impacts will be within 100m, if uncontrolled. Noise and dust assessments, and mitigation measures to appropriately control any amenity impacts, must form part of any planning application for waste management uses.
SA4: To improve accessibility to jobs, services and facilities and reduce social exclusion	Waste management sites are unlikely to provide improved accessibility to services and facilities and reduce social exclusion. The effect on employment is assessed under objective SA13.	0 No effects expected
SA5: To maintain and enhance the character of the townscape and historic environment	The nearest Listed building is 890m away and is the Grade II* Church of St. Mary. There are 11 Listed Buildings within 2km of the site. The nearest Scheduled Monument is Gallows Hill Tumulus which is 0.06km from the site and there are two Scheduled Monuments within 2km of the site. There are no Conservation Areas or	-- A Heritage Statement would be required to support any future planning application. The heritage statement should identify potential impacts to heritage assets and suggest appropriate mitigation. No effects expected No adverse effects

SA Objective	Comments	Assessment of Waste Management Uses
	<p>Registered Historic Parks and Gardens within 2km of the site.</p> <p>The site is a former mineral extraction site which has been extracted, and archaeology was addressed through the mineral extraction planning permission.</p>	<p>No adverse effects</p>
<p>SA6: To protect and enhance Norfolk's biodiversity and geodiversity</p>	<p>There are no SPAs or Ramsar sites within 5km of the site boundary.</p> <p>Swangey Fen SSSI is 2.49km from the site boundary and is part of the Norfolk Valley Fens SAC.</p> <p>East Harling Common SSSI is 2.13km from the site boundary.</p> <p>Kenninghall and Banham Fens with Quidenham Mere SSSI is 2.31km from the site boundary.</p> <p>Old Buckenham Fen SSSI is 3.45km from the site boundary</p> <p>The proposed site is outside the Impact Risk Zone for the SSSIs for the proposed waste management uses.</p> <p>The nearest County Wildlife Site is CWS 620 'Eccles Wood (North)' which is 0.08km from the site boundary. CWS 621 'Eccles Wood (middle)' is 0.49km from the site boundary and CWS 622 'Eccles Wood (south)' is 0.5km from the site boundary.</p> <p>There are no ancient woodland sites within 3km of the site.</p> <p>This site is a former mineral working which was extracted some years ago.</p>	<p>-</p> <p>There would be no adverse impacts on SPAs or Ramsar sites.</p> <p>The proposed site is outside the SSSI's Impact Risk Zones (IRZs) for the proposed waste management uses. Therefore, due to distance, there would be no adverse impacts to the SSSIs.</p> <p>The potential exists for dust deposition from waste management operations, if uncontrolled. A future planning application would need to assess the potential for impacts from the proposed development on the CWSs and identify appropriate mitigation to ensure no unacceptable impacts occur.</p> <p>No adverse impacts on the ancient woodland are expected due to the distance from the site.</p> <p>Geodiversity would have been addressed as part of the mineral planning permission.</p>
<p>SA7: To promote innovative solutions for the restoration and after use of waste management sites</p>	<p>The site is an unrestored mineral site, the majority of which is an extraction void, adjacent to an unlined landfill. The mineral extraction permission was subject to a restoration scheme to grassland, shrubs, hedges and trees. Restoration has not taken place due to the difficulties of engineering a suitable infill scheme due to the adjacent unlined landfill site. Due to the shape of the site, it is likely that the site would require the void to be infilled to level, before any</p>	<p>--</p> <p>The site's location would require a sophisticated engineering solution to infill the site, in order not to risk compromising the landfill. The potential exists that any engineering solution may need to leave a gap between any infill and the landfill, such a 'valley' feature would reduce the site area available for any future waste management use. The approved restoration scheme would</p>

SA Objective	Comments	Assessment of Waste Management Uses
	proposed permanent waste management use would be deliverable.	provide biodiversity gains. Therefore, the proposed permanent waste management use would result in the loss of these gains.
SA8: To protect and enhance the quality and distinctiveness of the countryside and landscape	The site is not located within the AONB, a Core River Valley or any other designated landscape feature. A restored landfill site is located on the southern boundary of the site, with industrial buildings on the Snetterton Employment area to the north and east of the site, and a rail siding to the east. The site is bounded to the west by the road, and this part of the site is currently occupied by a concrete batching plant on the south half of the frontage, with the northern part being largely scrub, with a few trees and a building which is set back from the road.	-- The scrub and trees largely screen this part of the frontage of the site with only limited views from the entrance. The former mineral site is currently within the designated Snetterton Employment Area. However, the Breckland Local Plan Review (which is currently undergoing public examination) seeks to remove this site from the Snetterton Employment Area. If the site continues to be excluded from the Employment Area it would on restoration be classified as countryside, and such sites are specifically excluded from the definition of 'previously developed land'. Permanent waste management uses are not generally suitable within the open countryside.
SA9: To contribute to improved health and amenity of local communities in Norfolk	There are no Public Rights of Way within or adjacent to the site. The nearest residential property is 48m from the site boundary, it is the only residential property within 250m of the site boundary. There is an employment area immediately north of the site and another employment area to the south-west.	-- Care would be needed to ensure that the impact on the nearby dwelling is not significant, however, it is considered that appropriate mitigation measures to ensure no unacceptable impacts could be conditioned.
SA10: To protect and enhance water and soil quality in Norfolk	The site is located over a Major aquifer with high vulnerability. There are no groundwater Source Protection Zones within the proposed site. The Agricultural Land Classification scheme classifies the land as being Grade 4 with the north eastern corner as Grade 3, however, the site has not been in agricultural use for some years and is predominantly a mineral extraction void.	-/0 A planning application for waste management uses at this site would need to include a Hydrogeological Risk Assessment to identify any potential impacts to groundwater and appropriate mitigation measures. The land is not in agricultural use, and the former mineral extraction has degraded potential agricultural land quality.
SA11: To promote	The site is 4.6km from Attleborough and 12.5km from Watton. These are the	+

