

North Norfolk Local Plan Examination

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Dear Mr Williams

NORTH NORFOLK LOCAL PLAN EXAMINATION

1. Following the recent week of resumed hearings held 8-10 April, some further site visits and detailed consideration of the issues, I am now satisfied that the additional proposals put forward by the Council, subject to some changes outlined below, enable the plan to progress to the next stage of preparation, namely the publication of draft main modifications (MMs) for consultation. Firstly however can I again thank the Council for the arrangements which enabled the hearings to run smoothly and effectively, particularly to Iain Withington, the other officers who explained the plan, and to Annette Feeney for all her work as programme officer. Can I also thank all the other participants who contributed to the discussions to enable a full and rounded debate to take place.
2. Further to my request, the submission of a statement of common ground dated 30 April 2025 to address fair and equitable contributions to off-site highway and educational provision in relation to the two emerging North Walsham allocations is acknowledged. Broadland District Council are invited to confirm that this is acceptable, or alternatively to submit a letter setting out their position, as this can still be taken into account until the draft MMs are finalised for publication.
3. The conclusions and findings in my earlier post hearings letters dated 24 May 2024¹ and 30 August 2024² remain valid and still apply subject to any changes set out below. My letter dated 10 January 2025 however is superseded by the recent recalculation of the district's 2023 Housing Delivery Test; the buffer for five-year housing land supply purposes is currently 5%.

Additional and extended housing allocations

4. The Council has put forward eleven new or extended allocations as set out in the 'Further Consultation' in late Autumn 2024³ to supplement those in the original submitted plan, and the merits of these were discussed in detail

¹ Examination document EH006(f)

² Examination document EH006(h)

³ Examination document FC001(b)

during the resumed hearings. The supplementary allocations were derived from a reassessment of then known available sites in accordance with the spatial strategy of the plan with its five-tier settlement hierarchy and the site selection methodology which has been used throughout⁴.

5. The response to the 'Further Consultation' and the latest hearing discussions revealed the existence of perhaps a handful of sites which have emerged or been promoted since the original call for sites which further investigation and technical work may reveal are at least as suitable for allocation as those which have been selected. However, it is important for all concerned that the plan progresses towards adoption as soon as possible and the further delay that would inevitably result from considering other sites at this stage would be outweighed by the disadvantages of continued uncertainty. It is already clear that an early review of the plan is likely to be necessary.
6. The supplementary allocations now put forward do not significantly alter the broad apportionment of growth proposed respectively in the large growth towns, small growth towns and large growth villages, thus not upsetting the overall spatial strategy of the plan. Further, having taken full account of all the background evidence, representations submitted to date and hearing discussions, the allocation of the supplementary sites is supported by the evidence subject to the comments below.

North Walsham

7. The proposed housing allocation at the end of Mundesley Road (NW16) comprises a large agricultural field adjacent to the northern edge of the town and is well contained by the tree lined ex-railway cutting forming the Paston Way, Little London Road and mature trees along the eastern boundary which could be strengthened with further landscaping. Whilst some distance from the town centre, inevitable for any new allocation on the periphery of the town, the site is still accessible to a wide range of services and facilities within a radius of about 1.5 km. In addition to an assessment of traffic flows and identification of any necessary off-site highway mitigation measures a detailed assessment of walking and cycling routes into the town from the site will be required to identify and remedy any gaps in provision.
8. The site requirements set out in the local plan should also include primary access to the site from the B1145 via a roundabout, an internal layout which minimises traffic using Mundesley Road/Lyngate Road, and fair and equitable contributions towards improved education provision and traffic/pedestrian measures on the B1150 through Coltishall/Horstead taking account of other planned development in the town (particularly other allocations). The part of the site to the west of the Paston Way, reserved for access and landscaping only, should be shown green for open space on the policies map.

⁴ The methodology used to determine the settlement hierarchy and site selection is set out in Background Papers 2 and 6 respectively.

