



North Norfolk Local Plan Examination

Schedule of Additional Modifications to the North Norfolk Local Plan

August 2025

Schedule of Additional Modifications

This Schedule contains a number of proposed '**Additional Modifications**' which the Council intends to make to the emerging North Norfolk Local Plan.

These types of modification are considered more minor in nature than 'Main Modifications', which are available in a separate schedule. Unlike Main Modifications, these Additional Modifications are not subject to public consultation, however, they do offer the opportunity to bring clarity, correction or updates to the Plan, or to address feedback received through the examination process and previous consultations. In preparing this schedule the Council has liaised closely with the appointed Inspector through the Programme Officer in order to seek feedback.

This document is ordered by chapter and modification number and contains the policy reference/paragraph number for each modification.

Deleted text is shown with a ~~red strike-through~~; additions and replacements are underlined in green. Any dots ... denote where the paragraph/policy continues before/after the text shown in the modification.

Due to insertions of new paragraphs, the paragraph numbers in the Plan will subsequently change. These changes have not been indicated in this schedule. The policy and paragraph numbers referred to in this schedule are those found in the Proposed Submission Version Local Plan which is available in the [Local Plan Examination Library](#), or by clicking [here](#).

Schedule of Additional Modifications

AM Ref	Policy / Paragraph	Additional Modification
1 Introduction		
AM1	1.01	(Add after 2024-2040) <u>in order to meet the needs and aspirations of North Norfolk's residents.</u>
	2.1.2	(Update paragraphs reflecting date change and consequential factual updates) In 2016, at the start of the 20-year period covered by this Plan, North Norfolk had a reported resident population of 103,587 and was predicted to have a population of 112,078 by 2036(8). <u>Over the period 2024-2040 the population of North Norfolk is projected to grow by around 8,452 (2018 subnational Projections), so that by the end of the Plan period 116,742 people are likely to live here.</u> The population is projected to age so that by the end of the plan period around 40% of the Districts population will be over 65 years old with a diminishing proportion of the total population remaining economically active. footnote 8, ONS2016
	2.1.24	As well as underpinning a strong and diverse tourism industry, North Norfolk's attractive and distinctive coastal and rural environments have proved popular retirement locations. The 2011 Census showed that 58% of the population were over 45, compared to 43% in the Eastern Region as a whole and 41% nationally. From the 2018-based sub-national population projections, it is projected that by 2036,2040 the 45+ age group will have increased to 65% in North Norfolk; in comparison to 50% in the Eastern Region and 47% <u>48%</u> nationally. By 2036 <u>2040</u> it is projected that nearly 40% <u>41%</u> of the population of North Norfolk will be over 65 years of age.
	2.2.10	Between 2016 and 2036 <u>2024 and 2040</u> the population of North Norfolk is forecast to grow by around 11,000 <u>8,452</u> people to <u>116,742</u> (103,587 – 114,850 – 2016 <u>2018</u> National Projections). This represents an 11% increase and <u>To</u> accommodate this increase in population, address the changing needs of those who already live here, and to make a meaningful contribution towards providing an increased supply of affordable homes, it is projected that at least 9,600 new homes will need to be provided. As well as growing, the population will continue to age and by the end of the plan period in 2036-2040 around 40% <u>41%</u> of the population will be over 65 years of age and a smaller proportion will be economically active

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	2.3.1	<p>Vision for North Norfolk</p> <p>In 2036 <u>2040</u>, residents and visitors to North Norfolk will enjoy a high quality of life. The District will have retained its distinct identity as a unique and attractive coastal and rural tourist destination and will have a diverse and thriving economy, with vibrant and appealing towns and villages which act as employment and service centres for their surrounding rural areas. Residents will have increased access to good quality affordable homes, a wider range of local higher skilled and better paid jobs, and good quality services and facilities close to where they live.</p>
	5.2.6	<p>The policy approach is based on the quantity, quality and accessibility of open space in the District as identified within the 2019 Open Space Assessment⁽⁶³⁾ Taking account of the planned growth in the area this study identified a requirement for 72.39 hectares of new open space over the plan period (to 2036) in order to meet the needs of residents in the proposed new development. This is 4.36ha per 1,000 population. The study recommends the provision of the following types and quantities of open space for each additional 1,000 people</p>
	7.2.8	<p>At the District level, North Norfolk has one of the highest over-65 populations as a proportion of its total population in the country, and this age cohort is also the fastest growing across the District. By 2036 <u>2040</u> it is projected that there will be an additional 11,500 <u>9,754</u> residents over the age of 65, increasing the percentage of people aged over 65 from 32% <u>34.7%</u> to 39.9% <u>40.5%</u> of the District's population, nearly double the England average of 23.4%.⁽⁹²⁾ Significantly the higher age cohorts of over 80 years of age are projected to increase at the fastest rate and will account for up to 14% of the District population by 2036 <u>2040</u></p>
	7.8.2	<p>North Norfolk has one of the highest over 65 population as a proportion of its total population and a high percentage of home ownership. ONS publications consistently report that this age cohort is the fastest growing age cohort across the District. The Old Age Dependency Ratio, expressed as a proportion of people of state pension age per 1,000 working dependents is projected to be 640 by 2026⁽⁹⁷⁾ and is significantly higher than the regional and national averages of 335 and 303. The population is ageing, and the trend is accelerating. By 2036 <u>2040</u> it is projected that there will be an additional 11,500 <u>9,754</u> residents over the age of 65, increasing the percentage of people aged over 65 from 32% <u>34.7%</u> to 39.9% <u>40.5%</u> of the District's population, nearly double the England average of 23.4%⁽⁹⁸⁾. Significantly, the higher age cohorts of over 80 years of age are projected to increase at the fastest rate and will account for up to 14% of the District population by 2036 <u>2040</u>.</p>

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	9.1.2	The evidence base prepared to support this Plan has identified the need for new homes, employment, and other needs over the period up to 2036 <u>2040</u> together with the infrastructure that is necessary to make new development acceptable.
	Front Cover	Amend date of Plan to 2024-2040
2 Spatial Portrait, Vision, Aims & Objectives		
AM2	2.2.14	(Add additional text after last sentence) <u>The East Marine Plan also recognises the importance of tourism and recreation and the considerable amount of income it brings to coastal towns, supporting quality of life and providing health and well-being benefits.</u>
	2.2.17	(Add additional text after last sentence) <u>The East Marine Plan also contributes towards an integrated and holistic approach to the management of marine and coastal areas with the aim of helping to deliver sustainable development.</u>
AM3	2.3.1	(Add additional text in third paragraph) The overall diversity and quality of North Norfolk's countryside and natural environment will have been maintained and <u>enhanced, and</u> the District's many Conservation Areas and Listed Buildings will have been conserved or enhanced.
AM4	2.4.1 Section 1 bullet 4	(Add text) Managing and adapting to the impacts of coastal erosion and flooding by restricting development in areas where it would expose people and property to risks and facilitating the replacement of buildings <u>and businesses</u> at risk.

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	Section 2 bullet 2	<p>(Amend text)</p> <p>Contributing to the positive management of change in the historic environment, protecting, enhancing and maintaining the unique qualities and character of the District, the wider landscape and its designated and undesigned <u>non-designated</u> heritage assets.</p>
3 Delivering Climate Resilient Sustainable Growth		
AM5	3.2.2	<p>(Amend text)</p> <p>The Framework <u>NPPF</u> states that when determining planning applications for renewable energy...</p>
	3.2.6	<p>(Add text)</p> <p>Careful consideration will also be needed in areas close to high sensitivity landscapes, such as the AONB <u>Norfolk Coast National Landscape, the Broads</u>, Heritage Coast and Undeveloped Coast and the cumulative impacts of an increasing number of renewable developments within an area.</p>
	3.2.9	<p>(Amend supporting text)</p> <p><u>As a starting point, w</u>Wind energy development proposals will be supported in principle where it can be <u>need to</u> demonstrated that the landscape sensitivity for the proposed scale of turbine does not exceed 'Moderate - High'. This sensitivity classification maintains opportunities for <u>small and medium scale</u> wind energy development of (up to 60m hub/100m tip height) across the least sensitive parts of the District. This approach and would also allow <u>opportunities</u> for large scale wind energy proposals (80m hub, 130m tip wind turbines) at four of the district's airfields; West Raynham, Sculthorpe, Little Snoring and Coltishall. All proposals should complement the particular characteristics of the surrounding landscape and the LCA will assist in assessing the impact of individual proposals. The adopted LSA (2021) uses typical size categories for wind turbines, that are likely to come forward based on planning applications and sizes that are being manufactured. These are identified as:</p> <ul style="list-style-type: none"> <u>small scale wind turbines: with a hub height up to 30 metres (height to tip of blade up to approximately 45 metres)</u> <u>medium scale wind turbines: with a hub height of between 30 -60 metres (height to tip of blade up to approximately 100 metres)</u> <u>large scale wind turbines: with a hub height of between 60-80 metres (height to tip of blade up to 130 metres).</u>

