



North Norfolk District Council

Sustainability Appraisal of the Main Modifications (Addendum)

An addendum to the main Sustainability Appraisal report of the North Norfolk Local Plan Proposed Submission Version, prepared in response to the Main Modifications.

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Sustainability Appraisal Addendum (Main Modifications)

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Sustainability Appraisal Addendum (Main Modifications)

Non-Technical Summary

1. The following non-technical summary is available to accompany the Sustainability Appraisal Report and is a standalone document. This report appraises the Schedule of Main Modifications August 2025 to the North Norfolk Local Plan, January 2022, (submitted for examination May 2023) that have been prepared in response to the Local Plan Inspectors letters, received throughout the examination process and with regard to those Main Modifications (MMs) put forward as part of the Inspector's Matters and Issues.
2. North Norfolk District Council (NNDC) is currently preparing a new Local Plan to replace the current suite of adopted Planning documents. The Local Plan, when adopted will replace the existing Core Strategy, 2008 and the Site Allocations, 2011, Development Plan Documents. It will provide the overarching strategic approach to development and outline where development should take place, how it should be delivered through suitable development policies, and identify appropriate development sites to meet the district's needs.
3. Sustainability Appraisal (SA) is an iterative process that runs parallel to the production of a Plan and where each of the main elements; the policies, site allocations and in this case the proposed Main Modifications, are appraised against a comprehensive set of sustainability objectives, incorporating social, environmental and economic considerations. At each consultation or publication of the Local Plan (in draft) there has been an accompanying Sustainability Appraisal.
4. The SA is a tool that identifies the sustainability implications of different plan approaches and recommends ways to reduce any negative effects and to increase the positive outcomes. The report also is a tool for communicating the likely effects of a Plan explaining the decisions taken with regards to the approach decided upon and encouraging engagement from key stakeholders such as local communities, businesses and plan-makers.
5. The production of an SA is a legal requirement under the 'Environmental Assessment of Plans and Programmes Regulations 2004 (which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive) and which sets out prescribed processes that must be followed.
6. A Schedule of 'Additional Modifications' has also been prepared by NNDC, these address minor issues of clarity, consistency and the updating of terminology and factual updates. These Additional Modifications are not considered to have the potential to affect the SA.

Summary of changes (Main Modifications)

7. There is a total of sixty-eight Main Modifications to the North Norfolk Local Plan. These are split across Plan policies and site allocations. Modifications are numbered sequentially, with modifications 1 – 35 and 66– 68 relating to policies (and appendices etc.) and modifications 36 - 65 relating to individual allocations.
8. During the course of the examination, two of the more fundamental changes were to the overarching plan period and housing requirements. Originally, the Plan was intended to cover the period between 2016 – 2036. however, to comply with the national planning regulations a Plan should cover a minimum of 15 years from the expected date of adoption. Therefore, the amended Plan period now covers 2024-2040. The Council's approach to identifying housing need based on identifying exceptional local circumstances that justified a departure from the (then) standard method and 2014 based projections was dismissed by the Inspector as being in "*direct conflict with the NPPF*" and the Council were directed to follow the standard methodology instead of the Council's bespoke approach. In response to the shorter time frame and the required use of the standard housing methodology the annual housing requirement for the plan is higher than that of the submitted Plan.
9. A further fundamental change was the deletion of a number of proposed residential site allocations due in part to their withdrawal or having been permitted and developed in the intervening period between plan writing and examination. Combined together these three factors contributed to a shortfall in the overall housing requirements.
10. In order to deliver the housing requirements other fundamental changes include the increase in the number of Small Growth Villages by eleven making a total of thirty-four villages, which better aligns with national policy in this regard, along with the inclusion of a further five site allocations and the enlargement of a further eight. The approach to windfall development was also clarified as being well below the historical average and as a result, recommended to be increased.
11. Changes also include the requirements to address nutrient neutrality and to identify and incorporate into policy a specific need for gypsies, travellers and travelling show people in the district in order to take account of the subsequent change in the planning definition contained in the updated December 2023 Planning Policy for Traveller Sites, PPTS and updated government policy.
12. Other changes include clarifications to the approach around affordable housing requirements and their thresholds and the greater use of landscape and/or heritage impact assessments where necessary, in the determination of suitable renewable energy proposals.
13. There have also been further updates included to existing policies that address more recent changes in terminology reflecting changes in legislation and newer versions of the NPPF. These, help ensure that policy wording is better aligned with subsequent versions of the NPPF. Further changes such as clarifications around the open space thresholds (MM12), the threshold required for Health Impact Assessments (MM11), the scope of marketing material (MM 30,35&39) and the scope of Building Regulations in

policies CC3, CC8, HC5 and HOU8, (MM3,8,15 and 27) bring clarity and help with better consistency and alignment to approaches set out throughout the Plan. MM4 removes reference to utilising a future ‘locally’ established higher water efficiency standard, leaving the approach to water efficiency set out in Policy CC4 to that currently set out in the higher optional national standards.

14. Modifications to employment policies recalculate the distribution and totals in relation to employment land designations following changes to the site allocations (MM29) and clarify the approach outside settlement boundaries (MM30).
15. Elsewhere other modifications allow for more favourable consideration of the phased rollback of touring and static caravan pitches to less vulnerable sections of the Coastal Change Management Area (CCMA) (MM5), update references to the biodiversity gain hierarchy (MM8) and amend wording to ensure relevant Supplementary Planning Documents (SPDs) are properly taken into account across a number of policies. A number of Main Modifications also ensure that corresponding changes to supporting text are incorporated to provide further clarity and consistency across the Plan.

Summary of Sustainability Appraisal Process

16. Sustainability Appraisal is an iterative process that aims to identify the significant environmental, social and economic effects of a plan. For this addendum, this involves assessing the updates or Main Modifications to the policies and site allocations in order to identify the extent to which sustainable development is likely to be achieved.
17. This Addendum Report addresses the implications for the assessments with regard to the potential MMs. The purpose of the SA Addendum is to assess the proposed MMs that are likely to have significant effects and to demonstrate that the requirements for the SA, and SEA have been met. The assessments have been undertaken in full alignment with the established methodology set out in Chapter 2 of the main SA Report [\[A3\]](#).
18. A pragmatic and proportionate approach has been taken to the assessments. The MMs have been screened using professional judgment to assess their likely significance with regard to sustainability and significant impacts. Where the potential for significant effects on the SA Objectives was identified the second stage applies, which involves a further assessment and detailed appraisal of each of the relevant Main Modifications against the SA Framework of objectives. The Framework is applied through a series of specific decision-making questions relating to policies and sites and which are set out in full in Appendix A. This addendum then updates the cumulative assessments of the Plan policies and site allocations with regard to Mitigation, Cumulative, Secondary and Synergistic Impacts before concluding on the evaluation of significant effects of the modified Plan. The assessments contained in Appendices B and C, the cumulative and synergistic Tables 3 and 4 contained in Chapter 6, and the evaluation of significant effects and mitigation measures set out in Chapter 7 effectively update the original SA assessments contained within the main SA Report [\[A3\]](#) and the earlier SA Addendum for the relevant parts of the Local Plan.

Table 1 Summary SA Objectives

Overarching Sustainability Theme & SEA Theme	Sustainability Appraisal Objective(s)
Environmental Land, Water and Soil Resources <u>SEA Themes:</u> Soil, Water	SA1: To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.
	SA2: To minimise waste generation and avoid the sterilisation of mineral resources.
	SA3: To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.
Environmental Climate Change, Energy, Air Quality and Pollution <u>SEA Themes:</u> Air, Water, Climatic factors	SA4: To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.
	SA5: To minimise pollution and to remediate contaminated land.
Environmental Biodiversity, Fauna, Flora and Geodiversity <u>SEA Themes:</u> Biodiversity, Fauna, Flora	SA6: To protect and enhance the area's biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).
	SA7: To increase the provision of green infrastructure.
Environmental Landscape, Townscape and Historic Environment <u>SEA Themes:</u> Cultural heritage including architectural and archaeological heritage, landscape	SA8: To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.
	SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.
Social Healthy and Inclusive Communities <u>SEA Themes:</u> Population, Human Health	SA10: To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.
	SA11: To reduce crime and the fear of crime.
Social Housing <u>SEA Themes:</u> Population, Material Assets	SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.
Economic Economic Activity and Education	SA13: To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.
	SA14: To encourage investment.
	SA15: To maintain and enhance town centres.

Economic Infrastructure and Accessibility <u>SEA Themes:</u> Human health	SA16: To reduce the need to travel and to promote the use of sustainable transport.
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19. Table 1 outlines the Framework by listing the SA Objectives and demonstrates how the SA Framework for the North Norfolk district meets the requirements of the SEA Regulations 2004.

Summary of Findings

20. Overall, the new and amended policies introduced through the Main Modifications to the Local Plan are expected to improve the sustainability performance of the Plan or result in no significant change with regard to sustainability. The appraisals show that the Main Modifications do not significantly alter the conclusions of the previous SA work undertaken. The modifications would not be expected to alter the overall residual effects of the Plan identified in the Regulation 19 SA report, or SA Addendum(s).

1) Introduction

Background

- 1.1 The Sustainability Appraisal (SA) is an iterative process undertaken alongside the preparation and development of a Local Plan. Its purpose is to assess the social, economic and environmental impacts of the Plan, when judged against reasonable alternatives, so that the chosen plan promotes sustainable development. It also aims to minimise negative impacts and to consider how the Local Plan can contribute to improvements in social, economic and environmental conditions.
- 1.2 North Norfolk's Local Plan [\[A1\]](#) has been subject to Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA), under the requirements of planning legislation. As such, this SA Addendum incorporates the requirements of the SEA within the wider SA process. A separate Habitats Regulations Assessment Addendum has been published alongside the Main Modifications (MMs) to the Local Plan.
- 1.3 North Norfolk District Council's Submission Version Local Plan, January 2022, [\[A1\]](#) was submitted to the Secretary of State for independent examination on 11 May 2023. The Plan contains policies and site allocations to achieve climate resilient sustainable growth within the North Norfolk district and sets out the vision and twenty strategic aims and objectives to achieve the vision. On adoption, the Local Plan will replace the existing adopted Core Strategy (2008), and Site Allocations Development Plan Document (2011).
- 1.4 Hearing sessions for the examination of the North Norfolk Local Plan were held between January and March 2024. The Inspector's Initial Post Hearings Letter was received in July 2024, in which three main soundness issues were raised, in relation to a shortfall in housing provision, the approach to Small Growth Villages (as part of Policy SS1 Spatial Strategy) and the need for updated Gypsy and Traveller evidence to inform Policy HOU5 of the Plan.
- 1.5 The Council prepared an Action Plan to address the matters set out above and produced a Further Consultation document, which was subject to a six-week public consultation during November and December 2024. An Addendum to the SA Report, November 2024 [\[FC006\]](#) was produced to support this additional work and should also be read in conjunction with this document, as well as the main SA Report, January 2022 [\[A3\]](#).
- 1.6 Focussed hearing sessions to discuss the Further Consultation were held in April 2025 and the Inspector advised in his Post Hearings Main Modifications Letter [\[EH006\(s\)\]](#) that the Local Plan [\[A1\]](#) could be made sound by a series of Main Modifications. Following discussions between the Inspectorate and the Council, an agreed suite of Main Modifications that take account of the hearing sessions, letters received throughout the examination process and those relevant modifications put forward as part of the Inspector's Matters and Issues has been prepared. The final list of proposed Main Modifications are contained in the Schedule of Main Modifications, August 2025. As part of the SA process, it is necessary to assess the potential significant impacts associated with these main modifications. The

Inspector also confirmed that the proposed MMs should be subject to further Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) as necessary and that these addendum reports should be published as part of the MM consultation for the assistance of consultees. The MMs will be subject to public consultation and the Inspector's final conclusions will be reached taking any representations into account.