Cromer – Runton Road/Clifton Park

9. The proposed housing allocation at Runton Road/Clifton Park (C10/1) was put forward for consultation in the First Draft Local Plan in 2019⁵ and is assessed positively in the site assessments for Cromer⁶. The local prominence of the site along Runton Road and its role in maintaining openness between the town and East Runton given the extensive caravan sites in the area are significant concerns but development provides the opportunity for an attractive scheme that mitigates the current harsh edge of the Clifton Park estate and provides a long term visual gateway to the town. To retain some sense of openness there is a need to provide a deep landscaped frontage along the stretch of Runton Road concerned with no development proud of No 19 Clifton Park and access provided via Clifton Park rather than Runton Road. In addition to this requirement in policy, the landscaped strip should be shown green for open space on the policies map.
10. The western edge of the housing area should also be set back into the site to allow strategic landscaping along that boundary and a requirement for a landscaped buffer between the housing and the public footpaths/bridleway running through the site to maintain attractive recreational routes⁷. There is no dispute that the southern section of the site alongside the railway should remain undeveloped to mitigate the visual and acoustic presence of the railway line, to provide separation from the rising ground to the south which is designated as part of the national landscape and to provide an extensive area of long term managed open space for recreation and biodiversity.
11. Whilst there is biodiversity value in parts of the site which has developed since the cessation of agricultural use in the late 1980s there are also areas of scrubland and less important habitats. With extensive scope for landscape enhancements, SuDS, new shrub and tree planting etc a biodiversity net gain of at least 10% can be delivered on the site.
12. Given the above requirements the Council is invited to consider whether the site capacity of approximately 70 dwellings is still appropriate for the site and if not to put forward an alternative figure in the draft MMs.

Cromer – Land West of Pine Tree Farm, Norwich Road

13. The proposal to enlarge the submitted allocation West of Pine Tree Farm (C22/4) to include further agricultural land around the southern end of Beckett's Plantation provides an opportunity for an improved overall layout and enhanced landscaping along the southern countryside boundary as well as some additional housing. The extended site also includes the primary southern access via a roundabout and the Norwich Road railway bridge.

⁵ Examination document B5 pages 175-177

⁶ Examination document D1 pages 47-52 summarised on page 52: 'This is considered to be one of the most suitable of the Cromer sites being promoted through the local plan.'

⁷ As proposed in the First Draft Local Plan 2019 and the site promoter's brochure.

14. Due to severance by the railway line, convenient connectivity of the site with the town as a whole is problematic for both pedestrians and cyclists. The plan as submitted proposes a new segregated cycle/pedestrian footway along the Norwich Road with dedicated footbridge (or suitable alternative) crossing over the railway. The site promoters have identified a possible alternative via Burnt Hills to Roughton Road but the potential for some use of Norwich Road in any event should be taken into account. Given the scale of the proposal, the wide distribution of services and facilities across the town, the inclusion of sports facilities within the scheme, and the benefits of choice, both routes should be pursued if physically feasible, in the medium term if necessary, if justified by a detailed assessment of walking and cycling routes to and from the town to identify desire lines and to remedy any gaps in provision. Such an assessment should be a requirement of the policy.

Hoveton

15. The proposals to enlarge the submitted allocation East of Tunstead Road to the north (HV01/C) and a new allocation Land at Stalham Road (HV06/A) on adjacent agricultural land provides an opportunity for a lower density, higher quality development with additional open space and landscaping as well as some additional housing. The sites would not encroach significantly towards St Peters Lane and together would facilitate off-site highway improvements and drainage infrastructure. The sites could however be combined and included in a single allocation policy should the Council so wish.

Ludham

16. The proposal for a housing allocation on a further part of the field South of School Road (LUD01/C) lies immediately behind existing housing on Norwich Road but would be well screened from most public views and protects the view of the church from the northwest. Notwithstanding local misgivings there is no evidence that technical issues cannot be overcome.

Briston

17. The proposal to enlarge the submitted allocation west of Astley School (BRI02/C) onto adjacent agricultural land would appear to enclose the site of the school to the south, precluding expansion. The policy should therefore ensure any scheme does not prejudice the school's long-term future.

Small Growth Villages

18. The Council has also put forward proposals to widen the scope of the Small Growth Villages Policy (Policy SS1) to include a further 11 villages in addition to the 23 proposed in the submitted plan. These are villages with 1 key service and at least 3 desirable services in addition to those originally included which had 1 key service and at least 4 key services. Whilst the rather inflexible and mechanistic approach to identifying villages could have been applied more flexibly to include further villages in order to support their vitality, the proposals are a step forward. Arguments that facilities in some

villages are substandard and should not 'count' towards the classification are subjective and in any event the policy only permits development where a series of criteria are met. On the other hand, arguments that settlement boundaries should be defined more loosely in some cases to facilitate development would effectively prejudice the application of those criteria.