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	3.2.10	In November 2020, the government published 'The Ten Point Plan for a Green Industrial Revolution' ⁽¹⁹⁾ , which sets out the ten areas that are being promoted in order to achieve the net zero carbon target by 2050. Point 1 relates to the aim of quadrupling offshore wind capacity and by 2030, the aim is to produce 40GW of offshore wind, including 1GW of innovative floating offshore wind in the windiest parts of our seas. <u>Consideration is also given to the UK Marine Policy Statement⁽²⁰⁾ and the relevant policies within the East Inshore and East Offshore Marine Plans 2014.⁽²¹⁾</u>
	3.2.11	Field-sized solar farms provide an opportunity for greater energy production as well as potential enhancement to biodiversity, but it is important that they are carefully planned and screened to ensure any amenity and visual impacts are minimised. The PPG encourages the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value. <u>The PPG also advises that where such proposals have demonstrated that greenfield land has to be used, poor quality agricultural land is used in preference to high quality land.</u>
	Policy CC2 criteria 2f	(Amend policy) 2f - there is <u>are</u> appropriate details / mechanisms in place to restore the land to its original use and the removal of the technology at the end of its generating term.
AM6	2.2.7	(Add following text to the beginning of Paragraph) <u>The Dec 2021 Glasgow Climate Pact agreed a range of measures including strengthened efforts to build resilience to climate change, to curb greenhouse gas emissions and to provide the necessary finance for both. Collectively nations agreed to work to reduce the gap between existing emission reduction plans and what is required to reduce emissions, so that the rise in the global average temperature can be limited to 1.5 degrees.</u> In order to stay within the parameters of the Paris Agreement and <u>Glasgow commitments</u> , i.e “hold the increase in global average temperatures to well below 2 C above pre industrial levels and pressure efforts to limit the temperature increase to 1.5C”, a reduction in CO2 emissions as the principle driver of global warming, is critical. It is predicted that without intervention North Norfolk will exceed its carbon budget in this respect within 7 years from 2020 ⁽¹⁴⁾ . For North Norfolk to make its fair contribution to delivering on the Paris Agreement’s commitments it is projected that CO2 use across the District will <i>need to achieve average mitigation rates of CO2 from energy of around - 13.4% per year</i> (Setting Climate Commitments for North Norfolk, Tyndall Centre, May 2021).

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	3.3.1	<p>(Add amend additional supporting text paragraph)</p> <p>The Governments' Clean Growth Strategy 2017 specifically highlights the role of Local Planning Authorities through local leadership in moving to a productive low carbon economy. The NPPF along with the Section 182 of the Planning Act 2008 and the Planning and Energy Act 2008 puts a positive emphasis and a legal duty on local authorities to include policies on climate change mitigation and adaption in Development Plan Documents. The Climate Change Act passed in 2008 committed the UK to reducing greenhouse gas emissions by at least 80% by 2050 when compared to 1990 levels. In 2019 The Government introduced a legally binding target to reduce greenhouse gas emissions to net zero by 2050⁽²¹⁾, making the UK the first major economy in the world to legislate a zero net emissions target. <u>Under the Climate Change Act of 2008, the UK government must set five-year emission reduction targets, otherwise known as carbon budgets. By adopting the advice of the Climate Change Committee, the Government set a new legally binding target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels in the sixth carbon budget for the period 2033-2037. Announced April 2021. At COP 26 the government pledged to meet a lower internationally agreed target of 68% reduction by 2030 and although this is not a legally binding target it was again reported that the international commitment was reaffirmed during at COP28 December 2023.</u></p>
	3.3.2	<p>(Add / amend additional supporting text paragraph)</p> <p>The Governments publication of its response to the Future Homes Standard⁽²²⁾ reinforces its intent on moving to a carbon zero ready environment and clearly sets out the direction of travel for the development industry and the importance of minimum energy efficiency standards for buildings to help achieve the net zero target. This approach is reinforced through the publication of the Governments Net Zero Strategy: Build Back Greener in October 2021⁽²³⁾ and which sets out a carbon reduction strategy and ambitions for the decarbonisation of the economy across all sectors <u>and through anticipated changes to building regulations.</u></p>
	3.3.5	<p>(Add / amend additional supporting text paragraph)</p> <p>The Council expects all new developments to apply the energy hierarchy by reducing the need for energy, use energy efficiently, supply energy efficiently and use low and zero carbon technologies and natural resources and, in doing so, go beyond the current minimum standards required by the National Building Regulations. Developers are free to vary specifications to meet the policy target(s) through fabric improvements, design, and through technology provided the overall carbon reduction required by the Policy is achieved, or bettered. A Compliance Statement is required as a validation requirement setting out <u>the target energy performance and the level of reduction in carbon to be achieved for each dwelling type proposed.</u> Proposals must achieve the policy minimum and seek progressive betterment in energy performance and carbon reduction in relation to the</p>

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	<p>3.3.6</p> <p>3.3.8</p>	<p>Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L) (amended 2016) for residential developments and the BREEAM Very Good Standard for larger commercial buildings with a floor area exceeding 250sqm. The 250sqm threshold is intended to avoid imposing the requirement on small scale/modest structures.</p> <p>(Add / amend additional supporting text paragraph)</p> <p>The NPPF requires a positive approach to promoting energy efficiency and in doing so the Policy approach lays the foundations for the Governments Future Homes Standards currently anticipated <u>which is anticipated</u> to be introduced in a progressive way between 2022 and 2025 <u>-2036 through increased building regulations</u>. The Standard is expected to set out measures and time scales to achieve further reductions in carbon beyond the <u>current and</u> interim 31% envisaged of between 75-80% and lay the requirements for carbon zero ready development in order to capitalise on the decarbonated power system by 2035^(24 26). This would typically mean that a new home built to the Future Homes Standard would have a heat pump, a wastewater heat recovery system, triple glazing and minimum insulation standards for walls, floors and roofs that significantly limit any heat loss and result in significant improvements in the fabric of buildings and thermal efficiency. The Government has indicated that it is intending to consult on the full technical details and building regulation requirements in 2023 and introduce these higher standards from 2025. <u>The Government consulted on the full technical details and building regulation requirements in 2023 and is in the process of publishing the final regulations, expected summer 2025.</u></p> <p>(Add new paragraph after 3.3.8, and renumber remaining paragraphs)</p> <p><u>In implementing the policy and progressive approach the Council is playing a full part in meeting the national commitment to reduce all greenhouse gas emissions by 78% by 2035 compared to the 1990 levels and achieve net zero greenhouse gas emissions by 2050 in line with government ambitions and legal commitments</u></p>
AM7	<p>Policy CC5 - footnote 1</p> <p>3.5.2</p>	<p>(Add text to policy footnote)</p> <p>1. Excluding permitted development rights contained within the Town & Country <u>Planning</u> (General Permitted Development) (England) Order 2015 (as amended)</p> <p>The National Planning Policy Framework <u>confirms that in coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. In the case of North Norfolk, the East Inshore and Offshore Marine Plans, (2014) contribute to an integrated and holistic approach to the management of marine and coastal areas with the aim of helping to deliver sustainable development.</u> The NPPF <u>further</u> states....</p>

AM Ref	Policy / Paragraph	Additional Modification
	3.5.9	More details about the requirements of CEVAs and general guidance about the types of development allowed within the CCMA will be is available in the forthcoming Coastal Adaptation Supplementary Planning Document SPD.
	2.2.17	(Add text to end of existing paragraph) <u>The East Marine Plan, 2014 also contributes towards an integrated and holistic approach to the management of marine and coastal areas with the aim of helping to deliver sustainable development.</u>
	Glossary	(Add new reference regarding Marine Plans) <u>Marine Plans: Marine plans, together with the Marine Policy Statement, underpin this new planning system for England's seas. East Inshore and East Offshore Marine Plans</u> <u>http://www.marinemanagement.org.uk/marineplanning/areas/east_plans.htm</u>
AM8	3.6.5	(Add new text to supporting text at end of paragraph) <u>A key objective of the policy approach is to reduce risk, whilst providing appropriate flexibility. Consequently, an Applicant would need to demonstrate that a suitable site well related to the coastal community could not be secured, at the application stage before considering alternative locations. In such cases, the relocated development should be within or adjacent to a defined 'Selected Settlement.'</u>
AM9	3.8.1	(Amend supporting text) The Government's Road to Zero (2018) strategy ⁽³⁷⁾ sets out the ambition for at least 50%, and as many as 70% of new car sales to be Ultra Low Emission Vehicles (ULEVs) by 2030, alongside up to 40% of new vans. In the Government's Decarbonising Transport Plan (2021) ⁽³⁸⁾ , the commitments seek to end sales of new petrol and diesel cars and vans by 2030 (10 years earlier than previously planned) and sets out that from 2035, all new cars and vans must be zero emission at the tailpipe. These commitments steer a significant shift away from diesel and petrol fuelled cars and vans towards electric powered vehicles. As part of the Government's strategy there is an expectation that all new homes, where appropriate, will be electric vehicle ready by having a charge point available. As such, new development proposals that include the provision of parking will need to actively enable this transition. <u>From June 2022, Government is requiring all new homes with associated parking, including those undergoing major renovation, to have electric vehicle (EV) charge points installed at the point of construction. EV charging infrastructure will also be required in new non-residential properties. Further details can be found in the</u>