- 1.7 The Council is also proposing Additional Modifications (AMs). These are not subject to the formal examination process and generally address minor issues of clarity, consistency and the updating of terminology. They will only be considered by the Council and not by the Planning Inspectorate as they do not relate to the soundness of the plan. These Additional Modifications are not considered to have the potential to affect the SA and HRA and are not considered any further in this addendum report. An SA has been undertaken and published at all stages of the preparation of the Local Plan.

Purpose and scope of the document

- 1.8 This document is a further Addendum to the main SA Report, January 2022 [A3] and Addendum to the SA Report, November 2024 [EL FC006] and is submitted for the purposes of demonstrating compliance with the SA and SEA requirements. It addresses the implications for the assessments with regard to the Main Modifications and does not reconsider any other aspects of the Plan. Therefore, the purpose of this SA Addendum is to assess the changes as a result of the Main Modifications as set out by the Inspector in his Post Hearings and Main Modification letter, May 2025 [EH006(s)].
- 1.9 A number of consequential changes are also proposed to the Policies Map to take account of the Main and Additional Modifications. A schedule of Policies Map changes has been published together with a revised Policies Map incorporating the proposed changes. The modifications to the Policies Map themselves do not affect the soundness of the Plan.

Summary of changes to Local Plan - Main Modifications

- 1.10 There are a total of sixty-eight Main Modifications to the North Norfolk Local Plan. These are split across Plan policies and site allocations. Modifications are numbered sequentially, with modifications 1 – 35 and 66– 68 relating to policies (and appendices etc.) and modifications 36 - 65 relating to individual allocations. An overview of the required main modifications is set out below while a more detailed summary of each individual main modification is set out in Table 2.
- 1.11 During the course of the examination, two of the more fundamental changes were to the overarching plan period and housing requirements. Originally, the Plan was intended to cover the period between 2016 – 2036. The Plan was submitted in early 2023 and underwent examination during 2024 and 2025. The revised Plan date now ensures the Plan is forward looking and covers the minimum period of 15 years from the expected date of adoption in order to comply with the NPPF. The amended plan period now covers 2024 – 2040 (MM1).

1.12 In response to the shorter time frame and the required use of the standard housing methodology (as required through the NPPF at the time), the annual housing requirement for the plan is higher than that of the submitted Plan (557 dpa over 15 years from adoption rather than 480 dpa over 20 years). In order to deliver this growth in the amended time period and support the rural economy some site allocations have been enlarged, additional site allocations added and further Small Growth Villages have been identified and the approach to windfall development clarified. A number of site allocations have also been deleted as set out below. These changes are reflected in the approach set out in the spatial strategy, housing numbers and housing distribution policies, in particular, policies SS1 and HOU1 and the Housing Trajectory section of the Plan. Through the Further Consultation work, these changes provide new and extended site allocations to the designated Large Growth Towns, Small Growth Towns and Large Growth Villages and an increase of 11 additional Small Growth villages, making a total of 34 villages, alongside an increase in growth allowed for these villages from 6% to 9%.

1.13 Site deletions: Modifications are put forward that ensure the following sites are removed from the Plan:

- C07/2 Land at Cromer High Station- the site has been allocated since 2011 without development coming forward and during the hearing sessions it was agreed that in the circumstances none should be assumed in this plan period
- H27/1 Land at Heath Farm (Employment) – the site was withdrawn by the owner post submission
- NW52 Land East of Bradfield Road (Employment) – the allocation of the site was seen as not essential in terms of employment strategy and the overarching amounts and approach as set out in policies E1- E3
- SH07 Former Allotments, Weybourne Road, Adjacent to Splash- this site has subsequently been permitted and built out
- W07/1 Land Adjacent Holkham Road- the allocation was seen as not justified
- LUD06/A Land at Eastern Edge of Grange Road- the site has been allocated since 2011 without development coming forward. During the hearing sessions it was agreed that in the circumstances the site should not be specifically allocated.

1.14 Site allocation extensions and additional sites: Modifications are put forward that change the size and number of dwellings and associated policy reference numbers. Five additional sites are added to the Plan:

Site extensions

- C22/4 Land at Pine Tree Farm, Norwich Road, Cromer
- NW62/A Land West of North Walsham
- HV01/C Land at East of Tunstead Road, Hoveton
- ST23/2 Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham
- ST19/B Land Adjacent Ingham Road, Stalham
- BRI02/C Land West of Astley Primary School, Stalham
- LUD01/C Land South of School Road
- MUN03/A Land off Cromer Road & Church Lane

Additional site allocations

- C10/1 Land at Runton Road/ Clifton Park, Cromer
- NW16 Land at End of Mundesley Road, North Walsham
- HV06/A Land at Stalham Road, Hoveton
- ST04/A Land at Brumstead Road, Stalham
- BLA01/B Land West of Langham Road, Blakeney

- 1.15 During the examination it was agreed to undertake a review of the accommodation needs of gypsies, travellers and travelling show people in the district in order to take account of the subsequent change in the planning definition contained in the updated December 2023, Planning Policy for Traveller Sites (PPTS) and updated government policy. The review substantiated that the future need for permanently occupied pitches remains small and mainly arises from families already resident in the district. The main modification (MM24) updates the Plan section and policy approach to require a specific minimum number of permanent pitches in terms of new pitches or expansion and/or intensification of existing sites. A new criterion is added which sets out the requirements for proposals that would see the loss of existing authorised pitches/ plots.
- 1.16 Policy HOU2 is amended through MM23 bringing clarity that there remains an option for financial contributions towards affordable housing provision in smaller schemes between 6 and 9 dwellings. The modification also introduces flexibility in the type of affordable housing by removing specific reference to 'First Homes' and replacing it with the broader and more appropriate term intermediate housing.
- 1.17 The need for schemes to deliver nutrient neutrality across much of the district was discussed in detail during the examination hearings. Policy CC13 Protecting Environmental Quality, includes a specific modification that address this (MM9). The approach will allow "nutrient neutral" development to take place within the identified catchments without adverse effect on the integrity of the habitats concerned. Policy CC13 is modified to require relevant developments to be supported by evidence to demonstrate that the development will have no detrimental impact on the habitats sites. The modification goes on to state that proposals that fail to demonstrate nutrient neutrality will not be permitted.
- 1.18 In relation to renewable energy, main modification (MM2) provides further clarity around the suitable wind energy areas, as derived from the Landscape Sensitivity Assessment (LSA) SPD, explaining Figure 5 as a starting point and that any relevant planning application will need to be supported by a landscape and/or heritage impact assessment, where necessary.
- 1.19 There have also been further updates included to existing policies that address more recent changes in terminology, reflecting changes in legislation and newer versions of the NPPF. These ensure that policy wording is better aligned with subsequent versions of the NPPF. Further changes, such as clarifications around the open space thresholds (MM12), the threshold required for Health Impact Assessments (MM11), the scope of marketing material (MM 30, 35 & 39) and the scope of Building Regulations in policies CC3, CC8, HC5 and HOU8, (MM3, 8, 15 and 27) bring clarity and provide better consistency and alignment to approaches set out throughout the Plan. MM4 removes reference to utilising a future 'locally' established higher water

efficiency standard, leaving the approach to water efficiency set out in Policy CC4 to that currently set out in the higher optional national standards.

- 1.20 Modifications to employment policies recalculate the distribution and totals in relation to employment land designations following changes to the site allocations (MM29) and clarify the approach outside settlement boundaries (MM30).
 - 1.21 Elsewhere, other modifications allow for more favourable consideration of the phased rollback of touring and static caravan pitches to less vulnerable sections of the Coastal Change Management Area (CCMA) (MM5), updates references to the biodiversity gain hierarchy (MM8) and amends wording to ensure relevant SPDs are properly taken into account across a number of policies. A number of Main Modifications also incorporate corresponding changes to supporting text to provide further clarity and consistency across the Plan.
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2) Methodology

Screening of Main Modifications for significance of impact to SA Objectives

- 2.1 To ensure consideration of the potential implications to the SA, a pragmatic and proportionate approach has been taken to the assessments. All of the proposed main modifications have been screened where the first stage, detailed in Chapter 3 at Table 2, involved an initial assessment for the potential significance of the modification in terms of their impact on the SA Objectives.
- 2.2 The screening approach reviewed each Main Modification and assessed its potential to cause a significant effect on the SA Objectives. Such modifications are those likely to have a significant impact in relation to changes that alter the outcomes or focus of a policy, the insertion of additional policy criteria or the emphasis on any part of a policy.
- 2.3 Additional Modifications (AMs) in terms of the SA are considered to be typographical and grammatical corrections, updated information to the supporting text and changes to improve the clarity and/or changes to restructure a policy but with no additions or deletions to the policy text. AMs have not been screened against the SA Objectives.

Use of Methodology for required assessments

- 2.4 The second stage involved an appraisal of each of the Main Modifications identified as having the potential for significant effects on the SA Objectives. The assessments have been undertaken in full alignment with the established methodology set out in Chapter 2 of the main SA Report [A3] and the SA Framework, which is detailed in Chapter 6 of the main SA Report. The SA assessments for the relevant policy Main Modifications are detailed in Appendix B (vision and policies) and Appendix C (site allocations). Appendices B and C provide new assessments and effectively update the original SA assessments contained within the main SA Report [A3] and the earlier

SA Addendums for the relevant parts of the Local Plan, subject to any further changes as a result of the public consultation regarding the Main Modifications.

- 2.5 The SA Framework as set out in Chapter 6 of the main SA Report [[A3](#)] is reproduced for reference in Appendix A. The effects of the Main Modifications are assessed against each SA Objective of the framework using the decision-making criteria as a guide. The aim of the overall appraisal is to identify whether the Local Plan will have a positive or negative effect on the SA Objectives and whether the effects are likely to be significant on the environment, which is a SEA Directive requirement.
- 2.6 Table 1 below details the SA reports that have been produced during the preparation and in support of the North Norfolk Local Plan at all stages.

Table 1: SA documents supporting Local Plan process

Local Plan stage	Examination Library reference	Date
Previous Regulation 18 Consultation document		
Draft Sustainability Appraisal Scoping Report: Consultation Version	B13	September 2016
Regulation 18 First Draft Plan (Part 1) consultation document		
Interim Sustainability Appraisal Scoping Report	B8	7 May – 19 June 2019
Interim Sustainability Appraisal Report	B7	7 May – 19 June 2019
Regulation 19 Proposed Submission Publication Stage Consultation document		
Sustainability Appraisal Report	A3	January 2022
Post-hearings		
Sustainability Appraisal Addendum	FC006	November 2024
Sustainability Appraisal Addendum (Main Modifications)	This Document	August 2025

- 2.7 The SA methodology undertaken throughout the relevant stages of the Local Plan have been considered as part of the ongoing examination process, where no further modifications to the SA process have been proposed by the Inspector, which indicates that the SA process has been appropriate. Therefore, the SA Objectives in this Addendum remain consistent with those applied in the previous SA reports.
- 2.8 The approach taken uses symbols as a way of presenting information regarding the likely effects, for example, ‘beneficial, adverse, uncertain, not significant’, combined with commentary seeking to justify the symbol in relation to the baseline information relevant to the sustainability objective. This then aids in the identification of options around enhancement and mitigation.

- 2.9 The SA Objectives are broad indicators of sustainability, and consequently in some cases, where policies are focused on single issues, the indicator is not applicable, and the assessment is marked with an 'N/A'. The Sustainability Appraisal Key below can be used in association with the cumulative tables in Chapter 6 and the full SA assessments contained within Appendices B and C.

Sustainability Appraisal Key

++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
~	Mixed effects
-	Likely adverse effect
--	Likely strong adverse effect
?	Uncertain effect

3) Screening of Main Modifications

- 3.1 Table 2 sets out the summary of the proposed Main Modifications (MMs) and provides a comprehensive screening exercise to identify which modifications require reappraisal. The main modifications that are likely to have material consequences to the outcomes of the policy have been assessed in terms of the likely significance effects upon the SA Objectives. Modifications that provide greater clarity and consistency, correct minor re-wording, and update matters such as terminology and national policy changes have not been assessed as part of this Addendum.