19. The Council also propose that the quantum of housing development allowed in small growth villages should be increased from about 6% to about 9%, increasing the potential 'yield' over the plan period by 50%. However, given its criteria are open to interpretation and there are obvious limits to the expansion of some villages (eg Beeston Regis) the effectiveness of the policy to deliver housing is currently unproven. Consequently, at this stage, for housing land supply purposes only, just 80% of the potential yield should be taken into account.
20. In relation to Catfield, a strong argument was made that technical drainage issues apply and the likely yield should be reduced to zero. However, this may not apply in every single case and as technical concerns would have to be overcome in any event the inclusion of a figure would not be prejudicial. In the case of Badersfield (Scottow), due to the unusual nature and size of the settlement, the Council has applied a reduction of 50% to the potential yield. However, this reduction is arbitrary and the policy includes a criterion that would protect the village from schemes of excessive scale that would adversely affect its character. The 50% reduction should not therefore be applied.
21. Taking the 80% and Badersfield adjustments into account, the yield from the policy for Policy HOU1 and housing land supply purposes should be assumed to be about 743 dwellings. In the trajectory this should be spread across the plan period starting two years after likely plan adoption i.e. in 2027/28.

Gypsy, Traveller & Travelling Showpeople's Accommodation

22. The updated accommodation needs assessment commissioned from RRR Consultancy Ltd dated September 2024 and the proposed revision to Section 7.5 and Policy HOU5 of the plan were set out in the 'Further Consultation' document. This generated no responses from consultees and appears satisfactory subject to the outcome of the MM consultation process.

Housing Provision in the Plan

23. With the supplementary allocations in the 'Further Consultation' included in the plan about 860 additional dwellings would be provided during the revised plan period 2024-2040. The changes to the Small Growth Village policy with the adjustments made above should be assumed to provide about 290 further dwellings⁸. In total, with the additional 495 dwellings from windfall sites and 45 dwellings at Two Furlong Hill Wells already agreed⁹, a further

⁸ 743 dwellings less 422 assumed in my letter dated 24 May 2024.

⁹ Paragraphs 44, 47 and 48(v) in my letter dated 24 May 2024.

1,690 dwellings would be provided by the plan compared to the likely provision as assessed in my post hearings letter last year.

24. In that letter it was concluded that about 8,212 dwellings would be provided by the then plan against the assessed requirement of 8,900 dwellings over the revised plan period. With the 'Further Consultation' changes and other adjustments the new figure would be about 9,880 dwellings. This makes the necessary provision with some scope for flexibility and slippage.
25. The deliverability of the supplementary allocations was not seriously disputed at the recent hearings and there is no evidence that completions for those and other sites in the timescales envisaged within the Council's latest housing trajectory¹⁰ are unrealistic. More generally in relation to delivery, the Council's work over the last year in partnership with others to deliver a solution to the nutrient neutrality constraints in Norfolk and the availability of 'Norfolk Environmental Credits' provides assurance that both large and small schemes can progress in a timely fashion in contrast to the embargo situation that applied in some parts of the district this time last year. The latest housing trajectory (slightly amended to take account of the small growth villages adjustments above) can therefore be included within the MMs.
26. In relation to five-year housing land supply, the latest housing trajectory indicates that 3,759 housing completions can be delivered in the relevant five-year period 2025-30 against the requirement for a supply of land for at least 3,144 dwellings, some 5.98 years supply. Whilst a small adjustment to the figures will be needed in respect of small growth villages, this represents a satisfactory supply at plan preparation stage¹¹.
27. Nevertheless, with considerable reliance being placed on the west of North Walsham allocation, small growth villages and unidentified sites generally, risks to delivery remain. The Council should therefore be required by the plan to regularly monitor the housing land supply situation and to bring forward additional sites if required during the plan period.

Next Steps

28. The overall conclusion is that the Council has made good progress over the last year to address the concerns set out in my letter dated 24 May 2024 and that with suitable main modifications (MMs) it should be possible for a sound plan to be adopted. Once the detailed wording of the MMs has been agreed by me, the next step is for these to be published for six weeks public consultation. The Council is now invited to draw up a detailed schedule of MMs for my approval via the programme officer. A template is attached.
29. The starting point for the MMs is the version of the plan submitted in May 2023, not any subsequent document. I have taken account of the Council's

¹⁰ Examination document EH006(p)(i) - an appendix to the Council's letter dated 31 March 2025.