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		<p><u>Governments published guidance Taking Charge: The Electric Vehicle Infrastructure Strategy⁽³⁹⁾ and further guidance on meeting the new regulations can be found in the building regulation Approved Document S.⁽⁴⁰⁾</u></p> <p><u>39. Taking charge: the electric vehicle infrastructure strategy (publishing.service.gov.uk)</u></p> <p><u>40. Approved Document S: Infrastructure for the charging of electric vehicles (publishing.service.gov.uk)</u></p>
	3.8.2	In addition, the Framework <u>NPPF</u> requires Local Planning Authorities
	3.8.3	<p>There is the potential that the next version of the <u>Norfolk County Council's Electric Vehicle Strategy published in 2021 expects that suitable charging infrastructure will be provided as part of all new developments. The related Parking Guidelines for New Developments in Norfolk (July 2022) (new footnote) indicates that around 80% of charging will be home-based and therefore, access to suitable, nearby infrastructure is essential to support the needs of electric vehicle users. The Guidelines also provide advice on the expected EV charge point specifications for different types of development. Standards will incorporate required levels of EV charging points for different types of development. Any such future standards will be a material consideration and consequently, relevant development schemes will need to accord with either these standards or the details set out in this draft policy, whichever provides the greater level of EV chargepoint provision.</u></p> <p><u>(new footnote) The Parking Guidelines for New Developments in Norfolk July 2022 Highway development management publications - Norfolk County Council</u></p>
	3.8.7	<p>The <u>Policy ensures that the</u> level of provision of electric vehicle charging points should be appropriate to the development size and type, its level of <u>new</u> parking provision and its context and location. <u>Provision may vary for non-residential development depending on the specific circumstances, for example, often retail development will require provision for visitors/customers while a distribution depot may not need such provision if it is not publicly accessible.</u> The type of charge point required for most residential development, including buildings converted to dwellings, will be slow charging, while those required for commercial development, including public car parks, will mainly need to be quick charging points. Development proposals, including those for changes of use and conversions where <u>new</u> parking is provided, should specify the type or types of charge points to be installed. In the case of car parks, upstanding or inset charging points can be integrated into the design., whereas more innovation may be required for on-street charging points which should be integrated into street lighting columns or other smart street furniture items so as to reduce street clutter. There is the potential that the next version of the County Council Parking Standards will incorporate required levels of EV charging points for different types of development. Any such future standards will be a material consideration and consequently, any relevant development schemes will need to accord with either these standards or the details set out in this draft policy, whichever provides the greater level of EV chargepoint provision.</p>

AM Ref	Policy / Paragraph	Additional Modification
AM10	3.10.1	<p>(Add/amend additional text to paragraph)</p> <p>Biodiversity net gain, in relation to planning, is when development leaves biodiversity in a measurably better state than before and is a mandatory consideration for all development through the Environment Act⁽⁴⁰⁾. The Act aims to introduces legally binding targets and establishes a new domestic environmental governance system following the departure of the UK from the EU. Net gain is not a new concept to planning as the NPPF⁽⁴¹⁾ already encourages net gains for biodiversity to be sought through planning policies and decisions and many developers are already designing biodiversity net gain into their development projects. Whilst the The mandatory targets have yet to now come into force, and the policy direction is clear, that. All future development <u>must</u> deliver at least a 10% calculated biodiversity net gain that will be secured for a period of 30 years. It remains reasonable and sensible that given the Council's declaration of climate change emergency that the Local Plan includes a policy approach at this stage to stipulate and quantify biodiversity net gain as a condition of granting planning permission <u>build upon the mandatory requirements at the planning application stage.</u></p>
	3.10.3	<p>(Update text)</p> <p>Biodiversity net gain complements and works with the biodiversity mitigation hierarchy set out in NPPF paragraph 179a. It does not override the protection for designated sites, protected or priority species and irreplaceable or priority habitats set out in the NPPF. In delivering biodiversity net gain, developers will need to assure the Council that habitat improvement will be a genuine additional benefit and go further than measures already required to implement a compensation strategy. A key element of achieving biodiversity net gain is the correct application of the mitigation hierarchy in the initial stages to ensure what is delivered is additional to what is already required through the planning process.</p>
	3.10.4	<p>(Add additional supporting text to paragraph 3.10.4)</p> <p>Measurable biodiversity net gains will be sought for all <u>qualifying development, and</u> at the very least, in accordance with the minimum requirements of the policy and proportionate to the scale of the proposal and any potential impacts and any subsequent mandatory targets. A development with limited or no impacts on biodiversity will still need to demonstrate a measurable biodiversity net gain. <u>Qualifying development is all development unless exempt in accordance with biodiversity gain requirements as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and includes: permitted development, householder applications, development of specific types of ownership that may be disproportionately impacted by the requirement (such as residential self-build), and brown-field sites that meet specific criteria. The mandatory net gain will apply to; Nationally Significant Infrastructure Projects (NSIPs), marine development,</u></p>

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	3.10.6	<p><u>and irreplaceable habitat sites (such as, ancient woodland, sand dunes and salt marsh in line with expected future national legislation / implementation dates. The 10% BNG requirement does not apply to developments impacting Irreplaceable Habitats, as defined in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, which will only be granted in exceptional circumstances and where a suitable compensation strategy exists.</u></p> <p>(Add additional updates supporting text to paragraphs 3.10.6, 3.10.8 & 3.10.9, 3.10.10, 3.10.11)</p> <p>The biodiversity net gain approach to addressing ecological impacts from development is through the use of a metric to provide a quantitative assessment of overall biodiversity loss after the mitigation hierarchy has been applied. The results from this assessment can then be used to create a development that delivers a net gain for biodiversity in a quantifiable way. In order to measure biodiversity net gain the Council requires the use of the DEFRA <u>statutory</u> Biodiversity Metric ⁽⁴²⁾ or its successor in accordance with the PPG⁽⁴³⁾ and established good practice principles⁽⁴⁴⁾. Minor applications and small-scale proposals, where applicable, should use the small sites version of the Metric currently being developed or agreed equivalent. In all cases the full assessment and completed metric must accompany proposals. The Council reserves the right to request further information.</p>
	3.10.8	<p>Applicants will be required to demonstrate how biodiversity net gain can be achieved through the metric, using information taken from habitat surveys of the development site before development and any related habitat clearance or management <u>which</u> has taken place, by calculating losses and gains and through assessing habitat distinctiveness, condition and extent. To achieve biodiversity net gain, a development must have a sufficiently higher biodiversity unit score after development than before development. When demonstrating biodiversity net gain applicants will be required to clarify the predicted biodiversity outcomes both qualitatively and quantitatively, provide evidence on the application of the <u>Mitigation Hierarchy and conformance to the Biodiversity Gain Hierarchy</u>, describe the outcomes and how these contribute towards local and strategic biodiversity priorities, demonstrate at least equivalent or better levels of ecological functionality, clarify the timescales for delivery, provide costed management and monitoring plans, identify accountabilities (including enforcement) and responsibilities for delivery of the biodiversity net gain. This will be provided through the submission of a Biodiversity Strategy at validation stage. Any evidence and rationale supplied by applicants should be supported by the appropriate ecological expertise and if appropriate local wildlife knowledge and stakeholders.</p>
	3.10.9	<p>The <u>Mitigation Hierarchy</u> is fundamental in the development of biodiversity net gain and applicants must do everything possible to first avoid and then minimise impacts on biodiversity and only as a last resort, and in agreement with</p>

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	Additional paragraph after 3.10.09	<p>decision makers, compensate for losses that cannot be avoided. If adequately compensating for losses within the development footprint is not possible biodiversity losses should then be offset by gains elsewhere. The mitigation hierarchy should be applied in the sequential order as set out in Table 1 'Applying the Mitigation Hierarchy', with each stage taken in turn and all possibilities considered before moving onto the next stage. Development and biodiversity net gain proposals will be required to demonstrate the consideration and feasibility of each stage rather than assume provision can be accommodated off-site through compensation at the beginning. In following the mitigation hierarchy, significant loss of distinctive loss of habitats on sites is avoided. If it is demonstrated that it is not possible to avoid, mitigate and compensate all impacts on-site then compensatory habitat creation should be obtained firstly through a combination of on-site and local third-party schemes, then local third-party schemes only, and lastly through any statutory credit scheme. Off-site provision should be informed by and support Local Nature Recovery strategies, wider policy objectives and those of the emerging Local Nature Recovery Strategy</p> <p><u>(Add new Paragraph 3.10.10 and consequential renumbering paragraphs below.)</u></p> <p><u>The Biodiversity Gain Hierarchy puts an emphasis on the retention of onsite habitats of medium or higher distinctiveness and the enhancement and creation of new habitat on site in favour of loss site gains. Developers must demonstrate compliance with the Biodiversity Gain Hierarchy by completing the actions in order of priority as set out in Table 2 - Biodiversity Gain Hierarchy. Development and biodiversity net gain proposals will be required to demonstrate the consideration and feasibility of each stage rather than assume provision can be accommodated off-site through compensation at the beginning. In following the Mitigation Hierarchy and Biodiversity Gain Hierarchy, loss of habitats on sites is avoided. If it is demonstrated that it is not possible to avoid, mitigate and compensate all impacts on site then compensatory habitat creation should be obtained firstly through a combination of on-site and local third-party schemes, then local third-party schemes only, and lastly through any statutory credit scheme. Off-site provision should be informed by and support wider policy objectives and those of the emerging Local Nature Recovery Strategy.</u></p>
	3.10.11	<p>Any alternative off-site provision must avoid the best and <u>most</u> versatile agricultural land.⁽⁴⁶⁾</p> <p>The National policy is changing <u>emerging</u> in this area and the approach will be supported by a Supplementary Planning Guidance and/or a further implementation note following the Local Plan adoption as necessary.</p>
	Footnote 46	<p><u>(Amend Footnote 46)</u></p> <p><u>PPG Paragraph: 001 Reference ID: 8-001-20190721</u> There are five grades of agricultural land , with Grade 3 subdivided into 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a</p>