Table 2: Screening the MMs for potential significant effect on SA Objectives

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
MM1	Plan Period	References throughout the document for changes to the plan period to 2024 – 2040, allowing the strategic policies of the Plan to look ahead over a 16 year period (15yrs from adoption).	Yes Assessed as part of the Vision for Norfolk.
MM2	Policy CC2 Renewable & Low Carbon Energy and supporting text	Amended supporting text regarding the use of the North Norfolk Landscape Sensitivity Assessment (LSA) and Figure 5 in the location of renewable energy development regarding heritage and other constraints.	Yes Potential to have a significant effect on the SA and its Objectives.

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
		Minor amendments to wording to criteria 2 and 3 for further clarity and to update in line with phrasing in NPPF. Figure 5: LSA river valley layer added to the map and additional information for clarity.	
MM3	Policy CC3 Sustainable Construction, Energy Efficiency & Carbon Reduction	Amendments involve aligning the requirements to building regulations, which are to incorporate Future Home Standard. Removal of specific end date for Carbon Zero ready. Corresponding changes to supporting text to provide further clarity.	No Not a significant effect in terms of the SA and its Objectives.
MM4	Policy CC4 Water Efficiency	Amendment to policy wording removes reference to utilising a future 'locally' established higher water efficiency standard, leaving it to national standards. Other minor wording change.	No Not a significant effect in terms of the SA and its Objectives.
MM5	Policy CC5 Coastal Change Management	Amendments to policy wording provide further clarity regarding the entirety of the land within the CCMA. Supporting text updated to provide references to the East Marine Plans.	No Not a significant effect in terms of the SA and its Objectives.
MM6	Policy CC6 Coastal Change Adaptation	A new criterion is added relating to the favourable consideration of the phased rollback of touring and static caravan pitches to less vulnerable sections of the CCMA. Minor changes to the wording of criteria 1 and 3.	Yes Potential to have a significant effect on the SA and its Objectives.
MM7	Policy CC8 Electric Vehicle Charging	The policy wording to criterion 2 regarding residential development are amended to align the requirement with building regulations. Criteria 3 and 4 are amended for further clarity and additional wording added to each to allow evidence to be provided where the viability of the scheme would be significantly affected.	Yes Potential to have a significant effect on the SA and its Objectives.
MM8	Policy CC10: Biodiversity Net Gain	Amendments to the policy wording bring it into alignment with the most recent terminology, legislation and enactments with regard to the Environment Act. An additional criterion is added relating to the demonstration of how the proposal complies with the biodiversity gain hierarchy in a new Table 1b.	Yes Potential to have a significant effect on the SA and its Objectives.

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
MM9	Policy CC13: Protecting Environmental Quality	New criterion 6 relating to the requirements for residential and tourist accommodation forms of development that fall within relevant nutrient neutrality areas.	Yes Potential to have a significant effect on the SA and its Objectives.
MM10	Policy SS1 Spatial Strategy	A number of amendments and additions to the policy wording, particularly relating to Small Growth Villages where eleven additional villages are added. Table 2 relating to Small Growth Villages is altered with an increase from 6% to 9% to the indicative housing growth targets. In addition, wording is added to exclude infill development from counting towards indicative growth figures and different wording encouraging schemes in partnership with a registered social landlord that deliver a minimum of 50% affordable housing. Amendments specifically clarifying that the Plan's and supply should only rely on 80% delivery of SGV indicative housing amounts.	Yes Potential to have a significant effect on the SA and its Objectives.
MM11	Policy HC1 Health & Wellbeing	Amendment to policy wording which sees the lowering of the requirement for a Health Impact Assessment from 500 to 250 dwellings. Revised references to the updated Health Protocol.	Yes Potential to have a significant effect on the SA and its Objectives.
MM12	Policy HC2 Provision & Retention of Open Spaces	Clarifications for on-site provision of open space (criterion 1) and addition of reasons for when development on open spaces would not be supported in criterion 5.	No Not a significant effect in terms of the SA and its Objectives.
MM13	Policy HC3 Provision & Retention of Local Facilities	Deletion of specific marketing requirements and clarification added around the retention of facilities due to viability reasons.	No Not a significant effect in terms of the SA and its Objectives.
MM14	Policy HC4 Infrastructure Provision, Developer Contributions & Viability	Amendments updating the reference to the latest version of the Norfolk GIRAMS. Proposed inclusion of police infrastructure in the list of community infrastructure contributions.	No Not a significant effect in terms of the SA and its Objectives.
MM15	Policy HC5 Fibre to the Premises	The policy is deleted and a new simplified policy proposed with wording that aligns with building regulations. Removal of the requirements for future Local plans to include policies to support high speed broadband following updates and incorporation into the Building Regulations	Yes Potential to have a significant effect on the SA and its Objectives.

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
MM16	Policy HC7 Parking Provision	Amendments updating reference to Norfolk CC parking guidelines and alter phraseology to the Design Guide SPD.	No Not a significant effect in terms of the SA and its Objectives.
MM17	Policy ENV1 Norfolk Coast National Landscape & The Broad	Amendments seek alignment with the defined key qualities of the Norfolk Coast National Landscape and adds further clarity of exceptional circumstances, such as specific site allocations within the plan or a neighbourhood plan.	Yes Potential to have a significant effect on the SA and its Objectives.
MM18	Policy ENV3 Heritage & Undeveloped Coast	Amendment provides additional text to explain that site allocations in the plan or neighbourhood plans are exceptions in the designations.	Yes Potential to have a significant effect on the SA and its Objectives.
MM19	Policy ENV6 Protection of Amenity	Amendment rewording reference to North Norfolk Design Guide SPD.	No Not a significant effect in terms of the SA and its Objectives.
MM20	Policy ENV7 Protecting & Enhancing the Historic Environment	Amendments adds wording to criterion 7 regarding a balanced judgement with regard to non-designated heritage assets for further clarity.	Yes Potential to have a significant effect on the SA and its Objectives.
MM21	Policy ENV8 High Quality Design	Amendment rewording reference to North Norfolk Design Guide SPD.	No Not a significant effect in terms of the SA and its Objectives.
MM22	Policy HOU1 Delivering Sufficient Homes	Amendments relating to the overall housing requirement and to the distribution across the settlement hierarchy. A new criterion referring to the Annual Monitoring Report and the potential release of additional sites. Updating of supporting text to coincide with changes to housing requirements and incorporating clarification for land supply purposes only 80% of the potential Small Growth Village yield should be taken into account.	Yes Potential to have a significant effect on the SA and its Objectives.
MM23	Policy HOU2 Delivering the Right Mix of Homes	Policy amendments include providing a separate requirement for schemes of 6-9 houses, and references to Intermediate Housing rather than First Homes, along with removal of reference to the option of developer contribution on schemes of 10 or more dwellings.	Yes Potential to have a significant effect on the SA and its Objectives.

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
		Updating of footnotes and supporting text to reflect changes in the policy.	
MM24	Policy HOU5 Gypsy, Traveller & Travelling Showpeople's Accommodation	Amendments to the policy wording to provide for a specific minimum number of permanent pitches in terms of new pitches or expansion and/or intensification of existing sites. New criterion 3 setting out the requirements for proposals that would see the loss of existing authorised pitches/ plots. Replacement of supporting text to reflect the updated Gypsy & Traveller Accommodation Needs Assessment (2024).	Yes Potential to have a significant effect on the SA and its Objectives.
MM25	Policy HOU6 Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation	Amendment rewording reference to North Norfolk Design Guide SPD.	No Not a significant effect in terms of the SA and its Objectives.
MM26	Policy HOU7 Re-Use of Rural Buildings in the Countryside	Amendments to the policy wording to better align with the terminology in the NPPF.	No Not a significant effect in terms of the SA and its Objectives.
MM27	Policy HOU8 Accessible & Adaptable Homes	Amendments to provide clarity around the requirement for a minimum of 5% of dwellings on sites of 20 or more to be wheelchair user dwellings and for the two exemptions stated in criterion 2 to be either/or rather than both.	No Not a significant effect in terms of the SA and its Objectives.
MM28	Policy HOU9 Minimum Space Standards	Amendment adds a further criterion relating to where exemptions are sought and being related to the minimum of units necessary.	No Not a significant effect in terms of the SA and its Objectives.
MM29	Policy E1 Employment Land	Amendments relate to updating of plan period and the recalculation due to the deletion of three proposed allocations and total employment land in the different areas and across the district as a whole.	Yes Potential to have a significant effect on the SA and its Objectives.
MM30	Policy E3 Employment Development Outside of Employment Areas	Amendment requires compliance with either criterion 1a or 1b, rather than both. Clarifications of the types of suitable employment generating uses to supporting text along with additional text around how the policy should be implemented outside of designated settlements.	Yes Potential to have a significant effect on the SA and its Objectives.
MM31	Policy E5 Signage & Shopfronts	Amendment rewording reference to North Norfolk Design Guide SPD.	No Not a significant effect in terms of

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
			the SA and its Objectives.
MM32	Policy E6 New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites	Amendments include the addition of all types of small-scale tourist accommodation being supported where it is well related to a Selected Settlement or an established tourist business and a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area.	Yes Potential to have a significant effect on the SA and its Objectives.
MM33	Policy E7 Touring Caravans & Camping Sites	Amendments provide a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area.	Yes Potential to have a significant effect on the SA and its Objectives.
MM34	Policy E8 New Tourist Attractions & Extensions	Amendments provide a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area.	Yes Potential to have a significant effect on the SA and its Objectives.
MM35	Policy E9 Retaining an Adequate Supply & Mix of Tourist Accommodation	Proposed amendments to criterion 2 relate to marketing evidence being provided for a 12-month period.	No Not a significant effect in terms of the SA and its Objectives.
MM36	Policy DS1 Development Site Allocations	New and extended sites added, and a number of sites are deleted.	Assessed individually as part of the relevant main modifications for the site allocations (including new and deleted sites)
MM37	Policy C07/2 Land at Cromer High Station, Norwich Road	Delete Policy and corresponding supporting text and policy mapping.	N/A
MM38	Policy C16 Former Golf Practice Ground, Overstrand Road	Amendment specifies the addition of 40 dwellings equivalent of specialist elderly accommodation and updates the relevant mineral safeguarding requirements to align with the more recent adopted Minerals and Waste Local Plan.	No Not a significant effect in terms of the SA and its Objectives.
MM39	Policy C22/2 Land West of Pine Tree Farm, Norwich Road	Updated reference C22/4: Extended site. Further modifications to policy wording regarding a detailed cycle/pedestrian assessment around the requirement for an additional footway along Norwich Road	Yes Potential to have a significant effect on the SA and its Objectives.