¹¹ Shortfall in 2024/25 from latest trajectory $557 - 348 = 209$. $5 \text{ years} \times 557 = 2,785$.

Total requirement 2,994 plus 5% buffer = 3,144 dwellings (Housing Delivery Test result now adjusted so buffer 5%). Based on the 2023 housing monitoring figures being used for the examination.

suggested changes put forward in a series of schedules, but many of these are not essential to ensure a sound plan and are not therefore a matter for me. The Council may make additional modifications (AMs) to the plan but these must not materially affect the policies of the plan. There is no opportunity at this stage to make further policy changes to the plan or add additional policy requirements unless essential for soundness. AMs should therefore only be of a minor, explanatory or factual nature and these are entirely a matter for the Council.

30. Unless an omission emerges the appendix to this letter is the definitive list of the MMs which are required. These include various matters arising from the first round of hearings in 2024 which have not been raised in this or previous letters as they do not require explanation at this stage. Full reasons for all MMs will be provided in my final report to the Council. Where specific wording has been provided there may be some flexibility provided the objective of the change to the plan is maintained. MMs should be numbered MM1, MM2 etc and each may cover a policy together with related changes to associated text. Consequential changes, renumbering of paragraphs etc will be necessary throughout the document but these should not be listed in the MM schedule and fall into the category of AMs for the Council to progress.
31. The Policies Map is a geographic illustration of where the various policies in the plan apply and certain amendments are necessary to it for the geographic application of the policies to be justified and effective. Where the Policies Map needs to be amended from that submitted with the plan, the changes should be published in a schedule alongside the MMs and also form part of the consultation. These changes include deleted or added sites and amended boundaries and are listed in the appendix.
32. Although the Council is not invited to make representations on the contents of this letter and its appendix, if there are any omissions, inconsistencies or ambiguities any requests for clarification should be made through the programme officer. Comments from interested parties are not invited at this stage as there will be full consultation on the MMs in due course. Please submit a draft schedule of MMs and a schedule of amendments to the Policies Map via the programme officer for my consideration and final approval prior to commencing public consultation.
33. As you are aware the MMs will need to be subject to Sustainability Appraisal and the Habitats Regulations Assessment may need to be updated or an addendum produced to take them into account. These documents should be published alongside the MMs in due course for the assistance of consultees.
34. A copy of this letter and appendix should be placed on the examination website for information.

David Reed

INSPECTOR

NORTH NORFOLK LOCAL PLAN EXAMINATION

OUTLINE OF MAIN MODIFICATIONS REQUIRED TO THE JANUARY 2022 SUBMISSION VERSION

MM1: Plan Period

Amend paragraph 1.0.1 to change the plan period to 2024 – 2040. Consequential changes will need to be made throughout the document.

MM2: Policy CC2: Renewable & Low Carbon Energy

No change to policy but addition of further supporting text to clarify the use of the North Norfolk Landscape Sensitivity Assessment and Figure 5 in the location of renewable energy development with regard to heritage and other constraints.

MM3: Policy CC3: Sustainable Construction, Energy Efficiency & Carbon Reduction

Amend 1 to state: ‘...unless superseded by uprated building regulations or national policy. This should be achieved through...’

Delete 1c.

In 4, replace ‘are required’ with ‘should’

MM4: Policy CC4: Water Efficiency

In 1, delete ‘or locally’

In 2 replace ‘will meet’ with ‘should meet’

MM5: Policy CC5: Coastal Change Management

In 2e, replace ‘leisure’ with ‘tourism/leisure’

MM6: Policy CC6: Coastal Change Adaptation

In 1, insert tourism/leisure after community facilities

After 1b, insert new point: ‘in the case of touring and static caravan pitches, the phased roll-back of pitches to less vulnerable sections of the Coastal Change Management Area on a temporary basis will be favourably considered.’

In 1d and 3b, replace ‘no net detrimental’ with ‘no significant detrimental’ and add at end ‘and the timescales involved.’

MM7: Policy CC8: Electric Vehicle Charging

Paragraph 2 replace with: ‘Proposals for new residential development, including dwellings resulting from a change of use and major renovation will be required to provide electric vehicle charging points in accordance with current and any future uprated building regulations.’