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	Footnote 41	<p>(Amend footnote 41)</p> <p>NPPF, Sept 2024³ paragraphs 145, 153, 174 (d), <u>179 (b)</u>, 180 (d) and as set out in the PPG Natural Environment Section.</p>
AM11	3.11.9	<p>(Amend Text)</p> <p>The England Coast Path is a new long-distance trail that will eventually allow people to walk around the whole of the English coast, designated under the Countryside and Rights of Way Act, 2000,(CROW) and Marine and Coastal Access Acts- Natural England has a statutory duty to provide this path and expects the path to be complete in 2020. The designation of Coastal Margin land enables spreading room for the coastal trail and aims to ensure the public enjoyment of this area by establishing new rights of access and to make the extent of people's access rights clearer and more cohesive on the ground.</p>
AM12	<p>3.12.1</p> <p>3.12.3</p> <p>Policy CC12</p>	<p>(Amend text)</p> <p>In line with the national ambitions of the government's 25 Year Environment Plan⁽⁴⁸⁾, there is a strong local to part <u>to</u> play to mitigate and adapt to climate change.....</p> <p>Where new development is proposed the preference will always be to incorporate existing natural features into the development. <u>Development that harms or requires the loss of a protected tree, hedgerow or woodland will only be permitted</u> in exceptional circumstances where the benefit of development is demonstrated to outweigh the benefit of preserving natural features, development will be permitted subject to adequate compensatory provision being made, of a suitable size and native <u>or appropriate</u> species for the location, which is also of commensurate biomass and value to that which is lost.</p> <p>(Amend Policy)</p> <ol style="list-style-type: none"> 1. The retention of existing trees and hedgerows and the provision of new trees and hedgerows including street trees within a proposal will be supported. The planting of appropriate <u>suitable</u> native <u>or appropriate</u> new trees, hedgerows and woodland throughout the District having regard to the North Norfolk Landscape Character Assessment <u>SPD</u> will be encouraged 2. Development that harms or requires the loss of a protected tree, hedgerow or woodland⁽¹⁾ will only be permitted in exceptional circumstances where the public benefit of the development would clearly outweigh the loss or deterioration of any tree, hedgerow or woodland. In such circumstances, adequate replacement provision, taking

AM Ref	Policy / Paragraph	Additional Modification
		account of size, comparable biomass and suitable native <u>or appropriate</u> species for the location, will be required.
AM13	3.13.8	<p>(Amend text)</p> <p>The Norfolk Coast Area of Outstanding Natural Beauty Partnership states as part of its 20 year vision that "the area will still be essentially unspoilt with a strong feeling of remoteness, peace and tranquillity, with wide skylscapes, seascapes and dark night skies that show the richness and detail of constellations."⁽⁵³⁾ <u>The Broads Authority area also has intrinsically dark skies that are protected through its Local Plan.</u> External lighting in new development....</p>
5 Delivering Well Connected, Healthy Communities		
AM14	5.1.1 5.1.3 5.1.6	<p>(Amend text)</p> <p>...The Norfolk and Waveney Sustainable and Transformation Partnership (STP)<u>The Norfolk and Waveney Integrated Care System (ICS),</u> provide an integrated system of leadership in health provision</p> <p>Contributions will be sought, on the advice of the Norfolk and Waveney Sustainable and Transformation Partnership<u>Norfolk and Waveney Integrated Care System (ICS),</u> where it is advised as a result <u>of</u> any specific proposal <u>that</u> developer funding to specific health care projects (such as contributions towards new doctor's surgery / medical facility) are<u>is</u> required to enable surgeries and other <u>health care</u> services to expand and address the needs arising from growth.</p> <p>(Add additional supporting text)</p> <p><u>Major</u> planning applications for residential development of all sizes and HIAs should be informed by the Healthy Planning Checklist for Norfolk, which is available as Appendix 1 in the Health Protocol^[61] <u>and the current guidance on HIA use in the planning process</u>^(new footnote). The Checklist is a practical tool to assist developers and their agents when preparing development proposals and local planning authorities in policy making and in the application process. It also provides a framework for Norfolk County Council Public Health when considering health and well-being impacts of development plans and planning applications. The checklist is designed to highlight issues and facilitate discussion and can be used flexibly, reflecting the size and significance of the development. It is best used prospectively, before a plan or proposal is submitted, but can also be used concurrently and retrospectively</p>

AM Ref	Policy / Paragraph	Additional Modification																																										
AM16	Table 3 / 5.2.4	<p>(Amend text)</p> <table><tr><th>Type of Provision</th><th>11-19 10-19 Dwellings</th><th>20-49 Dwellings</th><th>50-99 Dwellings</th><th>100-199 Dwellings</th><th>200+ Dwellings</th></tr><tr><td>Allotments</td><td>Off-site</td><td>Off-site</td><td>Off-site</td><td>On-site</td><td>On-site</td></tr><tr><td>Amenity Green Space</td><td>On-site</td><td>On-site</td><td>On-site</td><td>On-site</td><td>On-site</td></tr><tr><td>Parks & Recreation Grounds</td><td>Off-site</td><td>Off-site</td><td>Off-site</td><td>Off-site</td><td>On-site</td></tr><tr><td>Play Space (Children)</td><td>On-site⁽¹⁾</td><td>On-site</td><td>On-site</td><td>On-site</td><td>On-site</td></tr><tr><td>Play Space (Youth)</td><td>Off-site</td><td>Off-site</td><td>Off-site</td><td>Off-site</td><td>On-site</td></tr><tr><td>Accessible Natural Green Space</td><td>Off-site</td><td>Off-site</td><td>Off-site</td><td>On-site</td><td>On-site</td></tr></table> <p>(Amend Table 3 to Table 4)</p>	Type of Provision	11-19 10-19 Dwellings	20-49 Dwellings	50-99 Dwellings	100-199 Dwellings	200+ Dwellings	Allotments	Off-site	Off-site	Off-site	On-site	On-site	Amenity Green Space	On-site	On-site	On-site	On-site	On-site	Parks & Recreation Grounds	Off-site	Off-site	Off-site	Off-site	On-site	Play Space (Children)	On-site ⁽¹⁾	On-site	On-site	On-site	On-site	Play Space (Youth)	Off-site	Off-site	Off-site	Off-site	On-site	Accessible Natural Green Space	Off-site	Off-site	Off-site	On-site	On-site
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Accessible Natural Green Space	Off-site	Off-site	Off-site	On-site	On-site																																							
AM17	5.3.2	<p>(Amend text)</p> <p>Proposals for redevelopment of a local facility will therefore be carefully assessed and, where there is no alternative provision planned, applications for redevelopment or change of use will need to be justified, including in the case of commercial uses, via viability testing <u>inclusive of alternative models of operation</u>. As a minimum, this should consider the demand for the use, demonstrate if there is a reasonable prospect of the use being retained, and show that the property has been subject to appropriate marketing <u>for a realistic market price</u> and period or a period of at least 12 months in order to ascertain whether another operator is interested in running the facility / service. Marketing strategies should accord with best practice guidance published by the LPA. Applicants should not seek to demonstrate that the age or poor condition of a facility makes it no longer viable to maintain, or reduces demand for it, as these are matters that can often be addressed.</p>																																										

AM Ref	Policy / Paragraph	Additional Modification
AM18	<p>5.4.11</p> <p>5.4.12</p>	<p>(Amend text)</p> <p>Contributions will be sought, on the advice of the Norfolk and Waveney Sustainable and Transformation Partnership <u>Norfolk and Waveney Integrated Care System (ICS)</u>, where it is advised as a result <u>of</u> any specific proposal <u>that</u> developer funding to specific health care projects (such as contributions towards new doctor's surgery / medical facility) are<u>is</u> required to enable surgeries and other <u>health care</u> services to expand and address the needs arising from the proposal.</p> <p>The viability of development and its ability to fund necessary infrastructure is a central part of the planning system. The Council expects that the uplift in land value as a result of planning permission will be shared between the landowner, developer, and the local community in the form of necessary infrastructure contributions. In line with Government advice the land purchase price of land must fully reflect the cumulative policy costs of adopted Plans⁽⁶⁸⁾.</p>
AM19	5.5.3	<p>(Amend text)</p> <p>Policy HC 5 'Fibre to the Premises (FTTP)' and Policy HC 6 'Telecommunications Infrastructure' should be considered in parallel for all planning applications proposing new dwellings and commercial proposals <u>with</u> more than 100 sqm <u>of floor space</u>. Proposals should be supported by a Digital Infrastructure Connectivity Plan demonstrating that digital infrastructure has been planned for as part of development proposals. This should:</p> <ul style="list-style-type: none"> a. evidence that developers have engaged with infrastructure and service providers to ascertain fibre connectivity and mobile internet coverage for the site; b. evidence that an agreement to connect to the development site to the fibre broadband network has been secured, and details <u>are provided</u> on how the physical infrastructure on site is capable of supporting gigabit-capable networks; c. where there are deficiencies in mobile coverage, development proposals must provide information on how the coverage is to be improved. This may be information provided by operators regarding network improvements or it could be provision of physical infrastructure, such as new masts on the development site, where practical
AM20	Policy HC7	<p>(Amend policy wording)</p> <ul style="list-style-type: none"> 2. Development proposals make provision for vehicle and cycle parking in accordance with the latest Norfolk County Council Parking Standards<u>Guidelines</u> ⁽¹⁾ as a 'starting point' which may be varied in order to reflect local