SA Objective	Comments	Assessment of Waste Management Uses
sustainable use of waste management resources	nearest settlements allocated for significant growth in the adopted Local Plan. The proposed waste management uses would increase waste management capacity and could move waste up the waste hierarchy.	Due to distance to nearest settlement allocated for significant growth, and the potential to move waste up the hierarchy which is more sustainable.
SA12: To reduce the risk of current and future flooding at new and existing development	The site has a low probability of flooding from rivers (Flood zone 1). The site has a low risk of surface water flooding with one location of surface water pooling in a 1 in 100-year rainfall event, and a further location in a 1 in 1000-year rainfall event.	++ The site is at low risk of being affected by flooding from either rivers, the sea or surface water. Non-hazardous waste management uses are a 'less vulnerable' land use which is suitable in this flood zone.
SA13: To encourage employment opportunities and promote economic growth	Although employment levels at waste management sites tend to be low, if this site was worked it could offer some local employment opportunities. As with all potential waste management sites, it would contribute to economic growth in Norfolk.	+
Conclusion	<p>The proposed waste management uses at this site would provide additional waste management capacity in Norfolk and may potentially move waste up the waste hierarchy which is more sustainable.</p> <p>The site scores negatively for the following SA objectives; SA2 (air quality), SA3 (noise and visual intrusion), SA5 (heritage), SA6 (biodiversity and geodiversity), SA7 (restoration and after use), SA8 (countryside and landscape), SA9 (health and amenity), and SA10 (water quality). It is considered that suitable mitigation could be put in place within a future application for SA3, SA6, and SA9.</p> <p>The site scores positively for the following SA objectives; SA1 (climate change), SA11 (proximity to settlements), SA12 (flood risk), and SA13 (economic growth). However, the majority of the site is a mineral extraction void which would almost certainly need to be infilled to level, before any permanent development would be deliverable. Notwithstanding this, as the site is a former mineral site, subject to restoration, it would on restoration revert to open countryside if the site is removed from the Snetterton Employment Area. Restored mineral sites are specifically excluded from the definition of 'previously developed land' and it is therefore not an appropriate location for a permanent waste management facility.</p>	

WS3 Land at Atlas Works, Norwich Road, Lenwade

Proposal: mixed waste sorting and processing, metal recycling, inert waste recycling, in-vessel composting, physical/chemical and/or mechanical biological treatment of household waste, waste transfer, production of fuel from waste and other forms of residual waste production and treatment including gasification and waste to energy. The site is proposed to take commercial and industrial waste; construction, demolition and excavation waste (CD&E); household waste, local amenity wastes, wood, waste electrical and electronic equipment (WEEE).

Estimated throughput: up to 300,000 tonnes per annum **Size of site:** 7.9 ha

SA Objective	Comments	Assessment of Waste Management Uses
SA1: To adapt to and mitigate the effects of climate change by reducing contributions to climate change	The site is 4.7km from the Norwich urban area (which includes the built-up parts of the urban fringe parishes such as Taverham and Drayton).	++ The proposed waste management uses require energy and therefore emit CO ₂ . There would also be CO ₂ emissions from road transportation to/from the nearest towns as a minimum, and the nearest urban area is 4.7km away.
SA2: To improve air quality in line with the National Air Quality Standards	The site is not within an AQMA. The proposed development is likely to result in the number of vehicle movements increasing.	- Vehicle movements are likely to increase, so would be likely to affect air quality due to vehicle emissions.
SA3: To minimise noise, vibration and visual intrusion	The nearest residential property is 25m from the site boundary and there are 7 residential properties within 250m of the site boundary (4 of these are within 100m of the site boundary). There is an employment area adjacent to the site along its western boundary, and within the area proposed to be allocated there are a number of non-waste employment uses with the existing buildings. The settlement of Lenwade is 585m away. The effect on visual intrusion is assessed under objective SA8.	- The proposed waste management uses are not expected to cause vibration. It is considered that noise and dust can be mitigated to acceptable levels within 250m of the source; the greatest impacts will be within 100m, if uncontrolled. Noise and dust assessments, and mitigation measures to appropriately control any amenity impacts, must form part of any planning application for waste management uses.
SA4: To improve accessibility to jobs, services and facilities and reduce social exclusion	Waste management sites are unlikely to provide improved accessibility to services and facilities and reduce social exclusion. The effect on employment is assessed under objective SA13.	0 No effects expected
SA5: To maintain and enhance the character of the townscape and historic environment	The nearest Listed building is 280m away and is the Grade II 'North Lodges to Weston House, connected by railings, piers and gates'. There are 38 Listed Buildings within 2km of the site. The nearest Scheduled Monument is 37m from the site and is the 'Tumulus in	- A Heritage Statement would be required to support any future planning application. The heritage statement should identify potential impacts to heritage assets and suggest appropriate mitigation.