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
		crossing the railway bridge as well as a further cycle/ pedestrian link to Roughton Road unless proven to be unnecessary.	
MM40	New Policy C10 Land at Runton Road/ Clifton Park	Updated reference C10/1: new site. Further modifications clarifying a number of matters including the location of the access, introduction of landscape frontage, and that existing footpaths and bridleways should be provided with adjacent landscaping through the housing area.	Yes Potential to have a significant effect on the SA and its Objectives.
MM41	Policy F01/B Land North of Rudham Stile Lane	Amendment clarifies the make-up of the residential type and numbers and dwelling equivalents. Other updates to strengthen policy requirements.	Yes Potential to have a significant effect on the SA and its Objectives.
MM42	Policy F03 Land at Junction of A148 & B1146, Opposite Petrol Filling Station	Introduction of additional text referring to compliance with policies of plan and site-specific requirements. Updating of mineral safeguarding requirements to align with the more recent adopted Norfolk Minerals and Waste Local Plan.	No Not a significant effect in terms of the SA and its Objectives.
MM43	Policy F10 Land South of Barons Close	Amendments relate to phraseology at criterion 5 (site-specific FRA) and updating of mineral safeguarding requirements to align with the more recent adopted Norfolk Minerals and Waste Local Plan.	No Not a significant effect in terms of the SA and its Objectives.
MM44	Policy H20 Land at Heath Farm	Amendments include deletion of reference to new roundabout (already in situ) and new criterion requiring a landscape buffer adjacent to the east and south-eastern boundaries of the site. Updating of mineral safeguarding requirements to align with the more recent adopted Norfolk Minerals and Waste Local Plan.	Yes Potential to have a significant effect on the SA and its Objectives.
MM45	Policy H27/1 Land at Heath Farm (Employment)	Delete policy and corresponding supporting text and policy mapping.	N/A
MM46	Policy HV01/B Land East of Tunstead Road	Updated reference HV01/C: Extended site. Further amendments to specify 40 dwellings equivalent of specialist elderly persons accommodation and criterion 4 adding requirement to mitigate any potential impact to nearby heritage assets (named) and requirement for a Transport Assessment.	Yes Potential to have a significant effect on the SA and its Objectives.
MM47	New Policy HV06/A	HV06/A: additional new site.	Yes

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
	Land at Stalham Road		Potential to have a significant effect on the SA and its Objectives.
MM48	Policy NW01/B Land at Norwich Road, Nursery Drive	Amendment specifies clarification of 67 dwellings equivalent of specialist elderly accommodation and addition of a number of new criterion relating to transport assessment, and the retention and enhancement of landscaping along southern, south-western and north-western boundaries of the site. Also, inclusion of mineral safeguarding requirements to align with the more recent adopted Norfolk Minerals and Waste Local Plan.	Yes Potential to have a significant effect on the SA and its Objectives.
MM49	Policy NW52 Land East of Bradfield Road	Delete policy and corresponding supporting text and policy mapping.	N/A
MM50	Policy NW62/A Land West of North Walsham	Amendments to policy and supporting text ranging from changes to site area, removal of land on north side of railway line, clarification of 200 dwellings equivalent specialist elderly persons accommodation, deletion of link road extension to the industrial estate and new/ replacement criterion regarding a green corridor (north to south), retention and enhancement of hedgerows and mature trees, as well as, regarding requirements of a transport assessment and proportionate funding (in association with NW16) for off-site highway works. Updated mineral safeguarding requirements to align with the more recent adopted Norfolk Minerals and Waste Local Plan.	Yes Potential to have a significant effect on the SA and its Objectives.
MM51	New Policy NW16 Land at End of Mundesley Road	NW16: new site. Additional requirements include reference to a roundabout onto the B1145 and an additional criterion to require that the internal site layout minimises traffic using Mundesley Road and Lyngate Road. Proportionate funding (in association with NW62/A) for off-site highway works and updated mineral safeguarding requirements to align with the more recent adopted Norfolk Minerals and Waste Local Plan.	Yes Potential to have a significant effect on the SA and its Objectives.
MM52	Policy SH07 Former Allotments, Weybourne Road	Delete policy and corresponding supporting text and policy mapping.	N/A
MM53	Policy SH18/B	Amendment regarding criterion 4 to add further wording to also require the approval	No

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
	Land South of Butts Lane	and implementation of a comprehensive foul drainage strategy.	Not a significant effect in terms of the SA and its Objectives.
MM54	Policy ST23/2 Land North of Yarmouth Road, East of Broadbeach Gardens	Amendments include increased housing numbers, alterations to criteria 4, 5 and 7 covering transport assessment, foul drainage strategy and landscaping, along with a requirement to enhance nearby heritage assets. A new criterion relating to ensuring the layout allows for the comprehensive development of the whole site. Updating of mineral safeguarding requirements.	Yes Potential to have a significant effect on the SA and its Objectives.
MM55	Policy ST19/B Land Adjacent Ingham Road	ST19/B: Extended site, which increases housing numbers.	Yes Potential to have a significant effect on the SA and its Objectives.
MM56	Policy ST04/A Land at Brumstead Road	ST04/A: new site.	Yes Potential to have a significant effect on the SA and its Objectives.
MM57	Policy W07/1 Land Adjacent Holkham Road	Delete policy and corresponding supporting text and policy mapping.	N/A
MM58	Policy BLA01/B Land West of Langham Road	BLA01/B: new site. Amendments are proposed to the policy relating to requirements in relation to the nearby natural environment designations including Wiveton Downs SSSI (including the SAM - two bowl barrows) and European conservation sites (SPA, RAMSAR) to add further clarity.	Yes Potential to have a significant effect on the SA and its Objectives.
MM59	Policy BLA04/A Land East of Langham Road	Amendments to criterion 6 to add further clarification in relation to protection of the residential amenities of adjacent occupiers.	No Not a significant effect in terms of the SA and its Objectives.
MM60	Policy BRI01 Land East of Astley Primary School	Amendments to criterion 1 to include reference to where removal of roadside hedges is required to facilitate access.	No Not a significant effect in terms of the SA and its Objectives.
MM61	Policy BRI02 Land West of Astley Primary School	BRI02/C: extended site. Amendment to criterion 4 to add a reference the layout requirements to ensure that long-	Yes Potential to have a significant effect on

Mod no.	Plan Policy/ paragraph	Summary of changes	Significant for SA re-appraisal?
		term expansion plans of the school are not prejudiced.	the SA and its Objectives.
MM62	Policy LUD01/A Land South of School Road	LUD01/C: Extended site. Amendment to criterion 6 adding an alternative for provision of a package treatment plant on-site.	Yes Potential to have a significant effect on the SA and its Objectives.
MM63	Policy LUD06/A Land at Eastern End of Grange Road	Delete policy and corresponding supporting text and policy mapping.	N/A
MM64	Policy MUN03/A Land off Cromer Road & Church Lane	Updated reference MUN03/A: Extended site.	Yes Potential to have a significant effect on the SA and its Objectives.
MM65	Policy E7 Employment: Tattersett Business Park	Updated reference TAT01. Additional criteria in relation to heritage assets and their settings.	Yes Potential to have a significant effect on the SA and its Objectives.
MM66	Section 23 Housing Trajectory	Proposed amendments to the housing requirements taking account of changes proposed elsewhere, including delivery for Small Growth Villages in terms of 80% supply (HOU1). Inclusion of delivery from Small Growth Villages within the sources of supply and a new table detailing housing delivery by source. WNS3 is an allocation in the adopted Wells Neighbourhood Plan but is technically not part of the Local Plan and this SA. The Local Plan does not allocate the site, but it is listed in the Plan trajectory as it is part of the wider development plan and council's housing supply	N/A
MM67	Appendix 4	Deletion of Appendix 4.	N/A
MM68	Appendix 6	Addition of new appendix setting out the list of plan policies and detailing which are strategic, hybrid or non-strategic, in accordance with the requirements of the NPPF.	N/A

4) Appraisal of Vision and Policies requiring SA assessment

4.1 The policies and site allocations that are screened as requiring reappraisal for likely significant effects are set out in full in Appendix B and the details summarised below.

4.2 Vision for Norfolk

Main Modification (MM1) changes the plan period to 2024-2040 which ensures that the strategic policies will look ahead over a 16-year period and for at least 15 years upon adoption. The policy approach, with the modification, provides positive climate change principles, to ensure that sustainable development is maintained in the absence of any up-to-date policies and/ or where there are no relevant policies in the Local Plan. Careful application of the policies as a whole will need to be carried out to ensure appropriate weight is given to the most important considerations. The policy as a whole scores well against the SA indicators and no mitigation is identified as necessary.

4.3 Policy CC 2 Renewable & Low Carbon Energy

Main Modification (MM2) provides further clarity around the suitable wind energy areas, as derived from the Landscape Sensitivity Assessment (LSA) SPD, explaining Figure 5 as a starting point and that any relevant planning application will need to be supported by a landscape and/or heritage impact assessments, where necessary. The previous SA assessment refers to specific mitigation measures within the policy, in the form of requiring the removal of renewable energy infrastructure after the end of their working life and restoring the land to its previous condition prior to the implementation of a permission once the equipment is no longer required or has reached the end of its serviceable life. This mitigation remains appropriate for the modified version of the policy.

4.4 Policy CC 6 Coastal Change Adaptation

Main Modification (MM6) specifically supports adaptation approaches for tourism/ leisure uses to be able to relocate on a time-limited basis within Coastal Change Management Areas (CCMAs), where appropriate and seeks that proposals should result in no 'significant' detrimental impact upon the landscape, townscape or biodiversity of the area. The previous SA assessment refers to specific mitigation measures within the policy, in the form of the requirement for the site of a development being replaced, to either be cleared and the site rendered safe and managed for the benefit of the local environment or put to a temporary use that is beneficial to the well-being of the local community. This mitigation remains appropriate for the modified version of the policy.

4.5 Policy CC 8 Electric vehicle Charging

Main Modification (MM7) aligns the requirements for proposed developments to building regulations and provides flexibility for some commercial uses to be able to provide evidence where the viability of a scheme would be significantly affected. The previous SA assessment showed that the policy scored well against the relevant environmental, social and economic SA Objectives and as such, no mitigation measures were identified. The modified policy continues to score well and consequently, no mitigation is identified.

4.6 Policy CC 10 Biodiversity Net Gain

Main Modification (MM8) updates the terminology and wording in line with the latest legislation and enactments of the Environment Act and provides an additional requirement to demonstrate how a proposal complies with the biodiversity gain hierarchy. The previous SA assessment showed that the policy scored well against the relevant environmental and social SA Objectives and as such, no mitigation measures were identified. The modified policy continues to score well and consequently, no mitigation is identified.

4.7 Policy CC 13 Protecting Environmental Quality

Main Modification (MM9) adds a new requirement that proposals that involve a net increase in overnight stays that fall within nutrient neutrality catchment areas need to demonstrate, through a Habitats Regulation Assessment (HRA) that they will not have an adverse effect on the integrity of the habitats concerned. The policy seeks to manage pollution where, individually or cumulatively, there are no unacceptable impacts on a number of environmental criteria. The policy approach will require developers to incorporate appropriate design measures and practices. In terms of the modified policy to support nutrient neutral development, the Norfolk authorities are producing a “Nitrates and Phosphates Mitigation Strategy” for the River Wensum and The Broads SAC and Broadland Ramsar catchments. This will identify short, medium and long-term mitigation solutions. The strategy is likely to include a tariff system to fund mitigation measures that will offset additional nutrient discharges from new development. Applicants may propose other types of mitigation. The Norfolk Authorities impacted by this issue have published detailed guidance on the information requirements and process that applicants will need to follow. Where possible, mitigation measures should contribute to wider benefits such as enhancing green infrastructure, reducing flood risk and in particular schemes incorporating nature-based solutions.

4.8 Policy SS 1 Spatial Strategy

Main Modification (MM10) strengthens the policy approach that major development within the Norfolk Coast National Landscape will only be permitted in exceptional circumstances, being where it can be demonstrated to be in the public interest. The modification also revises the approach to Small Growth Villages, increasing the number of designated villages by eleven, making a total of 34 and also increasing their growth target to 9%, to provide more opportunities for small scale growth across the district to help maintain and enhance the existing local services and facilities. The policy scores well against economic indicators.

4.9 Policy HC1 Health & Wellbeing

The Main Modification (MM11) includes the lowering of the requirement for a Health Impact Assessment from 500 to 250 dwellings and revises references to the updated Norfolk Health Protocol. The policy provides a strategic approach to health and wellbeing infrastructure delivery across the district, to ensure that these matters are addressed at the planning application stage. The relevant SA Objectives show that the policy is likely to have a positive effect. The modified policy maintains a positive effect and as such, no mitigation measures are identified.

4.10 Policy HC 5 Fibre to Premises

Main Modification (MM15) rewords the policy to align fibre connection requirements with building regulations and requires alternatives where fibre is not practical or

viable. The modified policy scores well against the social and economic SA Objectives and consequently, no mitigation measures are identified.

4.11 Policy ENV 1 Norfolk Coast National Landscape & The Broads

Main Modification (MM17) provides clarity with regards to furthering the purpose of these designations and also details when the principle of development may be seen as exceptional circumstances, in relation to specific site allocations within the plan or a neighbourhood plan. The scoring of the SA Objectives does not change from the previous appraisal in that no specific mitigation measures are identified, as the policy approach continues to reflect the rural nature of the district.