AM Ref	Policy / Paragraph	Additional Modification
		<p>conditions such as the availability of public parking, sustainable travel modes and design and conservation objectives.</p> <p>(Renumber)</p> <p>In addition:</p> <p>1. <u>5</u> Development proposals will <u>should</u> provide electric vehicle charging facilities in accordance with Policy CC 8 'Electric Vehicle Charging'.</p> <p>2. <u>6</u>. Development proposals that would result in the loss of designated Public Car Parks.....</p> <p>(Amend footnote)</p> <p>¹. Norfolk County Council Parking Standards for Norfolk 2007 (with September 2020 revised use class references added) https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/highway-guidance-for-development/publications <u>Guidelines for new developments in Norfolk (Revised July 2022) Publications - Norfolk County Council</u></p>
AM21	Policy HC8	<p>(Amend policy wording)</p> <p>2. Areas designated as Land Safeguarded for Sustainable Transport <u>as defined on the Policies Map, and</u> which are currently in use as, or with potential for, rail freight terminal facilities in the following settlements will also be protected from development:</p>
6 Environment		
AM22	<p>ENV1</p> <p>Policy Criteria 1</p> <p>Policy Criteria 4</p>	<p>(Amend policy wording)</p> <p>Norfolk Coast Area of Outstanding Natural Beauty <u>National Landscape</u> & The Broads</p> <p>1. The highest degree of protection will be given to the designated landscapes and setting of the Norfolk Coast Area of Outstanding Natural Beauty <u>National Landscape</u> and The Broads</p> <p>4. Proposals located in, or within the setting of, a protected landscape must demonstrate how they:</p>

AM Ref	Policy / Paragraph	Additional Modification
		<p>a. respect the scenic quality and maintain an area's distinctive sense of place, and reinforce local distinctiveness and local landscape character as defined by the North Norfolk Landscape Character Appraisal <u>Assessment</u> SPD 2021 or subsequent updates, having particular reference to the defined key characteristics and valued features;</p> <p>e. are limited in scale, and are sustainable and are appropriately located <u>sited</u> locations;</p>
	Introduction	<p>(Amend text)</p> <p>The purpose of this policy is to ensure that the statutory duty and appropriate high level of protection is given to these designated landscapes through conservation and enhancement of the defined special qualities of the Norfolk Coast <u>National Landscape</u> Area of Outstanding Natural Beauty and the Broads.</p>
	6.1.1	<p>Local authorities have a legal duty to have regard to the statutory purpose of conserving and enhancing the natural beauty <u>designated National Landscapes</u> AONBs and National Parks during plan-making and decision-taking on individual developments. This duty also applies to Parish and Town Councils during the preparation of Neighbourhood Plans. These statutory duties are set out in the National Parks and Access to the Countryside Act (1949) and Countryside and Rights of Way Act (2000) and in which, <u>former</u> Areas of Outstanding Natural Beauty (AONBs), along with National Parks are recognised to be of national importance for their landscape quality and, as nationally designated landscapes, are afforded the highest status of protection in relation to landscape, tranquillity and scenic beauty. This is re-affirmed in paragraph 176 of the National Planning Policy Framework, (NPPF) which states that great weight should be given to conserving and enhancing landscape and scenic beauty in the Broads and Area of Outstanding Natural Beauty. As such protection of these scenic requirements along with conservation and enhancement of wildlife and cultural <u>culture</u> including historic heritage are closely linked and are material considerations for any development proposals located within these areas.</p>
	6.1.2	<p>The Norfolk Coast <u>National Landscape</u> AONB includes the greater part of the remaining unspoiled coastal areas between the Wash and Great Yarmouth covering an area of 453 sq. km. 245.5 sq. km are within North Norfolk and 7.2 sq. km within the Broads Authority (the only example of an AONB <u>National Landscape</u> overlapping with a national park/equivalent designation). Parts of the Norfolk Coast AONB <u>National Landscape</u> are within existing built up areas and majors towns of the District. Proposals in these areas need careful consideration and will be assessed having regard to their landscape and visual impact on the surrounding area and the wider benefits and public interest that they may bring.</p>
	6.1.3	<p>Although both designations are of national importance for their landscape and the specialist habitats that they provide the Norfolk Coast AONB <u>National Landscape</u> and The Broads are also valuable assets for North Norfolk in terms of character and</p>

AM Ref	Policy / Paragraph	Additional Modification
	6.1.4	<p>beauty, sustainable tourism, quality of life and also as wildlife habitats. The designations also extends to include the areas of several growth towns and villages as identified in the settlement hierarchy. The Broads Authority is the Local Planning Authority for the Broads Area and policies in the Broads Local Plan apply there. Development in North Norfolk can however affect the Broads in a variety of ways such as through light pollution, noise, landscape and visual impact and run off affecting water quality. Proposals should therefore carefully consider any direct or indirect effects on The Broads. In the case of development affecting the AONB <u>National Landscape</u> the Council will expect proposals to have had regard to the content of the <u>relevant</u> AONB's Statutory Management Plan (or successor documents).</p> <p>Although the AONB <u>Norfolk Coast National Landscape</u> is recognised as a sensitive landscape, development should not be prevented purely on the basis of its designation. Any development proposals within or affecting its setting will have to demonstrate clearly that they are appropriate to the landscape character type and designation. Sites that are suitable for housing outside Local Plan allocations should be developed specifically to meet local affordable and other locally identified housing needs This is not limited to only affordable housing provision but also to ensure wider local needs are met and a wide range of people are able to continue to work and live in the AONB. To do otherwise would fail to address these needs, which could then only be met by releasing more sensitive sites, causing harm and compromising the primary purpose of the AONB designation.</p> <p>National planning policy advises that the scale and extent of development within these nationally designated areas should be limited and that permission for major development should be refused in AONBs <u>National Landscapes</u> other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. Footnote 60 of the NPPF advises that whether a proposed development constitutes major development will be a matter for the relevant decision taker, taking into account the individual characteristics and circumstances of the proposal and the local context.</p>
	6.1.6	<p>In determining whether a proposed development constitutes major development in the Norfolk Coast AONB <u>National Landscape</u> is a matter for the decision maker and the Council will consider whether by reason of its scale, form, character and nature, the proposal has the potential to have significant adverse impact on the landscape, wildlife, cultural heritage or special qualities of the AONB and whether it seeks to address the identified housing needs and is in the wider public interest such as helping to address coastal adaptation. Examples of major development may include medium and large-scale housing development, commercial development that is out of keeping with the landscape, caravan sites, tall vertical structures, high voltage overhead power lines, renewable energy schemes and quarrying</p>
	6.1.7	<ul style="list-style-type: none"> its regard to the objectives of the AONB/ <u>Norfolk Coast National Landscape</u> Management Plan;

AM Ref	Policy / Paragraph	Additional Modification
	6.1.8	Smaller developments can also be harmful and any development proposals that, by virtue of their scale, design, and/or location, might cause significant adverse impacts on the Norfolk Coast AONB <u>National Landscape</u> or The Broads will not be permitted other than in exceptional circumstances. Small scale developments that are essential for economic and social wellbeing including meeting local needs, or other uses which are necessary to sustain the area such as employment and community uses will also need to be well related to existing settlements and in line with other policies contained in the Development Plan.
	6.1.10	Many of the areas that are likely to experience erosion are either within or in close proximity to the Norfolk Coast AONB <u>National Landscape</u> . Policy CC 6 'Coastal Change Adaptation' outlines the circumstances in which development can be permitted in the wider designated Countryside where it replaces that threatened by coastal erosion. As such Development that complies with Policy CC6 'Coastal Change Adaptation' is acceptable in principle within the AONB <u>Norfolk Coast National Landscape</u>
AM23	6.4.4	(Amend text) In the long term, as our climate begins <u>continues</u> to change, this will maintain genetic diversity by allowing populations to adapt to future changes in environmental conditions
	6.4.10	The Norfolk Biodiversity Information Service (NBIS) can provide habitat and species distribution data, including data about <u>County Wildlife Sites and</u> Local Sites of geodiversity importance,
	Policy ENV4	(Amend Policy wording and re number) 2. All <u>d</u> Development proposals will be expected to: 3. Adverse impacts of development on biodiversity must be addressed in accordance with the mitigation <u>biodiversity net gain</u> hierarchy detailed in Policy CC 10 'Biodiversity Net Gain' . Effective avoidance, mitigation and compensation will be secured through the imposition of planning conditions or planning obligations as appropriate including monitoring for the effectiveness of these measures. <u>Where the requirements of this hierarchy cannot be met, development will be refused.</u> 4. Where the requirements of this hierarchy cannot be met, development will be refused.