SA Objective	Comments	Assessment of Waste Management Uses
	<p>the Warren', there are two Scheduled Monument within 2km of the site.</p> <p>There are no Conservation Areas or Registered Historic Parks and Gardens within 2km of the site.</p> <p>There is the potential that unknown archaeology exists on site.</p>	<p>No effects expected as the site is existing industrial land.</p> <p>No effects expected</p> <p>No effects expected from the proposed development on an existing industrial estate.</p>
<p>SA6: To protect and enhance Norfolk's biodiversity and geodiversity</p>	<p>There are no SPA or Ramsar sites within 10km of the site boundary.</p> <p>Booton Common SSSI forms part of the Norfolk Valley Fens SAC and is 4.88km from the site boundary. Swannington Upgate Common SSSI is 2.44km from the site boundary. Whitwell Common SSSI is 3.4km from the site boundary. Hockering Wood SSSI is 4.89km from the site boundary. The site is outside the Impact Risk Zones for the proposed waste management uses for all the above SSSIs and therefore no impacts on these SSSIs are expected.</p> <p>The River Wensum SAC and SSSI is 0.1km from the site boundary. The site is within the SSSI Impact Risk Zone for the proposed waste management uses.</p> <p>Alderford Common SSSI is 0.94km from the site boundary. The site is within the SSSI Impact Risk Zone for the proposed waste management uses.</p> <p>The following County Wildlife Sites are all located within 2km of the site:</p> <ul style="list-style-type: none"> • Marriott's Way (CWS 2176) is adjacent to the site. • Lake adjacent to Concrete Plant (CWS 1346) is 0.02km from the site. • Bush Meadow Plantation (CWS 1347) is 0.41km from the site. • Lenwade Pits (East) (CWS 1349) is 0.02km from the site • Lenwade Pits (West) (CWS 1350) is 1.06km from the site. 	<p>-</p> <p>Due to distance, there would be no impacts on SPAs or Ramsar sites are expected.</p> <p>For Booton Common, Swannington Upgate Common, Whitwell Common, and Hockering Wood; the proposed site is outside the SSSI's Impact Risk Zone (IRZ) for the proposed waste management uses. Therefore, there would be no adverse impacts to these SSSIs.</p> <p>The proposed site is within the IRZs for the River Wensum and Alderford Common, and any future planning application would need to provide an assessment of any potential adverse effects and identify appropriate mitigation to be incorporated in the proposed development.</p> <p>The potential exists for adverse impacts on the CWSs, if suitable mitigation is not put in place. Any future planning application would need to provide an assessment of any potential adverse impacts and identify appropriate mitigation to be incorporated in the proposed development.</p>

SA Objective	Comments	Assessment of Waste Management Uses
	<ul style="list-style-type: none"> • Weston Meadow (CWS 1345) is 0.91km from the site. • Meadow adjacent to Sandy Lane (CWS 1322) is 1.54km from the site. • Wensum Pastures at Morton Hall (CWS 2070) is 1.37km from the site. • Great Witchingham Common (CWS 1323) is 1.16km from the site. • Pits near Lyng Easthaugh (CWS 677) is 1.5km from the site. <p>The nearest ancient woodland site is Mileplain Plantation which is a PAWS; it is 2.3km from the site boundary.</p> <p>This site is an existing industrial estate and comprises of industrial buildings with associated hard standings. There are therefore likely to be limited opportunities to examine the underlying geology.</p>	<p>Due to this distance, no impacts on this ancient woodland are expected.</p> <p>Geodiversity would have been addressed as part of the mineral planning permission.</p>
SA7: To promote innovative solutions for the restoration and after use of waste management sites	The site is currently industrial land and the proposal is for permanent waste management operations. Therefore, restoration is not applicable to this site.	0 Not applicable for a permanent waste management site on existing industrial land.
SA8: To protect and enhance the quality and distinctiveness of the countryside and landscape	The site is within a designated Core River Valley, although the site is within an industrial estate in which some units are in active employment use. The site is not located within the AONB, or any other designated landscape feature. The site comprises a series of industrial buildings with associated hardstandings and lies within a wider area of industrial buildings, former mineral workings and their associated water features, which are bounded by the River Wensum to the north and the A1067 to the south.	- The site is within a long-standing industrial estate which comprises permanent development. Therefore, while the site is within a Core River Valley, the character of the landscape is industrial rather than open countryside, although the existing structures while large are low level generally of 2-3 storeys. Therefore, the reuse of existing buildings, where these could be made suitable or replacement buildings of similar mass and height would not result in a significant change to the landscape.
SA9: To contribute to improved health and amenity of local communities in Norfolk	There are no Public Rights of Way within or adjacent to the site. However, Marriott's Way is adjacent to the site and is a walking and cycling route which the public have permission to use.	-- Care would be needed to ensure that the impact on nearby dwellings would not be significant; however, it is considered that appropriate mitigation measures to ensure no