4.12 Policy ENV 3 Heritage & Undeveloped Coast

Main Modification (MM18) adds clarity regarding the exceptions of site allocations within local and neighbourhood plans that are accepted in principle within these designated areas. As modified, the policy approach continues to score positively against the relevant SA Objectives and as such, no mitigation measures are identified.

4.13 Policy ENV 7 Protecting & Enhancing the Historic Environment

Main Modification (MM20) provides further wording in relation to a balanced judgement with regard to non-designated heritage assets in terms of the scale of any harm or loss and the significance of the heritage asset. The policy approach with modification scores well against the relevant SA Objectives and as such, no mitigation measures are identified.

4.14 Policy HOU 1 Delivering Sufficient Homes

Main Modification (MM22) identifies the housing requirements across the amended Plan period and increases the annual housing requirement across the settlement hierarchy, as well as the allowance for windfall development. A new criterion relates to the publication of the 5-year housing land supply in the Annual Monitoring Report and includes the favourable consideration of the release of additional sites, as well as clarification that small growth village delivery is set at 80% for supply purposes. The overall complement of site-specific policies on allocations require assessment of landscape and heritage impacts as part of the site-specific process and include a requirement for appropriate mitigation measures where identified.

4.15 Policy HOU 2 Delivering the Right Mix of Homes

Main Modification (MM23) removes specific reference to 'First Homes' and updates the terminology to 'Intermediate Housing', as well as removing the reference to developer contributions on schemes of 10 or more dwellings. The policy approach with the modification, scores well against relevant SA Objectives. As such, no mitigation measures are identified.

4.16 Policy HOU 5 Gypsy, Traveller & Travelling Showpeople's Accommodation

Main Modification (MM24) updates the policy approach to require a specific minimum number of permanent pitches in terms of new pitches or expansion and/or intensification of existing sites. A new criterion is added which sets out the requirements for proposals that would see the loss of existing authorised pitches/plots. The policy approach, as modified, takes into consideration local circumstances and provides flexibility to respond to the nature and level of need over the plan period, which ensures that sites are identified in sustainable locations that

are related to services and that proposals would minimise impacts on the highway and landscape.

4.17 Policy E 1 Employment Land

Main Modification (MM29) recalculates the total amount of employment land as 3 proposed allocations have been deleted. The policy approach as modified maintains good scores against relevant SA Objectives. As such, no mitigation measures are identified.

4.18 Policy E 3 Employment Development Outside of Employment Areas

Main Modification (MM30) provides greater flexibility by allowing for the potential of employment uses to locate outside designated Employment Areas for the specific reasons listed in the policy, without the requirement to meet the first test. The policy approach scores well against relevant Indicators. As such, no mitigation measures are identified.

4.19 Policy E 6 New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites

Main Modification (MM32) includes the addition of all types of small-scale tourist accommodation being supported where it is well related to a Selected Settlement or an established tourist business and a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area. The policy approach with the modification scores well against the relevant SA Objectives. As such, no mitigation measures are identified.

4.20 Policy E 7 Touring Caravan & Camping Sites

Main Modification (MM33) provides a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area. The policy approach, as modified, continues to identify one SA Objective (SA16) as having a likely adverse effect. In terms of mitigation, other policies in the Plan, including Policy CC 8 Electric Vehicle Charging, will seek to support a transition from diesel and petrol fuelled cars to electric cars by requiring the provision of electric vehicle charging points in new developments and also encourage the use of other sustainable forms of transport, for example, by requiring the provision of secure cycle parking facilities.

4.21 Policy E 8 New Tourist Attractions & Extensions

Main Modification (MM34) provides a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area. The policy approach as modified, continues to identify one SA Objective (SA16) as having a likely adverse effect. In terms of mitigation, other policies in the Plan, including Policy CC 8 Electric Vehicle Charging, will seek to support a transition from diesel and petrol fuelled cars to electric cars by requiring the provision of electric vehicle charging points in new developments and also encourage the use of other sustainable forms of transport.

5) Appraisal of site allocation policies requiring SA assessment

5.1 Policy DS1 Development Site Allocations

The overarching policy has been updated to include the new site allocations of C10/1, HV06/A, NW16, ST04/A and BLA01/B and remove the site allocations of C07/2, H27/1, NW52, SH07, W07/1, LUD06/A, as well as amending the details of the extended sites of C22/4, HV01/A, ST19/B, BRI02/C, LUD01/C and MUN03/A. The policy also provides updated information regarding the approximations of dwelling numbers, including the dwelling equivalents for specialist elderly accommodation and references to open space and supporting infrastructure.

5.2 Policy C22/4 Land West of Pine Tree Farm, Norwich Road

An extended site where the Main Modification (MM38) changes the policy requirements regarding a detailed cycle/pedestrian assessment in relation to the requirement for an additional footway along Norwich Road crossing the railway bridge, as well as a further cycle/pedestrian link to Roughton Road unless proven to be unnecessary. The extended site scores negative and positive overall, where the policy wording requires mitigation measures in relation to the submission of a Transport Assessment to identify the necessary mitigation to the local highway network, the addition of green infrastructure on the site, biodiversity improvements, retention and enhancement of hedgerows and trees including the woodland within the site and landscape enhancement of the tree belt close to the heritage asset Pine Tree Farmhouse to mitigate potential impact to this heritage asset and its setting.

5.3 New Policy C10/1 Land at Runton Road/ Clifton Park

A new site where Main Modification (MM40) provides clarification on a number of matters including the location of the access, and the introduction of a landscape frontage, as well as that existing footpaths and bridleways should be provided with adjacent landscaping through the housing area. The overall SA score is positive, where the policy requires mitigation measures in relation to careful site layout, design and building heights in order to minimise the visual impact on long ranging views of the Norfolk Coast National Landscape, a deep landscaped frontage along Runton Road, high quality landscaping to the rear of the built development and adjacent to the railway line, designated multi-functional open space and contributions are also required towards mitigation measures identified in the Norfolk GI RAMS.

5.4 Policy F01/B Land North of Rudham Stile Lane

Main Modification (MM41) provides clarification of the make-up of the residential type and numbers and dwelling equivalents. Other updates incorporated include the retention or replacement of existing sporting facilities and the submission and approval of a development phasing plan. The overall SA score is positive where the amendments require mitigation measures in the form of equivalent or greater value in terms of the retention or replacement of sporting facilities.

5.5 Policy H20 Land at Heath Farm

Main Modification (MM44) includes the deletion of the reference to a new roundabout (as it is already in situ) and a new criterion requiring a landscape buffer adjacent to the east and south-eastern boundaries of the site. Other minor updating relates to the mineral safeguarding requirements to align with the more recent adopted Norfolk

Minerals and Waste Local Plan. The overall SA scoring is negative and positive, where the amendments require specific mitigation measures of landscape buffers to the east and south-eastern boundaries to mitigate any potential impact on the surrounding natural and historic environment.

5.6 Policy HV01/C Land East of Tunstead Road

An extended site where the Main Modification (MM46) provides clarification regarding the number of equivalent dwellings for specialist elderly persons accommodation, the provision of further details regarding the requirement to mitigate through landscape buffering any potential impact to nearby heritage assets (named) and the requirement for a Transport Assessment (TA) to cover this site and the neighbouring site HV06/A to identify sustainable mitigation measures that alleviate the potential cumulative impact on the road network. The overall SA scoring is positive, where the modifications to the policy include the specific mitigation measures relating to the identification of such measures through a TA and of a specific landscape buffer to the northern boundary to mitigate against any potential impact on the historic environment.

5.7 New Policy HV06/A Land at Stalham Road

A new site included as Main Modification (MM47). The overall SA scores positively and in association with the neighbouring site HV01/C, the policy requires mitigation measures relating to off-site highway improvements and specifically, landscape buffers to the north and north-west boundaries of the site to mitigate against any potential impact on the historic environment.

5.8 Policy NW01/B Land at Norwich Road, Nursery Drive

Main Modification (MM48) provides clarification of the number of dwelling equivalents of specialist elderly accommodation and adds a number of new criterion relating to the undertaking of a transport assessment in order to identify mitigation measures for the immediate road and wider network, if necessary and another for the retention and enhancement of landscaping along southern, south-western and north-western boundaries of the site. In addition, the mineral safeguarding requirements are amended to align with the more recent adopted Norfolk Minerals and Waste Local Plan. The overall SA scores positively, where the amendments require a TA to be undertaken in relation to the potential for off-site highway mitigation measures as well as specific mitigation measures in the form of landscape buffering to the south, south-western, and north-eastern boundaries of the site.

5.9 Policy NW62/A Land West of North Walsham

Main Modification (MM50) provides amendments to the policy and supporting text ranging from changes to site area, removal of land on north side of railway line, clarification of the number of dwelling equivalents of specialist elderly persons accommodation, deletion of link road extension to the industrial estate and new/replacement criterion regarding a green corridor (north to south), the retention and enhancement of hedgerows and mature trees as well as requirements relating to a transport assessment and the proportionate funding (in association with site NW16) for off-site highway works. Other minor amendments relate to the updating of the mineral safeguarding requirements to align with the more recent adopted Norfolk Minerals and Waste Local Plan. The overall SA scores positively, where the amendments provide further mitigation measures in the form of a TA covering a range

of off-site highway mitigation measures (in association with site NW16), and landscape buffers, including the retention and strengthening of existing hedgerows and trees.

5.10 New Policy NW16 Land at End of Mundesley Road

A new site where Main Modification (MM51) provides additional requirements which include reference to the provision of a roundabout onto the B1145 and an additional criterion to require that the internal site layout will minimise traffic using Mundesley Road and Lyngate Road, as well as requirements for proportionate funding (in association with site NW62/A) for off-site highway works and the updating of the mineral safeguarding requirements to align with the more recent adopted Norfolk Minerals and Waste Local Plan. The overall SA scores negative and positive, where the policy requires mitigation measures in the form of a TA covering a range of off-site highway mitigation measures (in association with site NW62/A), and the retention and strengthening of existing hedgerow and trees to the north and east boundaries.

5.11 Policy ST23/2 Land North of Yarmouth Road, East of Broadbeach Gardens

An extended site where Main Modification (MM54) includes increased housing numbers, alterations to criteria covering the matters of a transport assessment, foul drainage strategy and landscaping, along with a requirement to enhance nearby heritage assets. In addition, a new criterion is included relating to ensuring the layout allows for the comprehensive development of the whole site and the updating of mineral safeguarding requirements taking account of a more recent Minerals and Waste Local Plan. The overall SA score is negative and positive, where the amendments provide specific mitigation measures in the form of landscape buffering to the east and west boundaries to mitigate against any potential impact on the historic environment.

5.12 Policy ST19/B Land Adjacent Ingham Road

An extended site, where Main Modification (MM55) increases the housing numbers. The overall SA score is positive, where the policy requires specific mitigation measures in the form of submission of a TA to identify any necessary off-site highway mitigation works, landscape buffering including retention of trees to the northern boundary and retention and enhancement of landscaping to the south-eastern boundary as well as contributions towards mitigation measures identified in the Norfolk GI RAMS.

5.13 New Policy ST04/A Land at Brumstead Road

A new site included as Main Modification (MM56). The overall SA scores positively, where the policy requires mitigation measures in the form of the retention and enhancement of the existing hedgerow adjacent to Lyndford Road and the enhancement of the existing hedgerows and mature trees fronting Brumstead Road as well as landscape buffering to the north of the site and contributions towards mitigation measures identified in the Norfolk GI RAMS.

5.14 New Policy BLA01/B Land West of Langham Road

A new site where Main Modification (MM58) provides amendments to the requirements in relation to the nearby natural environment designations including Wiveton Downs SSSI (including the SAM - two bowl barrows) and European conservation sites (SPA, RAMSAR) to add further detail and clarity. The overall SA

score is neutral, where the policy requires mitigation measures in the form of high-quality landscaping buffer to the western boundary and softening of the southern boundary, to mitigate the potential impact to the designated environmental and heritage assets and their settings.