AM Ref	Policy / Paragraph	Additional Modification
AM24	6.5.1	<p>(Amend Text)</p> <p>These Internationally designated sites include Special Protection Areas (SPAs), Special Areas of Conservation (SACs), European Marine Sites, and Ramsar sites (wetland sites designated to be of international importance under the Ramsar Convention) and a range of <i>candidate sites</i>⁽⁸⁴⁾.</p> <p>(Amend footnote)</p> <p>⁸⁵ Per <u>net new</u> dwelling tariff: £185.93£304.17 and per six bed space ratio for campsite, hotels, caravan sites/extensions. The strategy allows for appropriate <u>annual</u> review of the charge to reflect inflation and any changes in mitigation measures required through the monitoring process and strategy updates.</p>
AM25	<p>6.6.6</p> <p>6.6.8</p>	<p>(Amend text)</p> <p>Loss of sunlight and daylight can be caused if spaces and buildings are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to indoor habitable spaces, as well as outdoor amenity and open spaces, <u>proposals should take account of</u> in conformity with the guidance set out within the North Norfolk Design Guide <u>SPD</u>.</p> <p>To date, two locations in North Norfolk (Wiveton Downs and Kelling Heath Holiday Park) have been awarded Dark Sky Discovery status and special attention should be given to these areas, and the wider AONB <u>setting of the Broads, which also has protected dark skies</u>. Lighting in new development should be limited to that necessary for security and consideration should also be given to ways of minimising light pollution from exterior lighting, large glazed areas, sky lights etc.</p>
AM26	<p>6.7.2</p> <p>6.7.3</p>	<p>(Amend text)</p> <p>There are 81 Conservation Areas, 2,265 Listed Buildings, including 94 Grade I and 202 Grade II*, 86 Scheduled Monuments and 33 Historic-Registered Parks and Gardens within the District.</p> <p>(Amend text)</p> <p>Local Listing does not introduce any additional powers of control, instead it acts as a means of identification and plays an important role in the assessment of development proposals. The effect of an application on the significance of a non-designated heritage asset is a material consideration when deciding planning applications, and Local Listing strengthens the case for retention of a historic building. The number of non-designated heritage assets on the list is likely to increase over time</p>

AM Ref	Policy / Paragraph	Additional Modification
	Footnote 6.7.10 Policy ENV7	<p>as new buildings and other assets are identified. <u>The Council uses Local Listing criteria as a guide to select buildings or structures for local listing in North Norfolk.</u>* The requirements of the policy equally apply to any local heritage assets identified and listed in adopted Neighbourhood Plans.</p> <p>* www.north-norfolk.gov.uk/tasks/conservation/locally-listed-buildings</p> <p>(Amend text)</p> <p>Historic England hold a Heritage at Risk Register⁽⁸⁸⁾ which currently contains 19 <u>20</u> entries in North Norfolk....</p> <p>Amend Policy</p> <p>(Add further sub-headings)</p> <p><u>Conservation Areas</u></p> <p>8. Development proposals will conserve and where opportunities arise, enhance the character and appearance of Conservation Areas, where account will be taken of any relevant Conservation Area Character Appraisal and Management Plans in determining proposals.</p> <p><u>Archaeology</u></p> <p>9. Development proposals should identify assets of archaeological significance. An archaeological evaluation will be required for development sites that are known or thought to have the potential to include non-designated heritage assets with archaeological interest. Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ, satisfactory excavation and recording of remains will be required before development is begun.</p> <p><u>Heritage at Risk</u></p> <p>10. Development proposals that bring into use or improve an asset so it is no longer deemed at risk on the Heritage at Risk Register will be supported where appropriate to their significance.</p>
AM27	6.8.2	<p>(Amend Text)</p> <p>The protocol draws on key guidance such as Building for a Healthyy^{ier} Life and Active Design which ensures proposal consider matters relating to healthy environments and encourage physical activity which should inform all major development.</p>

AM Ref	Policy / Paragraph	Additional Modification
	6.8.17	(Amend supporting text) This can be achieved through: Locating public spaces on main lines of movement and pedestrian connection nodes; ensuring that spaces present imaginative, high quality design and contribute to the District’s wider green infrastructure framework; ensuring that spaces and routes are overlooked from surrounding buildings, with active frontages onto spaces, where appropriate; creating incidental and/or small areas of grass/open space should be used to complement green infrastructure and the overall movement network; prioritising the retention of key natural features, such as mature trees, hedgerows and land forms; provide new trees, including street trees, hedgerows and additional native <u>or appropriate</u> species planting as part of the overall landscaping framework throughout a site (as detailed in Policy CC 12 'Trees, Hedgerows & Woodland');..... 6.8.19 The importance <u>of high-quality landscaping and green infrastructure</u> upon the spaces around new development should not be underestimated in the design of new development.... ENV8 (Amend Policy) 3b. retains existing important landscaping and natural features, and includes landscape enhancement schemes that are compatible with the Landscape Character Assessment <u>SPD</u> and the creation, restoration or enhancement of ecological networks;
	6.8.19	
	ENV8	
7 Housing		
AM28	7.1.10/11	(Amend text - add new subtitle above 7.1.11) <u>Elderly Person Accommodation</u>
AM29	HOU3 7.3.2	(Amend paragraph) Where it is clearly shown that the inclusion of market homes on a rural exception scheme is necessary to deliver affordable dwellings which would not otherwise be built, the Council will consider whether allowing a limited amount of market housing would be appropriate, taking into account the location of the site, the degree of need for affordable housing in the area, and any excessive development costs associated with the develop <u>ment</u> .

AM Ref	Policy / Paragraph	Additional Modification
AM30	HOU4 7.4.1	(Amend paragraph) Very occasionally it will be essential for a rural worker to have accommodation in close proximity to the business and none suitable for their household need will be available. The construction of new dwellings in the countryside to meet these needs will, in exceptional circumstances, need to be justified in line with the policy requirements.
AM31	HOU7 7.7.9	(Amend text – last sentence of paragraph) Where found to be present and affected, proposals should clearly demonstrate adherence to Table 1a, ‘Applying the Mitigation Hierarchy’ detailed in Policy CC 10 ‘Biodiversity Net Gain’ to minimise harm and maximise benefits for biodiversity.
AM32	7.8.5 7.8.9 7.8.10	(Amend text) The introduction of the category 2 optional standards in relation to accessibility and adaptability are not only justified on the grounds of the District’s ageing population. Homes that meet these standards are well laid out, practice <u>practical</u> to live in, and contain features and measures that benefit everyone, including families, home workers and people with temporary or permanent mobility issues or illnesses. North Norfolk has the highest proportion of those in employment working from home in the East of England at 12.3%, compared to 8.6% East of England average. This coupled with changing expectations, increased homeworking in recent times, a low wage economy and the need to retain and attract working age population, <u>means</u> dwellings need to be functional and adaptable across the whole market and assist in the retention and attraction of those of working age. Given the projected large increase in population in the over 65 age cohorts and in particular the over 85s, coupled with the high levels of home ownership the identified affordable need is arguably the lower end of the District need. the intention is that the M4(3) <u>wheelchair user</u> requirement will be applied to all larger housing developments, over 20 units irrespective of tenure. The policy could be applied to only the affordable requirement but equally it could be split over the entire development of market and affordable housing. Developers should seek further advice on the most appropriate split according to the latest evidence through pre-application enquiries <u>and detail the approach in the required statement at planning application stage. In order to evoke both the M4(2) and M4(3) standards relevant planning permissions will be conditioned</u> The viability of requiring enhanced accessibility or adaptability standards over and above building regulations has been tested in the Local Plan Viability study yes 2018.

AM Ref	Policy / Paragraph	Additional Modification
	7.8.11robustly demonstrate that it is not practical to achieve given the physical characteristics of the site and in line with the requirements Council's Developer Contribution and viability policy <u>of Policy HC4 'Infrastructure Provision, Developer Contributions & Viability'</u> , provide robust, transparent viability assessment that accords with the Council's methodology that the requirement would significantly harm the financial viability of the scheme.
	7.8.12	This should not <u>be</u> left to the interrogation of designs and drawings. A separate statement and or inclusive section in any Design and Access statement is required.
AM33	7.9.1	(Amend text) The nationally described space standard deals with internal space within new dwellings across all tenures. The standard sets out the minimum requirements for the gross internal floor area of new dwellings at a defined level of occupancy as well as floor area and dimensions for key parts of the home, e.g. bedrooms, storage and floor-to-ceiling height. The national space standards are intended to ensure that new homes, conversions and dwellings provided through permitted development rights including those that require prior approval provide a flexible and high-quality environment in line with the NPPF, capable of responding to occupants changing needs and circumstances. The national space standard is currently optional but may be introduced locally, where justified, via local policies <u>where an identified need exists, Local Plans are expected to make use of the technical housing standards (footnote 49 of the NPPF) to help bring forward an adequate supply of accessible housing. This includes the internal space standards.</u>
	7.9.2	<u>Justified through Background Paper 7 – Housing Construction Standards May 2019 and 2023 update, and</u> with the population of North Norfolk aging at one of the fastest rates in the country, invoking the optional minimum national space standards through the Local Plan is considered important in relation to meeting identified needs, long term adaptability, and in creating sustainable communities.
	7.9.4	Planning applications are required to include sufficient detail in submitted documentation to allow determination of compliance for each housing type proposed as a validation requirement. This should be in <u>a detailed tabulated form against each technical requirement and schedule for each referenced plot number and against each technical requirement and</u> not left to the interrogation of designs and drawings. A separate statement and or inclusive section in any Design and Access statement is required. <u>More detail is included in Appendix 3.</u>

AM Ref	Policy / Paragraph	Additional Modification
8 Economy		
AM34	8.2.4	<p>(Amend text)</p> <p>.....The non-technical areas (such as former airfields) are designated as Countryside Policy Area. Sculthorpe Airbase, being best served by the highway network, is considered to offer opportunities for employment uses which would, for environmental or operational reasons, would not be acceptable on designated Employment Areas within settlements.</p>
	Policy E2	<p>(Amend text)</p> <p>2d. there are no significant amenity impacts on occupiers of nearby dwellings or users of adjacent buildings by virtue of increased levels of noise, odour, emissions, or dust and impacts on light or loss of light;</p>
AM35	8.3	<p>(Amend text)</p> <p>The purpose of this policy is to provide opportunities <u>support for the expansion of existing rural</u> for businesses situated outside of designated Employment Areas with the potential to expand and thrive and <u>new businesses which are either related to rural activities (such as agriculture and forestry) or where there are clear sustainability advantages for a business being located close to the market it serves.</u> Also, to recognise the importance of employment outside the designated Employment Areas to the wider economy by requiring such uses to be retained, where possible.....</p>