In paragraph 3 replace ‘will include’ with ‘should provide’. Add at end ‘unless there is evidence the viability of the scheme would be significantly affected’.

In paragraph 4 after ‘hotels (use class C1)’ add ‘guest houses and overnight tourist accommodation’ and replace ‘will include’ with ‘should provide’. Add at end ‘unless there is evidence the viability of the scheme would be significantly affected’.

MM8: Policy CC10: Biodiversity Net Gain

In 1, start with ‘Qualifying development’

In 2, replace ‘will be’ with ‘should be’ and in b replace ‘below’ with ‘in table 1a’

Add new point after c: ‘Demonstrates how the proposal complies with the biodiversity gain hierarchy in Table 1b below.’

Include new table 1b in supporting text.

MM9: Policy CC13: Protecting Environmental Quality

Add new paragraph 6: 'All development involving a net increase in overnight stays located within the catchments of the River Wensum Special Area of Conservation (SAC), Broads SAC and the Broadland Ramsar must provide evidence to enable the Local Planning Authority to conclude through a Habitats Regulation Assessment that the proposal, in combination with other plans and projects, will not have an adverse effect on the integrity of the habitats concerned. Proposals that fail to demonstrate nutrient neutrality will not be permitted.'

Add new supporting text explaining the nutrient neutrality issue, the various means by which it can be overcome and the advice available.

MM10: Policy SS1: Spatial Strategy

In 1, delete 'Where sustainable alternatives are available' and add at end of sentence 'unless there are exceptional circumstances and it can be demonstrated that the proposal is in the public interest.'

Include eleven additional small growth villages in policy: Beeston Regis, Erpingham, Felmingham, Great Ryburgh, Itteringham, Langham, Neatishead Northrepps, Stibbard, Tunstead & Worsted.

In 3, delete 'only'

Revise 3b to state: 'The number of new dwellings granted planning permission (less any lapsed) since the adoption of the plan is not significantly more than 9% of the number of dwellings in the defined settlement. Indicative growth figures for each settlement are set out in Table 2.'

Add new point after 3c: 'New dwellings on suitable sites within the defined settlement boundary will not count towards the 9% indicative growth figure.'

Delete 3e

Delete 3f and replace with: 'On larger sites, suitable schemes proposed in partnership with a registered social landlord that deliver a minimum of 50% affordable housing will receive more favourable consideration.'

Table 2 to be revised incorporating additional villages and amended figures as set out in document EH006(m) except Badgersfield (Scottow) indicative figure 70.

Horning to be listed as a constrained small growth village with indicative figure 0. Total in table 929. Table to be labelled 'Small Growth Villages Indicative Growth Figures' and column to be headed 'Indicative Growth Figure (dwellings)'

Include footnote to table to say for Policy HOU1 and housing land supply purposes it is assumed 80% of the overall indicative growth figure is delivered over the plan period.

Delete Appendix 4.

Changes to Policies Map:

Include settlement boundaries for additional small growth villages.

Include Dereham Rd/Pond Road area of Hempton within Fakenham settlement boundary.

MM11: Policy HC1 Health & Wellbeing

In 1, replace 500 with 250. Delete sentence 'For all... significant impacts.'

MM12: Policy HC2: Provision & Retention of Open Spaces

In 1, sentence to start 'All new major residential developments of 10 or more dwellings, or where the site area is 0.5 hectares or more, shall provide...'

In 5, sentence to start 'Development on open spaces designated as...'

In 5, add at end criteria for when flexibility would be exercised.

Changes to Policies Map:

Delete Open Land Area designation from land off Warren Road, High Kelling

Delete Open Land Area designation from land adjacent to Two Furlong Hill, Wells to reflect housing allocation in Neighbourhood Plan

MM13: Policy HC3: Provision & Retention of Local Facilities

In 2b, delete criterion a and footnote 2

In 2b, criterion b, insert at end 'and could not be made viable under alternative models of operation'

MM14: Policy HC4: Infrastructure Provision, Developer Contributions & Viability

Amend 1a to state '...Development Plan taking account of the guidance in Supplementary Planning Documents'

Replace 4b with: 'affordable housing in compliance with Policy HOU2'

In 4c, add 'police' to list

Amend 6 to state '...will be required to be fully policy compliant.'