SA Objective	Comments	Assessment of Waste Management Uses
	<p>The nearest residential property is 25m from the site boundary, and there are 7 residential properties within 250m of the site boundary (four of these are within 100m of the site boundary). There is an employment area adjacent to the site along its western boundary, and within the area proposed to be allocated there are a number of non-waste employment uses with the existing buildings.</p>	<p>unacceptable impacts could be conditioned.</p>
<p>SA10: To protect and enhance water and soil quality in Norfolk</p>	<p>The site is located over a Major aquifer with high vulnerability. The site is within groundwater Source Protection Zone 3 (SPZ3).</p> <p>The Agricultural Land Classification scheme classifies the land as being partly Grade 3, and partly non-agricultural, although it has not been agricultural use for many years and is industrial land.</p>	<p>-/0</p> <p>A planning application for waste management uses at this site would need to include a Hydrogeological Risk Assessment to identify any potential impacts to groundwater and appropriate mitigation measures.</p> <p>The land is not in agricultural use and is currently industrial land, therefore no agricultural land would be lost from the development of a waste management facility at this site.</p>
<p>SA11: To promote sustainable use of waste management resources</p>	<p>The site is 4.7km from the Norwich urban area (which includes the built-up parts of the urban fringe parishes such as Taverham and Drayton). Norwich and its fringe parishes are the nearest settlements allocated for significant growth in the adopted Local Plan. The proposed waste management uses would increase waste management capacity and could move waste up the waste hierarchy.</p>	<p>+</p> <p>Due to distance to nearest settlement allocated for significant growth, and the potential to move waste up the hierarchy which is more sustainable.</p>
<p>SA12: To reduce the risk of current and future flooding at new and existing development</p>	<p>The site is in Flood Zone 1 (lowest risk) for flooding from rivers. The site has a low risk of surface water flooding with one location of surface water pooling in a 1 in 100-year rainfall event, and two further locations in a 1 in 1000-year rainfall event.</p>	<p>++</p> <p>The site is at low risk of being affected by flooding from either rivers, the sea or surface water. Non-hazardous waste management uses are a 'less vulnerable' land use which is appropriate in this flood zone.</p>
<p>SA13: To encourage employment opportunities and promote economic growth</p>	<p>Although employment levels at waste management sites tend to be low, if this site was worked it could offer some local employment opportunities. As with all potential waste management sites, it would contribute to economic growth in Norfolk.</p>	<p>+</p>

SA Objective	Comments	Assessment of Waste Management Uses
Conclusion	<p>The proposed waste management uses at this site would provide additional waste management capacity in Norfolk and may potentially move waste up the waste hierarchy which is more sustainable.</p> <p>The site scores negatively for the following SA objectives; SA2 (air quality), SA3 (noise and visual intrusion), SA5 (heritage), SA6 (biodiversity and geodiversity), SA8 (countryside and landscape), SA9 (health and amenity), and SA10 (water quality). It is considered that suitable mitigation could be put in place within a future application for SA3, SA5, SA6, SA8, SA9 and SA10.</p> <p>The site scores positively for the following SA objectives; SA1 (climate change), SA11 (proximity to settlements), SA12 (flood risk), and SA13 (economic growth). The site is on an existing employment area and it is likely that it would meet the locational criteria within policy WP2. However, there is no identified requirement for additional waste capacity within the Plan Period. Therefore, no need exists for the site to allocated, although a future application could be considered if waste capacity was needed in the future.</p>	

WS4 Land off Long Lane, Ludham, Norwich, NR29 5PP

Proposal: recycling of inert construction and demolition waste for use as secondary aggregate.

Estimated throughput: 75,000 tonnes per annum **Size of site:** 2.13 ha

SA Objective	Comments	Assessment of Waste Management Uses
SA1: To adapt to and mitigate the effects of climate change by reducing contributions to climate change	The site is 12.6km from Great Yarmouth/Caister on Sea and 15.4 km from North Walsham which are the nearest towns.	0 Inert waste recycling requires energy and therefore emits CO ₂ . There would also be CO ₂ emissions from road transportation to/from the nearest towns as a minimum, and the nearest towns are 12.6km away.
SA2: To improve air quality in line with the National Air Quality Standards	The site is not within an AQMA. The proposed throughput is likely to result in the number of vehicle movements increasing	- Vehicle movements are likely to increase, so would be likely to affect air quality due to vehicle emissions.
SA3: To minimise noise, vibration and visual intrusion	The nearest residential property is 240m from the site boundary, which is the only sensitive receptor within 250m of the site boundary. The settlement of Fritton is 640m away and Potter Heigham is 910m away. The effect on visual intrusion is assessed under objective SA8.	- Inert waste recycling is not expected to cause vibration. It is considered that noise and dust can be mitigated to acceptable levels within 250m of the source; the greatest impacts will be within 100m, if uncontrolled. Noise and dust assessments, and mitigation measures to appropriately control any amenity impacts, must form part of any planning application for waste management uses.
SA4: To improve accessibility to jobs, services and facilities and reduce social exclusion	Waste management sites are unlikely to provide improved accessibility to services and facilities and reduce social exclusion. The effect on employment is assessed under objective SA13.	0 No effects expected during operation
SA5: To maintain and enhance the character of the townscape and historic environment	The nearest Listed building is 480m away and is the Grade II 'Control Tower to Former RAF Ludham and former Watch Office'. There are 18 Listed Buildings within 2km of the site. There are no Scheduled Monuments within 2km of the site. There are three Conservation Areas within 2km of the site; Ludham Conservation Area (1.56km away), Potter Heigham Conservation Area (1.51km	- A Heritage Statement would be required to support any future planning application. The heritage statement should identify potential impacts to heritage assets and suggest appropriate mitigation. No effects expected No effects expected