AM Ref	Policy / Paragraph	Additional Modification																																								
AM36	8.4.8 - re Table 7	<p>(Add footnote to table)</p> <table><tr><th>Town</th><th>Convenience Goods (Sqm Gross)</th><th>Comparison Goods(Sqm Gross)</th><th>Food & Beverage (Sqm Gross)</th></tr><tr><td>Cromer</td><td>0</td><td>1,182</td><td>253</td></tr><tr><td>Fakenham</td><td>0</td><td>1,042</td><td>228</td></tr><tr><td>Holt ⁽¹⁾</td><td>0</td><td>297</td><td>196</td></tr><tr><td>North Walsham</td><td>1,124</td><td>559</td><td>161</td></tr><tr><td>Hoveton/Wroxham (1 ²⁾</td><td>0</td><td>342</td><td>88</td></tr><tr><td>Sheringham</td><td>588</td><td>457</td><td>268</td></tr><tr><td>Stalham</td><td>323</td><td>137</td><td>53</td></tr><tr><td>Wells-next-the Sea</td><td>11</td><td>84</td><td>96</td></tr><tr><td>Other areas of North Norfolk</td><td>0</td><td>268</td><td>433</td></tr></table> <p>⁽¹⁾ <u>Convenience figure for Holt in the study and above includes the Aldi permission PF14/1373 for 1,429 sqm gross/ 912sqm net. This has, however, not been built out and permission has now lapsed.</u></p>	Town	Convenience Goods (Sqm Gross)	Comparison Goods(Sqm Gross)	Food & Beverage (Sqm Gross)	Cromer	0	1,182	253	Fakenham	0	1,042	228	Holt ⁽¹⁾	0	297	196	North Walsham	1,124	559	161	Hoveton/Wroxham (1 ²⁾	0	342	88	Sheringham	588	457	268	Stalham	323	137	53	Wells-next-the Sea	11	84	96	Other areas of North Norfolk	0	268	433
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AM37	8.6 Title of heading 8.6.4	<p>(Add text to heading)</p> <p>8.6 New Tourist Accommodation, Static Caravans & Holiday Lodges, & Extensions <u>to Existing Sites</u></p> <p>(Amend text)</p> <p>...On occasion, it may be appropriate for an existing site within the North Norfolk Coast AONB <u>National Landscape</u> to relocate to another site in the AONB <u>National Landscape</u> that has less impact than the current site. In these cases the direct and indirect impact of the proposal must be carefully considered (the AONB/ <u>National Landscape</u> Tourism Impact Analysis report found that tourism growth must be sufficiently controlled and managed to mitigate any negative impacts).</p>																																								

AM Ref	Policy / Paragraph	Additional Modification
	8.6.5	<p>(Amend text)</p> <p>The replacement of static caravan sites with lodge-style developments will be permitted where it improves the appearance and landscaping of the site or relocates a prominent or at-risk static caravan site. However, within the cliff-top zone the priority is to relocate these existing sites rather than consolidate their use. As with all development, proposals for any accommodation will only be allowed after it has been demonstrated that no adverse impact on the integrity of Natura 2000 <u>Habitats Sites</u> will result. <u>It is recognised that tourism accommodation proposals will bring risks to Habitats Sites from recreation and that the coastal area will have particular appeal. Tourism accommodation proposals are subject to GIRAMS and Policy ENV 5 ensures risks are addressed for all development that results in additional overnight accommodation.</u></p>
AM38	<p>New 8.7.5</p> <p>Policy E6</p>	<p>(Additional text)</p> <p><u>It is recognised that tourism accommodation proposals will bring risks to Habitats Sites from recreation and that the coastal area will have particular appeal. Tourism accommodation proposals are subject to GIRAMS and Policy ENV 5 ensures risks are addressed for all development that results in additional overnight accommodation.</u></p> <p>(Amend text)</p> <p>1d. the proposal would not have a significant detrimental impact upon:</p> <p>i. the defined special qualities of the <u>Norfolk Coast National Landscape</u> Area of Outstanding Natural Beauty;</p> <p>3b. the proposal would not have an adverse impact upon:</p> <p>i. the defined special qualities of the <u>Norfolk Coast National Landscape</u> Area of Outstanding Natural Beauty;</p>
AM39	Policy E7	<p>(Amend policy wording)</p> <p>1. The use of land⁽¹⁾ for touring caravan and camp sites⁽²⁾ will be supported where:</p> <p>c. the site lies outside of the boundary of a Selected Settlement but does not lie within the AONB <u>Norfolk Coast National Landscape</u>, Heritage Coast, or Undeveloped Coast; and,</p>

AM Ref	Policy / Paragraph	Additional Modification
12 Holt		
AM46	12.0.15	<p>(Amend section text to the following):</p> <p>Two residential sites and one employment site are allocated in Holt. Collectively, these sites could deliver around 210 new homes including affordable homes, elder persons accommodation, new employment land, open space and supporting infrastructure.</p>
AM47	H17	<p>(Amend policy wording to the following):</p> <p>Policy H17</p> <ol style="list-style-type: none"> 2. Site layout, scale and massing which incorporates suitable landscaping and buildings that retain a soft edge to the settlement from Spouts Hill <u>Spout Hills County Wildlife Site</u>; 5. Improved pedestrian access across the site into the <u>Spout Hills</u> from the town;
13 Hoveton		
AM48	13.0.2	<p>(Amend section text to the following):</p> <p>The land <u>allocations</u> for Hoveton seeks to deliver approximately 120 <u>200</u> dwellings, including affordable housing, accommodation for the elderly and other necessary infrastructure.</p>
14 North Walsham		
AM49	14.0.1	<p>(Amend section text to the following):</p> <p>North Walsham is the largest town in the District with a recorded population of 12,634 at the 2011 census. The town offers a broad range of services and local employment. It has strong links with Norwich, with the close proximity of the city encouraging relatively high levels of out commuting for jobs and services. Two-Three sites for mixed use allocation have been identified for North Walsham which would be suitable for approximately 2,150 <u>2,480</u> new dwellings and other uses across the two sites. When added to potential small scale developments within the town this Plan proposes that some 23% of all housing growth in the District is located in North Walsham which by around 2040 would see the population of the town increase by approximately 5,000.</p>

AM Ref	Policy / Paragraph	Additional Modification
	14.0.12	Two <u>Three</u> sites for mixed use are allocated for approximately 2,150 <u>2,480</u> new dwellings. Land at Cornish way is allocated as an extension to the town's industrial estate.
15 Sheringham		
AM50	15.0.14	<p>(Amend section text to the following):</p> <p>In order to help meet the identified housing need in Sheringham three <u>two</u> residential sites have been allocated for development to deliver around 133 <u>93</u> dwellings collectively over the plan period. This would provide approximately 47 affordable homes, on site public open spaces and contributions towards road, drainage and other necessary infrastructure.</p>
16 Stalham		
AM51	<p>Introduction</p> <p>16.0.7</p>	<p>(Amend section text to the following):</p> <p>Stalham is identified as a Small Growth Town in the proposed Settlement Hierarchy. This means it has been identified as one of five towns, Holt, Sheringham, Wells-next-the-Sea and the village of Hoveton, where a more limited amount of additional development is proposed. The plan proposes two <u>three</u> development sites that collectively would be suitable for around 150 <u>275</u> dwellings and no less than 1 ha of employment <u>land</u>.</p> <p>Two <u>Three</u> new sites are allocated for development. These are intended to deliver approximately 150 <u>275</u> dwellings over the plan period including approximately 50 affordable <u>housing homes</u>, no less than 1 hectares of employment, on-site open spaces and contributions towards road, drainage and other necessary infrastructure. ST19A: Land Adjacent Ingham Road is a proposed allocation for approximately 70 dwellings and ST23/2 Land North of Yarmouth Road, East of Broadbeach Garden is proposed for 80 dwellings and employment.</p>
17 Wells-next-the-Sea		
AM52	Introduction	<p>(Amend section text to the following):</p> <p>Wells is identified as a Small Growth Town in the proposed Settlement Hierarchy. This means it has been identified as one of four towns, together with Holt, Sheringham and Stalham and the village of Hoveton, where a limited amount of additional</p>

AM Ref	Policy / Paragraph	Additional Modification
	17.0.11	<p>development could be considered. The Plan allocates two <u>one</u> development sites which are collectively <u>is</u> suitable for approximately <u>20</u> 70 dwellings, including approximately 25 affordable homes and associated areas of public open space.</p> <p>Two <u>One</u> residential sites has <u>ve</u> been allocated in Wells for development <u>which will</u> These are intended to deliver approximately <u>20</u> 70 dwellings over the plan period including 25 affordable homes, on site public open spaces and contributions towards road, drainage and other necessary infrastructure.</p>
18 Blakeney		
AM53	18.0.6 18.0.7	<p>(Amend section text to the following):</p> <p>One <u>Two</u> sites is <u>are</u> allocated for residential development which is <u>are</u> suitable to accommodate <u>a total of</u> approximately 30 <u>60</u> dwellings.</p> <p>The allocations <u>are</u> is shown on the following map, and in more detail within the individual site sections that follows.</p>
19 Briston		
AM54	Introduction 19.0.6	<p>(Amend section text to the following):</p> <p>The combined settlements of Briston and Melton Constable are identified as a Large Growth Village in the proposed Settlement Hierarchy. This means they have been identified as one of four villages, the others being Blakeney, Ludham and Mundesley, where a limited scale of growth is proposed. The Plan allocates two development sites which would be suitable for approximately 65 <u>115</u> dwellings.</p> <p>Two sites are allocated for residential development, one of which is carried forward from the currently adopted Development Plan. Both are located in Briston parish and are collectively suitable to accommodate approximately 65 <u>115</u> dwellings. They are located on either side of the primary school and are close to village services and bus routes.</p>