5.15 Policy BRI02/C Land West of Astley Primary School

An extended site where Main Modification (MM61) provides amendments to reference the layout requirements to ensure that long-term expansion plans of the school are not prejudiced. The overall SA score is positive, where the policy maintains its requirements for mitigation measures in relation landscape buffering, including retention of existing hedgerows and new planting along the southern boundary to mitigate the impact of wider views from the south and west. Contributions are also required towards mitigation measures identified in the Norfolk GI RAMS.

5.16 Policy LUD01/C Land South of School Road

An extended site where Main Modification (MM62) amends the requirements for a foul drainage strategy to include an alternative for the potential of a package treatment plant on-site. The overall SA score is negative and positive, where the policy wording maintains mitigation measures for a high-quality landscaping scheme particularly along the west and north boundaries as well as a project level HRA to address matters relating to sewerage infrastructure and hydrological issues to demonstrate adequate safeguards are in place to rule out adverse effects on the integrity of the protected sites. In addition, contributions are also required towards mitigation measures identified in the Norfolk GI RAMS.

5.17 Policy MUN03/A Land off Cromer Road & Church Lane

An extended site included as Main Modification (MM64). The overall SA scores negative and positive, where the policy requires mitigation measures in the form of the retention and enhancement of existing trees and hedgerows to the western boundary and the stepping back of development from Cromer Road and Church Lane for coastal management and heritage impact reasons respectively.

5.18 Policy TAT01 Employment: Tattersett Business Park

Main Modification (MM65) updates the policy reference to TAT01 and adds a new requirement in relation to heritage assets and their settings. The overall SA score is negative, where the amendment requires mitigation measures in the form of preserving and enhancing the two scheduled ancient monuments and their settings to the southwest of the site

6) Summary of Significant and Cumulative Effects

- 6.1 In the context of the main SA Report, the Further Consultation SA Addendum and this SA Addendum which looks at the Main Modifications, the strategic actions are the policies and site allocations. The prediction of effects seeks to consider the direct and indirect effects of the policies against the baseline indicators and considers the scale, probability and impact of them. The effects have been identified through the full SA appraisals in Appendices B and C of the main SA report, with those assessed

within the Further Consultation SA Addendum and this Addendum being updates to those assessments.

Summary of Cumulative Assessment

6.2 Table 3 below summarises all of the policies, and Table 4 summarises all of the site allocations, as well as cumulative impacts and details how the different policies promote different aspects of sustainability across the 16 SA Objectives.

Table 3: Mitigation, Cumulative, Secondary and Synergistic Impacts - Policies

Policy	Sustainability Appraisal Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
CC1 – Delivering Climate Resilient Sustainable Growth	++	+	+	+	+	++	++	++	++	++	0	+	+	0	0	+
CC2 – Renewable & Low Carbon Energy	0	+	+	++	+	+	n/a	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a
CC3 – Sustainable Construction, Energy Efficiency & Carbon Reduction	n/a	+	+	++	n/a	+	n/a	n/a	n/a	++	n/a	+	n/a	0	n/a	n/a
CC4 – Water Efficiency	n/a	++	++	++	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	0	n/a	n/a
CC5 – Coastal Change Management	+	n/a	n/a	+	+	n/a	n/a	0	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a
CC6 – Coastal Change Adaptation	+	+	n/a	++	+	n/a	n/a	+	n/a	+	n/a	+	n/a	+	n/a	n/a
CC7 – Flood Risk & Surface Water Drainage	n/a	n/a	++	++	n/a	++	+	n/a	n/a	+	n/a	+	n/a	n/a	n/a	n/a
CC8 – Electric Vehicle Charging	n/a	n/a	n/a	+	+	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	+
CC9 – Sustainable Transport	n/a	n/a	n/a	+	+	n/a	~	n/a	n/a	+	n/a	+	+	+	n/a	++
CC10 – Biodiversity Net Gain	+	n/a	+	++	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
CC11 – Green Infrastructure	0	n/a	+	+	n/a	++	++	++	+	++	n/a	n/a	n/a	n/a	+	+
CC12 – Trees, Hedgerows & Woodland	0	n/a	n/a	++	n/a	++	++	++	+	++	n/a	n/a	n/a	n/a	n/a	n/a
CC13 – Protecting Environmental Quality	+	+	+	n/a	++	0	n/a	+	n/a	+	n/a	0	+	+	n/a	0
SS1 – Spatial Strategy	0	0	0	+	+	+	+	+	+	+	0	+	+	+	++	+
SS2 – Development in the Countryside	0	0	0	0	0	0	+	0	0	+	n/a	+	+	+	n/a	-
SS3 – Community Led Development	0	0	0	0	0	+	+	+	+	++	+	++	++	+	0	0
HC1 – Health & Wellbeing	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	+	n/a	+	n/a	+	n/a	+
HC2 – Provision & Retention of Open Spaces	0	n/a	+	+	n/a	+	++	++	++	++	n/a	n/a	n/a	+	n/a	~
HC3 – Provision & Retention of Local Facilities	n/a	0	0	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	+	+	+
HC4 – Infrastructure Provision, Developer Contributions & Viability	n/a	n/a	+	0	+	++	+	n/a	n/a	++	n/a	+	n/a	+	n/a	0
HC5 – Fibre to Premises (FTTP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	+	+	+	+	++	+	+

Policy	Sustainability Appraisal Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
HC6 - Telecommunications Infrastructure	0	n/a	n/a	n/a	n/a	+	n/a	+	+	+	n/a	n/a	+	+	+	+
HC7 - Parking Provision	+	n/a	n/a	+	~	n/a	n/a	n/a	n/a	+	n/a	+	+	+	+	+
HC8 - Safeguarding Land for Sustainable Transport	0	n/a	n/a	+	n/a	~	+	n/a	n/a	+	n/a	0	+	+	+	+
ENV1 - Norfolk Coast Area of Outstanding Natural Beauty & The Broads	0	n/a	n/a	n/a	0	+	+	+	0	0	n/a	0	n/a	n/a	0	-
ENV2 - Protection & Enhancement of Landscape & Settlement Character	++	n/a	n/a	+	n/a	+	++	++	++	+	n/a	n/a	+	n/a	+	n/a
ENV3 - Heritage & Undeveloped Coast	n/a	n/a	n/a	++	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	0	~
ENV 4 Biodiversity & Geodiversity	n/a	n/a	+	+	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
ENV5 – Impacts on International & European sites, RAMS	n/a	n/a	n/a	+	n/a	++	++	+	+	++	n/a	n/a	n/a	n/a	+	0
ENV6 - Protection of Amenity	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	+	+	n/a	n/a	+	n/a
ENV7 - Protecting & Enhancing the Historic Environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	+	n/a	n/a	n/a	n/a	+	n/a
ENV8 - High Quality Design	++	n/a	+	++	n/a	++	++	++	++	++	++	++	n/a	+	+	+
HOU1 – Delivering Sufficient Homes	-	0	-	+	n/a	?	+	+	?	+	n/a	++	+	++	++	+
HOU2 – Delivering the Right Mix of Homes	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	n/a	++	+	n/a	0	n/a
HOU3 - Affordable Housing in the Countryside	-	n/a	-	0	0	0	0	0	0	++	n/a	++	n/a	+	0	-
HOU4 - Essential Rural Worker Accommodation	-	n/a	0	0	0	?	0	0	0	++	n/a	+	n/a	+	0	0
HOU5 - Gypsy, Traveller & Travelling Showpeople's Accommodation	-	n/a	0	0	?	?	n/a	+	?	+	+	+	n/a	+	n/a	0
HOU6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation	+	0	0	0	0	0	n/a	+	?	+	n/a	+	n/a	n/a	n/a	n/a
HOU7 - Re-use of Rural Buildings in the Countryside	+	0	0	?	0	0	n/a	-	+	+	n/a	+	+	+	n/a	-
HOU8 - Accessible & Adaptable Homes	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	+	+	+	n/a
HOU9 - Minimum Space Standards	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++	n/a	?	n/a	n/a
E1 - Employment Land	0	n/a	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	+	+
E2 - Employment Areas, Enterprise Zones & Former Airbases	+	n/a	n/a	0	+	n/a	n/a	+	+	+	n/a	n/a	++	++	+	~
E3 - Employment Development Outside of Employment Areas	++	n/a	n/a	?	?	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	n/a	~

Policy	Sustainability Appraisal Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
E4 - Retail & Town Centre Development	+	0	0	+	n/a	?	+	+	+	+	++	+	+	+	++	++
E5 - Signage & Shopfronts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	n/a	n/a	n/a	n/a	+	++	n/a
E6 – New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites	~	0	0	+	+	++	n/a	+	?	~	n/a	n/a	+	++	n/a	+
E7 - Touring Caravan & Camping Sites	~	0	0	0	+	++	n/a	+	?	+	n/a	n/a	+	++	n/a	-
E8 – New Tourist Attractions & Extensions	0	0	0	0	+	+	n/a	+	?	+	n/a	n/a	+	++	n/a	-
E9 - Retaining an Adequate Supply & Mix of Tourist Accommodation	+	0	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	n/a

Table 4: Mitigation, Cumulative, Secondary & Synergistic Impacts - Sites

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
BLA04/A	Blakeney	Residential	-	++	+	++	0	-	?	-	?	+	+	++	0	0	+	0
BLA01/B	Blakeney	Residential	-	++	+	++	0	-	0	-	0	+	+	++	0	0	+	0
BRI01	Briston	Residential	0	++	+	++	~	?	0	0	?	+	+	++	0	0	+	+
BRI02/C	Briston	Residential	0	++	+	++	~	?	0	0	?	+	+	++	0	0	+	+
C10/1	Cromer	Residential	-	++	++	++	0	-	?	-	0	+	+	++	+	0	++	+
C16	Cromer	Residential	-	++	+	++	+	-	0	-	0	++	+	++	+	0	++	+
C22/4	Cromer	Residential	-	++	+	++	0	-	?	--	-	+	+	++	+	0	++	+
F01/B	Fakenham	Residential	-	++	+	++	+	?	?	-	0	++	+	++	++	0	++	+
F02	Fakenham	Residential	-	++	~	~	0	?	0	-	0	+	+	++	0	0	++	0
F03	Fakenham	Residential	-	++	+	++	0	?	0	-	0	+	+	++	++	0	++	+
F10	Fakenham	Residential	+	++	+	+	0	-	+	-	0	++	+	++	++	0	++	+
H17	Holt	Residential	-	++	+	++	0	-	0	-	-	+	+	++	+	0	++	+
H20	Holt	Residential	-	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+
HV01/C	Hoveton	Residential	-	++	+	++	0	?	?	-	0	++	+	++	++	0	++	++
HV06/A	Hoveton	Residential	-	++	+	++	0	?	0	-	0	++	+	++	++	0	++	++
LUD01/C	Ludham	Residential	-	++	+	++	0	?	0	-	0	0	+	++	0	0	+	0
MUN03/A	Mundesley	Residential	-	++	~	~	+	-	0	-	-	~	+	++	+	0	+	+
NW01/B	North Walsham	Mixed Use	~	++	+	++	+	?	0	-	-	++	+	++	++	+	++	+
NW16	North Walsham	Residential	-	++	~	++	0	-	?	-	-	++	+	++	+	0	++	+
NW62/A	N. Walsham	Mixed Use [Residential, Employment, School, Open Space]	-	++	~	++	~	?	+	~	-	++	+	++	+	?	++	+
SH04	Sheringham	Residential	0	++	~	~	~	-	0	0	0	++	+	++	+	0	++	++
SH18/1B	Sheringham	Residential	-	++	+	++	0	-	?	-	-	++	+	++	+	0	++	+
ST04/A	Stalham	Residential	-	++	~	~	0	?	0	-	0	++	+	++	+	0	++	++
ST19/B	Stalham	Residential	-	++	+	++	0	?	?	-	0	++	+	++	+	0	++	++

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
ST23/2	Stalham	Mixed Use [Residential & Employment]	0	++	~	~	0	-	?	-	-	++	+	++	++	++	++	++
W01/1	Wells	Residential	-	++	+	++	0	-	?	-	0	+	+	++	+	0	++	+
TAT01	Tattersett	Employment	~	++	~	~	~	-	0	~	-	--	+	N/A	++	++	-	--