MM15: Policy HC5: Fibre to the Premises

Amend policy to require compliance with the building regulations.

MM16: Policy HC7 Parking Provision

Amend 4 to state 'Proposals will be expected to take account of the requirements...'

In second 1, replace 'will' with 'should'

MM17: Policy ENV1: Norfolk Coast National Landscape & The Broads

Amend 2 to state 'Development proposals should seek to further the purposes of designation and contribute positively to the conservation and enhancement of the defined key qualities of these valued landscapes and their settings through...' with footnote reference to AONB Management Plan.

In 3, sentence to start 'Except when specifically allocated in this plan or a neighbourhood plan, proposals for major development...'

In 4, replace 'must' with 'should'

MM18: Policy ENV3: Heritage & Undeveloped Coast

Amend 1 to state '...will only be permitted where it is specifically allowed by this plan or a neighbourhood plan, or can be demonstrated...'

MM19: Policy ENV6: Protection of Amenity

Amend 3 to state '...proposals should take account of the North Norfolk Design Guide SPD...'

MM20: Policy ENV8: High Quality Design

Amend 2 to state '...proposals should take account of the North Norfolk Design Guide SPD...'

MM21: Policy HOU1: Delivering Sufficient Homes

Update paragraphs 7.1.1 – 7.1.11 to include, inter alia, an explanation of how the annual housing requirement of 557 dwellings per annum is arrived at using the standard method for determining local housing need as at the base date of 2024.

In the policy first sentence of 1 to state 'The housing requirement is for a minimum of 8,900 new homes over the plan period 2024-2040.'

In 1, update figure in second sentence for number of allocated sites.

In 2, delete second sentence.

Add new section 3 as follows 'The Council will update and publish its five-year housing land supply position by 1st October each year. If, at any time during the plan period, the Council is unable to demonstrate a five-year supply, the presumption in favour of sustainable development will apply and favourable consideration will be given to the release of additional sites that are consistent with the spatial strategy of this plan.'

Amendments to table:

Third column heading: 'Dwellings with planning permission (at 31/3/23)'

Delete fourth column

Fifth column replace 'inclusive' with 'exclusive'

Sixth column heading: 'Elderly persons accommodation on allocated sites (dwellings equivalent)' with footnote explanation of dwellings equivalent

Seventh Column heading: 'Total (2024-2040)'

Amend figures in table in line with latest housing trajectory (except overall yield from small growth villages assumed to be 743).

MM22: Policy HOU2: Delivering the Right Mix of Homes

Amend paragraph 7.2.1 to state '...with at least 10% of the total number of homes...'

Amend paragraph 7.2.5 to state '...provision of either 15% or 35% on sites...' and amend last sentence to state 'The Council seeks to deliver these proportions of affordable housing unless shown to be unviable on a particular site and save for very exceptional circumstances...'

Existing unnumbered sentence after 7.2.12 to state 'The Council will therefore require a proportion of Specialist Elderly/Care provision within large development sites. The Council defines Specialist Elderly/Care as...'

In the policy:

First paragraph to end '...the following table.'

Add second paragraph as follows 'Where development is proven to be unviable on a site, these standards may be relaxed but only as far as necessary to allow a suitable scheme to proceed.'

Heading of second column to state 'Affordable homes required of which 25% should be provided as First Homes' Also delete 'delivered by developer contribution' twice in column.

In affordable housing mix column, delete 'not more than'

Add separate line for '6-10 dwellings in the Designated Rural Area' and amend next line to '11-25 dwellings or sites larger..'

MM23: Policy HOU5: Gypsy, Traveller and Travelling Showpeople's Accommodation

Replace existing paragraphs 7.5.1 – 7.5.7 and Policy HOU5 with revised paragraphs and policy as set out on pages 39-42 of Further Consultation.

MM24: Policy HOU6: Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation

Amend to state '...and take account of the North Norfolk Design Guide.'

MM25: Policy HOU7: Re-use of Rural Buildings in the Countryside

End of a to state '...are either redundant or disused.'

Amend second sentence of b to state '...demonstrated that a substantial proportion

of the structural elements and existing fabric of buildings...'

Amend c to state '...and their setting taking account of the provisions of the...'