AM Ref	Policy / Paragraph	Additional Modification
20 Ludham		
AM55	Introduction	(Amend section text to the following): Ludham is identified as a Large Growth Village in the proposed Settlement Hierarchy. This means it has been identified as one of four villages, the others being Blakeney, Briston and Mundesley, where a limited scale of growth is proposed. The Plan allocates two <u>one</u> development site which would be suitable for around <u>approximately 3560</u> dwellings.
	20.0.4	The land allocations has <u>have</u> been developed in conjunction with advice and information from infrastructure providers and statutory consultees. Each <u>The</u> site will need to provide the supporting infrastructure which is necessary to make the proposal acceptable in land use terms. Where site specific requirements have been identified in preparing this Plan they are listed in each of the site allocation policy <u>policies</u> .
	20.0.6	Two <u>One</u> sites have <u>has</u> been allocated in Ludham, to accommodate approximately 3560 dwellings. Both <u>The</u> sites is <u>are</u> identified as being well located to existing local infrastructure and services within the settlement.
	20.0.7	These allocations are <u>This allocation is</u> shown together on the following map, and in more detail within the individual site sections that follow <u>s</u> . Other policy area designations referred to in the general policies of the Plan are shown on the Policies Map.
21 Mundesley		
AM56		(Amend section text to the following): Mundesley is identified as a Large Growth Village in the Settlement Hierarchy and the strategy suggests that the village accommodates low growth over the Plan period. The proposed land allocation seeks to deliver approximately 30 <u>45</u> dwellings.
	21.0.6	One site has been allocated which is suitable to accommodate approximately 30 <u>45</u> dwellings.

AM Ref	Policy / Paragraph	Additional Modification
22 Tattersett		
AM57	22.1	<p>(Amend supporting text to the following):</p> <p>E7 <u>TAT01</u></p>
Appendix 2: Open Space		
AM41	Appendix 2 / Table 13 Page 280 Natural Green Space section	<p>(Update references to native trees to align with Policy CC12)</p> <ul style="list-style-type: none"> • Encouraging the creation of <u>native or appropriate</u> native mixed species hedgerows. • Additional use of long grass management regimes. • Improvements to watercourses and water bodies. • Innovative use of new drainage schemes / Sustainable Drainage Systems (SuDS). • Use of <u>native or appropriate</u> native trees and plants with biodiversity value in high quality soft landscaping of new developments. <p>Amenity Green Space section Include high quality planting of <u>native or appropriate</u> native trees and/or shrubs to create landscape structure and biodiversity value;</p> <p>(Amend Table 13 to Table 15)</p>
Appendix 3: Technical Space Standards		
AM42	27.0.1	<p>(Add text to first paragraph)</p> <p>The following are the current standards which would need to be achieved in order to comply with Policy HOU 9 'Minimum Space Standards'. <u>Proposals should include in their supporting statement/Design & Access statement all relevant information that allows the Council to assess compliance with the standard, this includes, referenced against each dwelling, the plot number, the house type reference, type of dwelling (Detached, Semi-detached, Bungalow, Terraced, etc.), the number of bedrooms, the total floor area, number of stories, the number of bed spaces, and all dimensions of room sizes, including for each bedroom floor areas & narrowest width & headroom. In addition, storage space shall also be stated for each type.</u></p>

AM Ref	Policy / Paragraph	Additional Modification
Appendix 6: Strategic Policies identification		
AM43	New paragraphs after 1.0.2	<p><u>(Add new text / paragraphs after paragraph 1.02)</u></p> <p><u>The Local Plan contains the following elements:</u></p> <ul style="list-style-type: none"> • <u>A Spatial Portrait setting out the context and conditions that exist in North Norfolk and highlighting issues to be addressed within the Plan</u> • <u>A Spatial Vision setting out how the District will be at the end of the Plan period</u> • <u>20 Strategic Aims & Objectives set over 5 themes which all new development is required to meet in order to implement the Plan</u> • <u>The Strategic Policies and Development Management policies which guide development to ensure the delivery of the strategic vision and objectives of the District.</u> <p><u>The strategic policies are set out in Appendix 6.</u></p>
Glossary		
AM44	Open Land Area	<p>(Amend glossary definition of to align with that in paragraph 5.2.3)</p> <p>Open Land Areas - Areas of open space which make an important contribution to the appearance or opportunities for informal recreation in an area. <u>Principally 'open' areas of undeveloped land that make a significant contribution to the character of the area</u></p>
	Planning In Health Protocol	<p>(Amend Text)</p> <p>An engagement tool between Local planning authorities, the Norfolk and Waveney Sustainability and Transformation Partnership, Clinical Commissioning Groups, Health Partners and Public Health Norfolk and Public Health Suffolk. <u>and the Norfolk and Waveney Integrated Care System (ICS)</u>, Available in the <u>Document Library</u> and from the <u>Norfolk Strategic Framework</u></p>

AM Ref	Policy / Paragraph	Additional Modification
	Additional text	<p><u>(Add text)</u></p> <p><u>Net Zero Carbon ready</u> <u>Net zero carbon ready homes are those homes that are built with high energy efficiency and using low carbon technologies (e.g., heat pumps or other forms of electric heating instead of gas boilers) that will become net zero carbon when the national electricity grid is decarbonised</u></p> <p><u>Enabling Development</u> <u>Enabling development is development that would not be in compliance with local and/or national planning policies, and not normally be given planning permission, except for the fact that it would secure wider public benefits. Enabling development should be limited to that which is demonstrated to be essential to the delivery of public benefits.</u></p>
	NPPF	<p><u>(Add text)</u></p> <p>The national planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally- prepared plans for housing and other development can be produced. <u>Unless specified otherwise, references within this plan are that of the July 2021 version.</u></p>
	AONB	<p><u>(Amend text)</u></p> <p>AONB – A national designation protecting areas of landscape importance<u>National Landscapes - A national designation protecting areas of landscape importance.</u></p>
	Marine Plans	<p><u>(Add additional text)</u></p> <p><u>Marine Plan, together with the Marine policy Statement underpin this new planning system for England’s Seas. East Inshore and East offshore Marine Plans</u> East Marine Plans - GOV.UK</p>

AM Ref	Policy / Paragraph	Additional Modification
	Intermediate Housing	<p>(Add additional text)</p> <p><u>Affordable housing dwellings for sale and rent at a cost above social rent, but below market rent which meet the definition of Affordable housing which may include shared ownership dwellings and shared equity or equity products and intermediate rented dwellings, but not affordable rented housing.</u></p>
	Affordable Housing	<p>(Replace text)</p> <p>Housing for rent or sale, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>1. Affordable housing for rent: which must meet all of the following conditions detailed in the NPPF:</p> <p style="padding-left: 40px;">(a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents;</p> <p style="padding-left: 40px;">(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme; and,</p> <p style="padding-left: 40px;">(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>2. Starter homes: as specified in Sections 2 and 3 of the Housing and Planning Act 2016 (and any subsequent secondary legislation).</p> <p>3. Discounted market sale housing: is that sold at a discount of at least 20% below market value, including those classified as First Homes. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>4. Other affordable routes to home ownership i.e housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes: shared ownership and low</p>

AM Ref	Policy / Paragraph	Additional Modification
		<p>cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).</p> <p><u>Housing that falls under the definition of Affordable housing as detailed in Appendix 2 NPPF or subsequent revisions.</u></p> <p><u>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions ⁹⁰:</u></p> <p><u>Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.</u></p> <p><u>Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</u></p> <p><u>Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</u></p> <p><u>Other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</u></p>

AM Ref	Policy / Paragraph	Additional Modification
		<p>⁹⁰ This definition should be read in conjunction with relevant policy contained in the Affordable Homes Update Written Ministerial Statement published on 24 May 2021. As noted in footnote ³¹, however, the 25% minimum delivery requirement for First Homes no longer applies.</p> <p><u>Source NPPF December 2024 (updated Feb 2025)</u></p>
	Statutory Management Plan	<p>(Amend text)</p> <p>Management Plan of the AONB <u>Norfolk Coast National Landscape</u> which sets out policies for the management of the AONB <u>National Landscape</u> and for carryout the Norfolk Coast Partnership functions in relation to it. Management Plans are material considerations in the planning system.</p>
	Designated Rural Area	<p>(Replace text)</p> <p>For the purposes of planning it is described under section 157(1) of the Housing Act 1985. The entire district of North Norfolk, with the exception of Cromer, Fakenham, Holt, North Walsham and Sheringham, and any area of the Norfolk Coast already designated as an AONB, is designated as rural for the purpose of section 19 of the Housing Act 1980. Section 19 Housing Act 1980 has been replaced by s.157 Housing Act 1985.</p> <p><u>In relation to North Norfolk: the Norfolk Coast National Landscape, and areas designated as ‘rural’ under Section 157 of the Housing Act 1985 (those parts of the parishes of Cromer, Fakenham, Holt, North Walsham and Sheringham which are not part of the Norfolk Coast National Landscape).</u></p>