Conclusions of Cumulative Assessment

- 6.3 Almost all of the policies, including the policies assessed which incorporate the Main Modifications, are continued to predict to have positive effects on the relevant SA indicators. Overall, the addition of the main modifications results in no significant changes with regard to the overall cumulative assessment on the sustainability of the Plan. The cumulative table above (Table 3), continues to show the significant positive effects of the policies with regard to the protection and enhancement of the natural environment, including carbon reduction and biodiversity net gain. With the site allocations mainly located on the edge of settlements and greenfield sites the assessments against SA1 continue to show as having the potential for negative effects against this indicator.
- 6.4 The amendments to policies assessed in association with the Main Modifications strengthen the policy wording and help in directing proposals to address specific impacts directly e.g. CC13 contains clear criteria in the policy that development will not be permitted unless nutrient neutrality at least is demonstrated. Elsewhere the modifications assist in directing proposals to addressing local requirements around intermediate housing and ensuring that the Plan supports the rural economy. As such they contribute to the overall positive cumulative effects with particular with regard to the Climate Change, Strategic, Health & Wellbeing and Environmental policies of the Plan, which include the protection and enhancement of the natural and historic environment. The cumulative assessment also confirms that the natural and historic environment including landscape character, biodiversity and heritage indicators would continue to achieve an overall positive cumulative effect when incorporating the Main Modifications.
- 6.5 Many of the Housing policies are predicted to have positive effects, due to the delivery of housing in areas of need, as well as meeting specific development needs, such as for specialist elderly accommodation. Cumulatively, the Housing policies are likely to have a significant positive effect upon the baseline indicators relating to housing, by setting an appropriate framework for the delivery of homes that seeks to boost supply in a sustainable way.
- 6.6 In terms of the overall site allocations, including the new and extended sites (detailed in Table 4), the majority of the sites score positively against SA Objectives SA10 - SA16, which relate to social and economic indicators including improving quality of where people live and ensuring that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.
- 6.7 **Overall, the incorporation of the Main Modifications to the policies and site allocations in the Plan, is likely to strengthen the predicted significant positive effects on the environmental, social and economic aspects of sustainability.**

7) Evaluation of Significant Effects

SA Objective: SA1 - To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.

Effect	Policy	Positive/ Negative	Spatial Effect District, local	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Loss of Greenfield land	CC1, CC2, CC5, CC6, CC13, SS1, SS2, SS3, HC7, ENV 1, ENV 2, ENV8, HOU1, HOU3, HOU4, HOU5, HOU6, HOU7, E2, E3, E4, E6, E7, E9	Negative	District Wide	Long term	Permanent	Certain
<p>Assessment: The NPPF requires Local Plans to include a target for the number of homes planned and to clearly explain how the Plan will deliver this amount as a minimum. Within North Norfolk, there is a limited amount of previously developed land (PDL), meaning that the majority of development across the district will result in the loss of greenfield land. For development on agricultural land, Plans must have regard to the NPPF requirement to recognise the benefits of the best and most versatile agricultural land (NPPF, 2021 para. 174 p. 50). In respect of efficiency, the NPPF requires that planning policies support development to make efficient use of land.</p>						
<p>Mitigation proposal: The loss of greenfield land will be mitigated against by the allocating of sites for development in line with identified needs and locations. Each site allocation has undergone a detailed assessment, and the individual allocation policy identifies the appropriate minimum number of dwellings balancing the requirement for the efficient use of land whilst respecting the distinctive local character. The policies and allocations will be reviewed to ensure that excessive land is not allocated, and that density is optimised in relation to this Objective and account is taken of the natural and historic surroundings and other constraints.</p>						

SA Objective: SA2 - To minimise waste generation and avoid the sterilisation of mineral resources.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Increased waste. Avoiding the sterilisation of mineral resources.	CC2, CC3, CC4, CC6, CC13	Positive and Negative Effects	District Wide	Long term	Permanent	Uncertain
<p>Assessment: The NPPF recognises that an objective of planning is to use natural resources prudently and minimise waste. Within North Norfolk, in 2019/20, 42,860 tonnes of household waste was collected of which 40.84% was recycled, composted, and re-used (DEFRA, 2020). New development will lead to an increase in waste generated. Norfolk County Council are the Minerals and Waste Authority and have published a Norfolk Minerals and Waste Local Plan (2025) which safeguards mineral sites.</p> <p>Mitigation Proposal: Options for mitigating against an increase in waste through the Local Plan are considered to be limited. Site specific requirements are included to policies where mineral resources need to be considered and potentially safeguarded.</p>						

SA Objective: SA3 - To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Water consumption methods are encouraged, resulting in more limited consumption and water quality and quantity is maintained and enhanced	CC2, CC3, CC4, CC7, CC11, SS2, HC2, HC4, ENV4, ENV5, ENV8, HOU1, HOU3, E1	Positive and Negative Effects	District Wide	Long term	Permanent	Uncertain
<p>Assessment: The impact of the Local Plan on this objective is uncertain with both positive, neutral and a small number of negative effects identified. The Climate Change policies are identified as having a positive impact on this objective while a small number of housing policies that specifically seek to deliver growth, have the potential to impact negatively. New development will have a requirement for increased water resources and impact baseline data reports that the Anglia region is the driest in the UK. In recognition of the large number of customers and the vulnerability of the region's natural resources, the Anglian region</p>						

is designated as an area of serious water stress in the Anglian Water Resources Management Plan (2024). New planned development will lead to an increased requirement for the use of water resources and will have a cumulative negative impact, where development on greenfield land may affect replenishment of aquifers. The Anglian Water Resources Management Plan (2024) does identify sufficient supply to accommodate growth in the plan period, but once the impacts from climate change, increased population over the East region and increased resilience measures are taken into account, the management plan shows a deteriorating baseline supply – demand balance resulting in a small combined water deficit across the Norfolk Coast Water Resource Zone if there is no intervention and investment by Anglian Water. The requirements of the Water Framework Directive continue to apply and NNDC will need to have regard to the Anglian River Basin Management Plan to ensure that the Local Plan does not risk delivery of the environmental objectives for each water body in the County. Through the Norfolk Strategic Framework, Norfolk authorities have identified water as being a strategic land use issue with cross boundary implications and agreed to implement a maximum policy requirement in respect of per person per day water use. The Council has worked with Anglian Water and the EA in order to identify wastewater recycling centre capacity issues and site-specific information received from Anglian Water has informed the site selection process.

Mitigation Proposal: General support is given to the principles of water conservation through policies within the Local Plan. As well as proposing a policy relating directly to water efficiency and a policy on flood risk and surface water drainage, the Local Plan proposes the inclusion of a number of other policies which include encouraging renewable energy, the delivery of environmental infrastructure including SuDS, protecting biodiversity and geodiversity and providing and retaining open space and GI. There are specific positive policies designed to address the issue of water quality, which will also ensure that developers consider the multi-functional benefits of combining water management (including surface water run-off and discharge) with open space. However, Anglian Water investment needs to be maintained in order to support growth where there is the potential to impact on water quality. The inclusion of further water saving measures within the policies is restricted however through revisions to the national planning policy guidance and the impact on the overall viability of the development.

SA Objective: SA4 - To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
The reduction of contributions to climate change is encouraged, as it the mitigation and adaptation against it and its effects	CC1, CC2, CC3, CC4, CC5, CC6, CC7, CC8, CC9, CC11, CC12, SS1, HC2, HC7, ENV2, ENV3, ENV4, ENV5, ENV8, HOU1, E4, E6	Positive	District Wide	Long term	Permanent	Uncertain
Assessment: Climate change is recognised as a significant effect locally, nationally and globally. Climate change is a cross-cutting issue with the potential to have wide-reaching effects, including on biodiversity and flooding. As a low-lying District and coastal area, North Norfolk is particularly vulnerable to sea level rises. In respect of climate change, the NPPF requires planning to mitigate and adapt to climate change, including moving to a low carbon economy. Through the Norfolk Strategic Framework, Norfolk authorities have identified climate change as being a strategic land use issue with cross boundary implications and have agreed to reduce Norfolk’s greenhouse gas emissions as well as the impact from, exposure to, and effects of climate change, including by locating development so as to reduce the need to travel, effecting a major shift away from car use, maximising the energy efficiency of development and promoting the						

use of renewable and low carbon energy sources and managing and mitigating against the risks of adverse sea level rise and flooding. Through the Duty to Cooperate, NNDC has worked with other authorities to produce a Strategic Flood Risk Assessment, which assesses the extent of flooding taking into account climate change allowances as agreed with the Environment Agency.
<p>Mitigation Proposal: The Local Plan includes policies reflecting the presumption in favour of climate resilient sustainable development. Development is generally directed to being in and adjacent to the towns and larger villages, where many services can be found and access to public transport obtained. Although there are policies that seek to support growth in more rural locations for social and economic benefits, the negative impacts around increased reliance on private car use and greenfield sites will be minimised, as a much lower proportion of small-scale growth is envisaged. Throughout the Plan there are policies encouraging renewable energy, managing flood risk, including the assessment of surface water, coastal erosion, groundwater run-off and potentially incorporating Sustainable Urban Drainage systems. In addition, specific policies promote sustainable transport, support the transition from carbon-based vehicles to electric power and promote increased connectivity and open space provision, along with ensuring biodiversity and geodiversity remain important considerations in the development process. There are specific policies included in relation to green infrastructure, open space, water efficiency, sustainable construction, energy efficiency and low carbon energy. It is recognised that development could lead to additional cars and emissions, but the approach taken in the Local Plan is to reduce contributions to climate change and to mitigate and adapt to its effects.</p>

SA Objective: SA5 - To minimise pollution and to remediate contaminated land.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Pollution is minimised and contaminated land is remediated	CC1, CC2, CC5, CC6, CC9, CC13, SS1, HC4, HC7, E2, E6, E7, E8	Positive	District Wide	Long term	Permanent	Uncertain
<p>Assessment: The NPPF requires planning to minimise pollution, including preventing new and existing development from contributing to, being at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution. Furthermore, contaminated land should be remediated and mitigated where appropriate (NPPF, 2021, para. 174 p.50). In terms of air quality, North Norfolk currently meets all of the national air quality objectives. In terms of water pollution, by 2019, 5 out of 6 of the district's water bodies were rated as moderate for ecological status or potential and all 6 were rated good for chemical status (EA, 2019). The majority of the district is within an area designated as being at risk from agricultural nitrate pollution. If not properly managed some types of development including those proposing new overnight accommodation, some commercial proposals and agricultural uses have the potential to increase water pollution via foul and surface water discharges into the designated watercourses. To ensure no further reduction in water quality applicants should demonstrate, beyond reasonable scientific doubt, that their development proposals are nutrient neutral. This will require the submission of sufficient information which compares the existing and proposed uses and allows the Local Planning Authority to conclude that no more nutrients will enter the designated watercourses than is currently the case.</p>						
<p>Mitigation Proposal: As well as proposing a policy directly relating to pollution and hazard prevention and minimisation, which requires all development proposals to avoid, minimise and take every opportunity to reduce through mitigation measures, all emissions and other forms of pollution. To support nutrient neutral development, the Norfolk authorities are producing a "Nitrates and Phosphates Mitigation Strategy" for the River Wensum and The Broads SAC and</p>						

Broadland Ramsar catchments. This will identify short-, medium- and long-term mitigation solutions. The strategy is likely to include a tariff system to fund mitigation measures that will offset additional nutrient discharges from new development. Applicants may propose other types of mitigation. The Norfolk Authorities impacted by this issue have published detailed guidance on the information requirements and process that applicants will need to follow., the Local Plan also proposes a number of other policies, which would contribute towards this Objective, including encouraging sustainable development, directing development in or close to towns and larger villages, encouraging renewable energy, reducing the need to travel and maximising the use of sustainable transport. It is recognised that development could lead to additional cars and emissions, but the approach taken in the Local Plan seeks to avoid, prevent and minimise pollution when schemes come forward. The significant proportion of the planned growth relate to allocated sites, which are located in the larger settlements.