MM26: Policy HOU8: Accessible & Adaptable Homes

At end of 2a, replace 'and' with 'or'

MM27: Policy HOU9: Minimum Space Standards

Add new Section 3 as follows 'Where exemptions are sought, these will need to be fully justified and will only apply to the minimum number of units necessary.'

MM28: Policy E1: Employment Land

Amend plan period to 2024-2040. Also amend figures in 8.1.4, policy and table to take account of site-specific changes.

MM29: Policy E3: Employment Development Outside of Employment Areas

At end of a, replace 'and' with 'or'

Amend 2b to state 'including evidence of marketing for a period...'

MM30: Policy E5: Signage & Shopfronts

Amend 1b to state '...of the locality and taking account of the design principles...'

MM31: Policy E6: New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites

Amend 1a to state 'the site is within the boundary of a selected settlement or small scale and well related to such a settlement or established tourist business; or'

Amend 2 to state 'Proposals for new and enhanced hotel facilities will be supported subject to compliance with the...'

Amend 3 to state '...static caravan and holiday lodge sites will be...'

Add new Section 5 at end 'In all cases, any adverse impact of proposals will be weighed against the economic benefits of the sustainable growth and expansion of all types of tourism businesses in the rural area.'

MM32: Policy E7: Touring Caravan & Camping Sites

Add new Section 4 at end 'In all cases, any adverse impact of proposals will be weighed against the economic benefits of the sustainable growth and expansion of all types of tourism businesses in the rural area.'

MM33: Policy E8: New Tourist Attractions & Extensions

Add new Section 3 at end 'Any adverse impact of proposals will be weighed against the economic benefits of the sustainable growth and expansion of all types of tourism businesses in the rural area.'

MM34: Policy E9: Retaining an Adequate Supply & Mix of Tourist Accommodation

Amend 2 to end '...at a realistic price including evidence of marketing for a period of at least 12 months.' With footnote 1.

MM35: Policy DS1: Development Site Allocations

Amend 9.2.4 to say '...as approximates, include specialist elderly accommodation in dwelling equivalents as required by...'

Amend list of sites and allocation details in policy to take account of site-specific changes.

MM36: Policy CO7/2: Land at Cromer High Station, Norwich Road, Cromer

Delete policy and supporting text from plan

Delete allocation from Policies Map

MM37: Policy C16: Former Golf Practice Ground, Overstrand Road, Cromer

Amend policy to state '...150 dwellings in addition to 40 dwellings equivalent of specialist elderly accommodation, public open space...'

MM38: Policy C22/2: Land West of Pine Tree Farm, Norwich Road, Cromer

Amend policy to include increased quantum of development and extended site as proposed in the Further Consultation.

Add at end of requirement 1 '...over the railway and a cycle/pedestrian link to Roughton Road if justified by a detailed assessment of walking and cycling routes to and from the town to identify desire lines and to remedy any gaps in provision.'

Requirement 4 to include '...provision of generous landscape buffering along the southern boundary, in order...'

Strengthen other requirements as necessary.

Consequential changes to Policies Map

MM39: New Policy C10/1: Land at Runton Rd/Clifton Park, Cromer

Include new policy and allocation as proposed in Further Consultation.

Amend requirement 1 to state '...access from the adjacent Clifton Park...'

Amend requirement 3 to state '...to the north of the site, but with a deep landscaped frontage along Runton Road (as a minimum no development proud of No 19 Clifton Park) to ensure an open frontage...'

Add at end of requirement 4 '...to the railway line, and the western edge of the housing should also be set back into the site to allow strategic landscaping along that boundary.'

Add new requirement 'Existing footpaths/bridleways running through the housing area should be provided with adjacent landscaping to maintain attractive recreational routes.'

Include on Policies Map with frontage along Runton Road shown green for open space.

MM40: Policy F01/B: Land North of Rudham Stile Lane, Fakenham

Amend policy to state '...560 dwellings in addition to 67 dwellings equivalent of specialist elderly accommodation, public open space...'

Strengthen requirements as necessary.

MM41: Policy H20: Land at Heath Farm, Holt

Amend policy to state '...180 dwellings in addition to 40 dwellings equivalent of specialist elderly accommodation, public open space...'

Add new requirement to provide landscape buffer along the east and southeastern boundaries of the site.

MM42: Policy H27/1: Land at Heath Farm, Holt (Employment)

Delete policy and supporting text from plan.