SA Objective	Comments	Assessment of Waste Management Uses
	<p>away) and Catfield Conservation Area (1.93km away). There are no Registered Historic Parks and Gardens within 2km of the site.</p> <p>The site was originally part of the wider area of the former RAF Ludham. Aerial photos indicate that some features of the former airbase may still exist with above ground building remains on part of the site.</p>	<p>No effects expected.</p> <p>There is the potential that unknown archaeology exists on the site and an assessment of the significance of archaeological deposits will be required at the planning application stage, in order to protect and mitigate the impact of permanent waste management development on this site.</p>
<p>SA6: To protect and enhance Norfolk's biodiversity and geodiversity</p>	<p>The site is 1.5km from the Broadland Ramsar, Broadland SPA and The Broads SAC and is outside the 0.5km Impact Risk Zone for construction and demolition waste recycling facilities.</p> <p>The site is located within 5km of the following SSSIs, which all form part of the Broadland Ramsar, Broadland SPA and The Broads SAC.</p> <ul style="list-style-type: none"> • 1.5km from 'Ludham – Potter Heigham Marshes' SSSI, which is part of the Ludham-Potter Heigham Marshes NNR • 1.5km from 'Upper Thurne Broads and Marshes' SSSI, which is part of the Hickling Broad NNR • 1.8km from 'Ant Broads and Marshes' SSSI • 4.3km from Alderfen Broad SSSI • 2.3km from 'Shallam Dyke Marshes, Thurne' SSSI • 4.6km from 'Bure Broads and Marshes' SSSI <p>The nearest County Wildlife Site is CWS 721 'land adjacent to Horse Fen' which is 1.36km from the site boundary.</p> <p>There are no ancient woodland sites within 3km of the site.</p> <p>The site consists of the Corton formation, Corton undifferentiated and diamicton, overlying Crag Group - sand and gravel. There is significant potential for vertebrate fossils within the Crag Group.</p>	<p>0</p> <p>Due to distance, there would be no adverse impacts on SPAs, SACs or Ramsar sites.</p> <p>As the site is located outside the 0.5km Impact Risk Zone for construction and demolition waste recycling facilities there would be no adverse impacts to the SSSIs.</p> <p>There would be no adverse impacts on the CWS due to the distance from the site.</p> <p>There would be no adverse impacts on ancient woodland due to the distance from the site.</p> <p>There is the potential for this site to contain examples of geodiversity priority features.</p>

SA Objective	Comments	Assessment of Waste Management Uses
SA7: To promote innovative solutions for the restoration and after use of waste management sites	The site is proposed for permanent waste management use, and therefore restoration proposals are not applicable.	0 Not applicable for a permanent waste management site
SA8: To protect and enhance the quality and distinctiveness of the countryside and landscape	The site is not located within the AONB, a Core River Valley or any other designated landscape feature.	- The site lies within a flat area with arable fields surrounding the site. A bund and a screen of trees is present along most of the northern boundary. A low hedge is present along the part of the southern site boundary, although this does not provide appropriate screening for the existing stockpiles of material, however improvements to this could provide appropriate mitigation. Adjoining the site to the northwest is a LPG storage and distribution facility.
SA9: To contribute to improved health and amenity of local communities in Norfolk	There are no Public Rights of Way within or adjacent to the site. The nearest residential property is 240m from the site boundary, it is the only sensitive receptor within 250m of the site boundary.	- It is considered that appropriate mitigation measures to ensure no unacceptable impacts could be conditioned.
SA10: To protect and enhance water and soil quality in Norfolk	The site is located over a Major aquifer with high vulnerability. There are no groundwater Source Protection Zones within the proposed site. The Agricultural Land Classification scheme classifies most of the land as being grade 2, with the western edge of the site being grade 1, although the site has not been in agricultural use for some years.	-/0 A planning application for waste management uses at this site would need to include a Hydrogeological Risk Assessment to identify any potential impacts to groundwater and appropriate mitigation measures. The land is not in agricultural use, and the current use as civil engineering materials storage is likely to have degraded potential agricultural land quality.
SA11: To promote sustainable use of waste management resources	The site is 12.6km from Great Yarmouth/Caister on Sea and 15.4km from North Walsham. These are the nearest settlements allocated for significant growth in the adopted Local Plan. The proposed waste management use would increase the amount of inert waste	0 Due to distance to nearest settlement allocated for significant growth and the potential to move waste up the hierarchy which is more sustainable.

SA Objective	Comments	Assessment of Waste Management Uses
	recycling capacity; and would provide additional capacity for recycled aggregates.	
SA12: To reduce the risk of current and future flooding at new and existing development	The site has a low probability of flooding from rivers. Only one area of the site is at risk of surface water flooding, and this a low risk (1 in 1000-year rainfall event).	++ The site is at low risk of being affected by flooding from either rivers, the sea or surface water. The proposed waste management uses are a 'less vulnerable' land use which is suitable in this flood zone.
SA13: To encourage employment opportunities and promote economic growth	Although employment levels at waste management sites tend to be low, if this site was worked it could offer some local employment opportunities. As with all potential inert waste management sites, it would contribute to economic growth in Norfolk by recycling materials within the construction industry.	+
Conclusion	<p>The proposed waste management uses at this site would provide additional inert waste recycling capacity in Norfolk and move waste up the waste hierarchy which is more sustainable. The site scores negatively for the following SA objectives; SA2 (air quality), SA3 (noise and visual intrusion), SA5 (heritage), SA8 (countryside and landscape), SA9 (health and amenity), and SA10 (water quality). It is considered that suitable mitigation could be put in place within a future application for SA3, SA5, SA8, SA9 and SA10.</p> <p>The site scores positively for the following SA objectives; SA12 (flood risk), and SA13 (economic growth).</p> <p>The site is also more than five miles from any settlement allocated for significant growth.</p>	

SA Objective	Comments	Assessment of Waste Management Uses
	<p>within 2km of the site.</p> <p>The site is mineral working which has largely been extracted, and archaeology was addressed through the mineral extraction planning permission.</p>	<p>No effects</p>
<p>SA6: To protect and enhance Norfolk's biodiversity and geodiversity</p>	<p>There are no SPAs, SACs or Ramsar sites within 5km of the site boundary and the site is not within the Impact Risk Zone for any SPAs, SACs or Ramsar sites.</p> <p>The site is located within 5km of the following SSSIs, but is located outside the Impact Risk Zones for the proposed waste management operations: 140m from Blackborough End Pit SSSI 1.32km from the River Nar SSSI 2.27km from East Winch Common SSSI 3.95km from Setchey SSSI 4.0km from Bawsey SSSI</p> <p>The nearest County Wildlife Site is CWS 2299 'Carstone Quarry, Blackborough' which is 0.42km from the site boundary.</p> <p>There are no ancient woodland sites within 4km of the site boundary.</p> <p>This site is a mineral working which has largely been extracted.</p>	<p>0</p> <p>Due to distance, there would be no adverse impacts to SPAs, SACs or Ramsar sites.</p> <p>The proposed site is outside the SSSIs' Impact Risk Zones (IRZs) for the proposed waste management operations. Therefore, there would be no adverse impacts to the SSSIs.</p> <p>Due to this distance, no impacts on this CWS are expected.</p> <p>Due to this distance, there would be no impacts on ancient woodland sites.</p> <p>Geodiversity would have been addressed as part of the mineral planning permission.</p>
<p>SA7: To promote innovative solutions for the restoration and after use of waste management sites</p>	<p>The site is an existing mineral working which has been largely extracted. The existing planning permission for mineral extraction is subject to a restoration scheme for landfilling with waste to achieve suitable restoration profiles followed by the creation of woodland, agricultural grassland and heath. The restoration is due to be completed by 2026. An approved restoration scheme forms part of the mineral permission. The restoration is to be mainly to provide biodiversity gains, with some agricultural grassland. As such, when restored the site will be classified as open countryside.</p>	<p>--</p> <p>The approved restoration scheme would provide biodiversity gains. Therefore, the proposed permanent waste management use would result in the loss of these gains.</p>
<p>SA8: To protect and enhance the quality and distinctiveness of the</p>	<p>The site is not located within the AONB, a Core River Valley or any other designated landscape feature. The site comprises an existing mineral working which has been largely extracted</p>	<p>--</p> <p>As a mineral working with an approved restoration scheme, once restored the site will be classified as open countryside, which is not an</p>

SA Objective	Comments	Assessment of Waste Management Uses
countryside and landscape	and has planning permission to be restored by landfilling with waste. The sites lies within an area of mineral extraction and landfilling. Mill Drove is immediately west of the site but the site is not visible from Mill Drove due to a tree screen planted adjacent to the highway.	appropriate location for permanent waste management operations.
SA9: To contribute to improved health and amenity of local communities in Norfolk	There is a Public Right of Way (Middleton RD5) adjacent to the western boundary of the site, along Mill Drove. The nearest residential property is 450m from the site boundary.	- it is considered that appropriate mitigation measures to ensure no unacceptable impacts could be conditioned.
SA10: To protect and enhance water and soil quality in Norfolk	The site is partially located over a Major aquifer with high vulnerability. There are no groundwater Source Protection Zones within the proposed site. The Agricultural Land Classification scheme classifies the land as being Grade 4, although it has not been in agricultural use for some years and is currently a mineral extraction site.	-/0 A planning application for waste management uses at this site would need to include a Hydrogeological Risk Assessment to identify any potential impacts to groundwater and appropriate mitigation measures. The land is not in agricultural use, and the approved restoration scheme would restore a proportion of the site to agricultural grassland.
SA11: To promote sustainable use of waste management resources	The site is 5km from King's Lynn which is the nearest settlement allocated for significant growth in the adopted Local Plan. The proposed waste management uses would increase waste management capacity and could potentially move waste up the waste hierarchy.	+ Due to distance to nearest settlement allocated for significant growth, and the potential to move waste up the hierarchy which is more sustainable.
SA12: To reduce the risk of current and future flooding at new and existing development	The site is in Flood Zone 1 (lowest risk) for flooding from rivers. The site has a low risk of surface water flooding with five locations of small scale surface water pooling in a 1 in 30-year rainfall event, four more locations in a 1 in 100-year rainfall event, and a further four locations in a 1 in 1000-year rainfall event.	++ The site is at low risk of being affected by flooding from either rivers, the sea or surface water. The proposed waste management uses are a 'less vulnerable' land use which is appropriate in this flood zone.
SA13: To encourage employment opportunities and promote economic growth	Although employment levels at waste management sites tend to be low, if this site was worked it could offer some local employment opportunities. As with all potential waste management sites, it would contribute to economic growth in Norfolk.	+