Delete allocation from Policies Map and exclude from settlement boundary

MM43: Policy HV/01: Land East of Tunstead Road, Hoveton

Amend policy to include extended site as proposed in Further Consultation. Policy to state '...150 dwellings and 40 dwellings equivalent of specialist elderly persons

accommodation, open space...'

Requirement 4 to include protection of heritage assets

Consequential changes to Policies Map

MM44: New Policy HV/06A: Land at Stalham Road, Hoveton

Include new policy as proposed in Further Consultation

Include allocation on Policies Map

(Alternatively this and the Land East of Tunstead Road could be amalgamated and included as a single allocation and policy in the plan)

MM45: Policy NW01/B: Land at Norwich Road & Nursery Drive, North Walsham

Amend policy to state '...350 dwellings in addition to 67 dwellings equivalent of specialist elderly accommodation, the retention of two hectares...'

Strengthen requirements as necessary.

MM46: Policy NW52: Land East of Bradfield Road, North Walsham (Employment)

Delete policy and supporting text from plan.

Delete allocation from Policies Map and exclude from settlement boundary

MM47: Policy NW62/A: Land West of North Walsham

Amend introductory sentence to state '...and a road linking Norwich Road and Cromer Road.'

Delete from Policies Map the small section of housing allocation north of the railway line adjacent to Millard Close. Is the site still 108 hectares? If not, correct figure.

In 14.3.3, amend second bullet to state 'a western link road – linking Cromer Road to Norwich Road.'

Amend policy to state '...1,800 dwellings, 200 dwellings equivalent of specialist elderly accommodation... and a road linking Norwich Road and Cromer Road.'

Strengthen requirements as necessary, including sustainable transport and proportionate funding as set out in SOCG dated 30 April 2025. However, requirement 11 is not to be included.

MM48: New Policy NW16: Land at End of Mundesley Road, North Walsham

Include new policy as proposed in Further Consultation

Requirement 1 to state '...safe vehicular access via roundabout onto the B1145...'

Requirements, including proportionate funding, as set out in SOCG dated 30 April 2025.

Add new requirement 'An internal layout that minimises traffic using Mundesley Road/Lyngate Road.'

Include allocation on Policies Map with land west of Paston Way shown green for open space.

MM49: Policy SH07: Former Allotments, Weybourne Road, Sheringham

Delete policy and supporting text from plan.

Delete allocation from Policies Map but retain in settlement boundary

MM50: Policy ST19/B: Land Adjacent Ingham Road, Stalham

Amend policy to include extended site as proposed in Further Consultation

Strengthen requirements as necessary

Consequential changes to Policies Map

MM51: New Policy ST/04A: Land at Brumstead Road, Stalham

Include new policy as proposed in Further Consultation

Include allocation on Policies Map

MM52: Policy W07/1 Land Adjacent Holkham Road, Wells

Delete policy and supporting text from plan.

Delete allocation from Policies Map and exclude from settlement boundary

MM53: New Policy BLA/01/B: Land West of Langham Road, Blakeney

Include new policy as proposed in Further Consultation

Include allocation on Policies Map

MM54: Policy BRI102: Land at Ashley School, Briston

Amend policy to include extended site as proposed in Further Consultation

Strengthen requirements as necessary.

Add new requirement 'Ensure any long term expansion plans of the school are not prejudiced.'

Consequential changes to Policies Map

MM55: Policy LUD/01/C: Land South of School Road, Ludham

Amend policy to include extended site as proposed in Further Consultation

Strengthen requirements as necessary

Consequential changes to Policies Map

MM56: Policy LUD06/A: Land at Eastern End of Grange Road, Ludham

Delete policy and supporting text from plan.

Delete allocation from Policies Map. Amendment to settlement boundary at Council's discretion.

MM57: Policy MUN03/A: Land off Cromer Road & Church Lane, Mundesley

Amend policy to include extended site as proposed in Further Consultation

Strengthen requirements as necessary

Consequential changes to Policies Map

MM58: Chapter 23: Housing Trajectory

Amend text, trajectory graph and tables to reflect latest housing trajectory for the plan period 2024-2040. Include adjusted figures for Small Growth Villages.

MM59: Appendix 4 Delete Appendix

MM60: Addition of new Appendix 6 to identify the strategic, non-strategic and hybrid policies in the plan.