SA Objective	Comments	Assessment of Waste Management Uses
Conclusion	<p>The proposed waste management uses at this site would provide additional waste management capacity in Norfolk and may potentially move waste up the waste hierarchy which is more sustainable.</p> <p>The site scores negatively for the following SA objectives; SA2 (air quality), SA5 (heritage), SA7 (restoration), SA8 (countryside and landscape), SA9 (health and amenity), and SA10 (water quality). It is considered that suitable mitigation could be put in place within a future application for SA5, SA9 and SA10.</p> <p>The site scores positively for the following SA objectives; SA1 (climate change), SA11 (proximity to settlements), SA12 (flood risk), and SA13 (economic growth).</p> <p>However, as the site is a mineral site, subject to an approved restoration scheme to heathland, woodland, and agricultural grassland with biodiversity gain, it would on restoration revert to open countryside; such sites are specifically excluded from the definition of 'previously developed land' and it is therefore not an appropriate location for a permanent waste management facility.</p>	

WS6 land north of Main Road, Crimbleham

Proposal: screening, separating and bulking of waste materials, composting and soil treatment. The site is proposed to take hazardous, non-hazardous and inert waste.

Estimated throughput: 100,000 to 120,000 tonnes per annum **Size of site:** 21.9 ha

SA Objective	Comments	Assessment of Waste Management Uses
SA1: To adapt to and mitigate the effects of climate change by reducing contributions to climate change	The site is 3.7km from Downham Market and 14km from King's Lynn, which are the nearest towns.	+ The proposed waste management uses require energy and therefore emit CO ₂ . There would also be CO ₂ emissions from road transportation to/from the nearest towns as a minimum, and the nearest town is 3.7km away.
SA2: To improve air quality in line with the National Air Quality Standards	The site is not within an AQMA. The proposed development is likely to result in the number of vehicle movements increasing.	- Vehicle movements are likely to increase, so would be likely to affect air quality due to vehicle emissions.
SA3: To minimise noise, vibration and visual intrusion	The nearest residential property is 98m from the site boundary, there are 3 sensitive receptors within 250m of the site boundary. The settlement of Crimbleham is 480m away. The effect on visual intrusion is assessed under objective SA8.	-- The proposed waste management uses are not expected to cause vibration. It is considered that noise and dust can be mitigated to acceptable levels within 250m of the source; the greatest impacts will be within 100m, if uncontrolled. Noise and dust assessments, and mitigation measures to appropriately control any amenity impacts, must form part of any planning application for waste management uses.
SA4: To improve accessibility to jobs, services and facilities and reduce social exclusion	Waste management sites are unlikely to provide improved accessibility to services and facilities and reduce social exclusion. The effect on employment is assessed under objective SA13.	0 No effects expected during operation
SA5: To maintain and enhance the character of the townscape and historic environment	The nearest Listed building is 0.54km away and is the Grade II* Church of St Mary. There are 26 Listed Buildings within 2km of the site, 11 of these are headstones in the grounds of the Church of St Andrew. The nearest Scheduled Monument is 1.2km from the site and is the 'Moated site 140m north east of Crimbleham'; there are two Scheduled Monuments within 2km of the site.	-- A Heritage Statement would be required to support any future planning application. The heritage statement should identify potential impacts to heritage assets and suggest appropriate mitigation. No effects expected

SA Objective	Comments	Assessment of Waste Management Uses
	<p>Wereham Conservation Area is 1.85km from the site and is the only Conservation Area within 2km of the site.</p> <p>Stradsett Hall is 1.4km from the site and is the only Registered Historic Park and Garden within 2km of the site.</p> <p>The site is a former mineral extraction site which has been extracted, and archaeology was addressed through the mineral extraction planning permission.</p>	<p>No effects expected</p> <p>No effects expected</p> <p>No effects expected</p>
<p>SA6: To protect and enhance Norfolk's biodiversity and geodiversity</p>	<p>The site is more than 5km from any SPA, SAC or Ramsar site and the site is not within the Impact Risk Zone for any of these designated sites.</p> <p>Wretton SSSI is 4.05km from the site boundary. The site is outside the Impact Risk Zone for the proposed waste management operations.</p> <p>The nearest County Wildlife Site is CWS 327 'Lime Pit' which is 0.65km from the site boundary.</p> <p>The nearest ancient woodland site is Kipper's Wood which is a Plantation on Ancient Woodland site (PAWS); it is 2.56km from the site boundary.</p> <p>This site is an active mineral working.</p>	<p>0</p> <p>Due to distance, there would be no adverse impacts on SPAs, SACs or Ramsar sites.</p> <p>Due to distance, there would be no adverse impacts on SSSIs.</p> <p>Due to this distance, no impacts on this CWS are expected.</p> <p>Due to this distance, no impacts on this ancient woodland are expected.</p> <p>Geodiversity would have been addressed as part of the mineral planning permission.</p>
<p>SA7: To promote innovative solutions for the restoration and after use of waste management sites</p>	<p>The site is a current mineral working which has been extracted and an approved restoration scheme forms part of the mineral permission. The restoration is due to be completed by the end of 2022. The restoration is to grassland with trees, hedges, a stream and pond to provide biodiversity gains. As such, when restored the site will be classified as countryside.</p>	<p>--</p> <p>The approved restoration scheme would provide biodiversity gains. Therefore, the proposed permanent waste management use would result in the loss of these gains.</p>
<p>SA8: To protect and enhance the quality and distinctiveness of the countryside and landscape</p>	<p>The site is not located within the AONB, a Core River Valley or any other designated landscape feature. The site is a former mineral extraction site with an approved restoration scheme. The site lies within an area of agricultural fields, with a mix of arable and pig rearing units. The eastern boundary of the site is bounded by the</p>	<p>--</p> <p>As a mineral working with an approved restoration scheme, once restored the site will be classified as open countryside, which is not an appropriate location for permanent waste management operations.</p>

SA Objective	Comments	Assessment of Waste Management Uses
	A134, the southern boundary by Main Road, and Mill Lane to the north. The site is largely screened by a mixture of bunds and screening tree belts. AN active permitted mineral extraction site is located on the southern side of Main Road.	
SA9: To contribute to improved health and amenity of local communities in Norfolk	There are no Public Rights of Way within or adjacent to the site. The nearest residential property is 98m from the site boundary, and there are 3 sensitive receptors within 250m of the site boundary.	-- Care would be needed to ensure that the impact on nearby dwellings would not be significant, however, It is considered that appropriate mitigation measures to ensure no unacceptable impacts could be conditioned.
SA10: To protect and enhance water and soil quality in Norfolk	The site is located over a Major aquifer with high vulnerability, with the northern part located over a Major aquifer with intermediate vulnerability. There are no groundwater Source Protection Zones within the site. The Agricultural Land Classification scheme classifies the land as being Grade 3, although it has not been agricultural land for a number of years and is a mineral working which has been extracted and is subject to an approved restoration scheme.	-/- A planning application for waste management uses at this site would need to include a Hydrogeological Risk Assessment to identify any potential impacts to groundwater and appropriate mitigation measures. The land is not in agricultural use, and the approved restoration scheme would restore a proportion of the site to agricultural grassland. Therefore, the proposed permanent waste management use would result in the loss of the majority of the proposed agricultural grassland.
SA11: To promote sustainable use of waste management resources	The site is 3.7km from Downham Market and 14km from King's Lynn. These are the nearest settlements allocated for significant growth in the adopted Local Plan. The proposed waste management uses would increase waste management capacity and could move waste up the waste hierarchy.	++ Due to distance to nearest settlement allocated for significant growth, and the potential to move waste up the hierarchy which is more sustainable.
SA12: To reduce the risk of current and future flooding at new and existing development	The site is in Flood Zone 1 (lowest risk) for flooding from rivers. The site has a low risk of surface water flooding with four locations of surface water pooling in a 1 in 30-year rainfall event, slight enlargement of these locations in a 1 in 100-year rainfall event, and a further enlargement in a 1 in 1000-year rainfall event.	++ The site is at low risk of being affected by flooding from either rivers, the sea or surface water. Waste treatment is a 'less vulnerable' land use which is suitable in this flood zone. However, hazardous waste management facilities are a 'more vulnerable' land use which are only appropriate in flood zones 1 and 2.

SA Objective	Comments	Assessment of Waste Management Uses
SA13: To encourage employment opportunities and promote economic growth	Although employment levels at waste management sites tend to be low, if this site was worked it could offer some local employment opportunities. As with all potential waste management sites, it would contribute to economic growth in Norfolk.	+
Conclusion	<p>The proposed waste management uses at this site would provide additional waste management capacity in Norfolk and may potentially move waste up the waste hierarchy which is more sustainable.</p> <p>The site scores negatively for the following SA objectives; SA2 (air quality), SA3 (noise and visual intrusion), SA5 (heritage), SA7 (restoration), SA8 (countryside and landscape), SA9 (health and amenity), and SA10 (water and soil quality). It is considered that suitable mitigation could be put in place within a future application for SA3, SA5, SA9 and SA10.</p> <p>The site scores positively for the following SA objectives; SA1 (climate change), SA11 (proximity to settlements), SA12 (flood risk), and SA13 (economic growth).</p> <p>As the site is a mineral site, subject to an approved restoration scheme to agricultural grassland with biodiversity gain, it would on restoration revert to open countryside; such sites are specifically excluded from the definition of 'previously developed land' and it is therefore not an appropriate location for a permanent waste management facility.</p>	