SA Objective: SA6 - To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Protection and enhancement of the areas' biodiversity and geodiversity assets	CC1, CC2, CC3, CC7, CC10, CC11, CC12, SS3, HC2, HC4, HC6, HC8, ENV1, ENV2, ENV4, ENV5, ENV8, E6, E7	Positive	District wide	Long term	Permanent	Uncertain
<p>Assessment: The impact of the Local Plan on this objective is mainly positive. A number of policies seek to ensure appropriate protection, conservation and enhancement, where consideration is given to the natural environment, including landscape, townscape and the historic environment. The district contains many important and protected sites and priority habitats and species and whilst legislation may help protect against individual significant negative effects, there remains the potential for significant negative effects through increased visitor pressure as a result of the cumulative amount of planned development, which will put pressure on designated European sites. As a result, a specific policy (ENV5) has been added to the Plan that requires visitor mitigation for these European sites through developer contributions. Also, in light of the Environment Act 2021, a new policy has been included to ensure that biodiversity net gain is achieved through development, in order to protect and enhance the natural environment.</p>						
<p>Mitigation Proposal: The policy approach set out within the Local Plan seeks to protect and enhance these features (including policies CC10, CC11, CC12, ENV4 and ENV5). Policy HC4 advises that developer contributions will be required to fund appropriate visitor impact mitigation, including new/ enhanced off site green infrastructure. Policy ENV5 seeks to ensure compliance with the Conservation of Habitats and Species Regulations 2017 (as amended) to enable, through the Norfolk Strategic Framework (NSF) and the Norfolk Wide Green Infrastructure and Recreational Avoidance Strategy (GIRAMS), growth in the district by implementing measures to decrease pressures on European Sites, through the identification of opportunities for the enhancement of and provision of new alternative Green Infrastructure along with positive management of existing sites. Also, Policy CC10 will ensure that biodiversity net gain is achieved through development, in order to protect and enhance the natural environment.</p>						

SA Objective: SA7 - To increase the provision of green infrastructure.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
The number of sites which contribute to GI within the District.	CC1, CC7, CC9, CC10, CC11, CC12, SS1, SS2, SS3, HC2, HC4, HC8, ENV2, ENV4, ENV5, ENV8, HOU1, E4	Positive	District wide	Long term	Permanent	Uncertain
<p>Assessment: Through the NSF, Norfolk authorities have identified Green Infrastructure (GI) as being a strategic land use issue with cross boundary implications. This has culminated in the Green Infrastructure and a Recreation Avoidance Strategy (GIRAMS). New development has the potential to provide and enhance GI. Many policies collectively are seeking enhanced provision, which will improve connectivity across the District and Policy CC11 has been designed specifically to ensure that all development delivers GI through the Plan.</p> <p>Mitigation Proposal: As well as proposing a policy directly relating to the safeguarding, retention and enhancement of the GI network, the Local Plan proposes the inclusion of a number of other policies that seek to protect and provide GI. This includes policy HC2, which has been informed by the Norfolk Green Infrastructure and Recreational Avoidance Mitigation Strategy (GIRAMS). As part of the North Norfolk Open Space Assessment (2019), an open space calculator was created to calculate the quantum of on-site open space to be provided, based on the number of bedrooms proposed by a residential development. In addition, large scale residential development will be required to provide additional enhanced GI order to assist in recreational mitigation measures and compliance to Habitat Regulations.</p>						

SA Objective: SA8 - To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
New development maintains and strengthens the local distinctiveness and the sense of place of the landscape,	CC1, CC2, CC6, CC11, CC12, SS3, HC2, HC6, ENV1, ENV2, ENV3, ENV4, ENV5, ENV8, ENV7, HOU1, HOU5, HOU6, HOU7, E2,	Positive	District Wide	Medium to long term	Permeant	Uncertain

townscape and seascape	E4, E5, E6, E7, E8, E9					
<p>Assessment: North Norfolk is considered to be outstanding in a national context for both its geology and landforms. The importance of the district's landscape has been assessed through a Landscape Character Assessment SPD (2021). In addition, approximately 26 of the designated Conservation Areas have Conservation Area Appraisals and there is a rolling programme reviewing the 84 Conservation Area designations across the district.</p> <p>Mitigation Proposal: Many of the policies proposed within the Local Plan contribute towards this Objective, including requiring that the natural character and beauty of the Norfolk Coast National Landscape and the Broads National Park is conserved and enhanced, the protection and enhancement of landscape and settlement character, limiting development in the Heritage and Undeveloped Coast, protecting veteran trees, hedgerows and woodland, encouraging the creation, enhancement and protection of open space and the protection of Local Green Space, the protection, enhancement and promotion of Public Rights of Way, encouraging high quality design and protecting and enhancing the historic environment. Overall, these policies require developers to consider the impacts and address environmental impacts positively and help to mitigate against proposals, which could harm the areas' landscapes, townscapes and seascapes.</p>						

SA Objective: SA9 - To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
The character of the historic environment and their settings are protected, managed and where possible enhanced. Heritage at risk is positively addressed.	CC1, CC11, CC12, SS3, HC2, HC6, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8, HOU7, E2, E5	Positive	District Wide	Medium to long term	Permanent	Uncertain
<p>Assessment: There are over 2,200 listed buildings, 86 Scheduled Monuments, 33 Historic Parks and Gardens and 81 designated Conservation Areas within the District. Approximately 26 Conservation Areas have Conservation Area Appraisal documents and there is a rolling programme reviewing the 84 Conservation Area designations across the district. The district's historic environment is an intrinsic part of its character and demonstrates how North Norfolk has evolved over thousands of years. New development in the form of residential, economic or infrastructure has the potential to impact upon the district's historic environment. The historic environment policy includes that 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.</p> <p>Mitigation Proposal: As well as proposing a policy directly relating to the protection and enhancement of the historic environment, the Local Plan proposes the inclusion of a number of other policies which make reference to the need to protect the historic environment. These policies will help to mitigate against proposals being proposed which could harm the historic environment.</p>						

SA Objective: SA10 - To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Directing the majority of the new housing growth to the most sustainable settlements to ensure that new residents have access to services and also to support those existing services. Maximising opportunities to promote healthy lifestyles.	CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC9, CC11, CC12, CC13, SS1, SS2, SS3, HC1, HC2, HC3, HC4, HC5, HC6, HC7, HC8, ENV2, ENV3, ENV4, ENV5, ENV6, ENV8, HOU1, HOU2, HOU3, HOU4, HOU5, HOU6, HOU7, HOU8, HOU9, E1, E2, E3, E4, E7, E8, E9	Positive	District wide	Medium – Long Term	Permanent	Uncertain
<p>Assessment: New development has the potential to impact upon the health and wellbeing of the population in a number of different ways. There are many opportunities through new development to deliver increases in public open space, cycle parking and increased access to green infrastructure networks. Although new development may have an impact upon the capacity at schools and doctor’s surgeries, the Local Plan provides the opportunity for investment to be aligned with proposed growth to ensure that new facilities and services are provided to meet the needs of the new and existing residents.</p>						
<p>Mitigation Proposal: Central to the Local Plan is ensuring that the population has good access to essential services and facilities. In general, this takes the form of promoting significant development in areas that have existing services, but this can also include requiring provision to be made for those services in response to new development. This can be sought through developer contributions as set out in policy HC4 in the Local Plan. Therefore, the significance of this effect is relatively high and essential to improving people’s health and wellbeing across the district. The emerging Local Plan seeks to ensure that open space is provided on all new major development and seeks to improve connectivity to these open spaces through Green Infrastructure Policy CC11 .</p>						

SA Objective: SA11 - To reduce crime and the fear of crime.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Reduction in crime and the fear of crime through design quality	SS3, HC4, HC5, ENV6, ENV8, HOU5, E4	Positive	Local	Medium term	Permanent	Uncertain
<p>Assessment: Whilst crime rates within North Norfolk are lower than rates in Norfolk and England, crime rates are generally higher within the district's larger towns. The design of new development can play an important part in helping to reduce crime and the fear of crime within North Norfolk. The Local Plan provides for the opportunity to contribute towards potential police infrastructure investment through development.</p> <p>Mitigation Proposal: The specific design policy ENV7 and the North Norfolk Design Guide SPD reflect Secure by Design principles. Some of the principles include clearly defined private and public spaces, surveillance and overlooking of the public realm from new developments, ensuring that the street scene is overlooked by active frontages, where possible. These principles will help to ensure that new schemes can be delivered that conform to these principles, through the decision-making process and thereby, help to reduce crime and the fear of crime.</p>						

SA Objective: SA12 - To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Contribution towards good quality housing (including affordable housing and housing for elderly)	CC1, CC3, CC6, CC7, CC9, SS1, SS2, SS3, HC4, HC5, HC7, ENV1, ENV6, ENV8, HOU1, HOU2, HOU3, HOU4, HOU5, HOU6, HOU7, HOU8, HOU9, E4	Positive	District wide	Long term	Permanent	Certain
<p>Assessment: The Central Norfolk Housing Market Assessment has assessed the affordable housing requirement within North Norfolk, based on the level of need of the population within the housing market area. There are a number of policies within the Local Plan, which have a positive impact on affordable housing provision, with all new major developments, as well as schemes from 6 dwellings upwards, being expected to provide affordable housing. Some of the environmental policies have the potential to have a mixed impact on the achievement of this Objective as they restrict the area where new housing can be developed.</p>						

Mitigation Proposal: Policy HOU2 seeks to secure affordable housing on all residential developments of 6 or more dwellings. This has been reduced from the previous policy requirement of 11. This will help meet the affordable housing need identified through the Central Norfolk Strategic Housing Market Assessment. The Local Plan also allows for rural affordable exception sites, which have an important role in delivering affordable housing to areas outside of the locational strategy (the settlement hierarchy). There is an unknown potential impact arising from the development of small-scale sites in relation to Small Growth Villages, arising from the larger profit margins for market housing over affordable dwellings. It is proposed that the delivery of rural exception sites is monitored to ensure that the delivery of these schemes within areas of identified need continues over the plan period.

SA Objective: SA13 - To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Employment opportunities of residents improved through sustainable economic development and education/skills training	CC1, CC8, CC13, SS1, SS2, SS3, HC5, HC6, HC7, HC8, ENV2, ENV4, HOU1, HOU2, HOU7, HOU8, E1, E2, E3, E4, E6, E7, E8, E9	Positive	District Wide	Medium-Long Term	Permanent	Uncertain
<p>Assessment: The NPPF states that planning policies should help create the conditions in which businesses can invest, expand and adapt. The NPPF emphasises the importance of setting a clear economic vision and strategy that positively and proactively encourages sustainable economic growth, including supporting a prosperous rural economy. The Business Growth and Investment Opportunities Study (2015) identified areas for potential opportunity within the district and the key findings of this study fed into the Employment Background Paper (2019). This Background Paper underpins the policies within the Local Plan by taking account of past take up rates in order to establish the employment land requirement within the district over the plan period. The policies within the plan have a positive effect in promoting employment opportunities for residents within the district.</p>						
<p>Mitigation Proposal: The policies within the Local Plan seek to ensure that Employment Areas are protected for employment use, a total of 263.84 hectares. New employment land is proposed through allocations in a number of sustainable locations within the district. Policies within the plan also allow for the development of employment opportunities within rural areas to ensure that employment opportunities are available to all within the district. New residential development is primarily directed towards the most sustainable settlements with employment land or good transport links to higher order settlements. This will ensure that the majority of the population of the district have access to employment opportunities and education/skills training.</p>						

SA Objective: SA14 - To encourage investment.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
To encourage investment within North Norfolk	CC2, CC6, CC8, CC9, CC11, CC13, SS1, SS2, SS3, HC3, HC4, HC5, HC6, HC8, ENV3, ENV8, HOU1, HOU2, HOU7, HOU8, E1, E2, E3, E4, E6, E7, E8, E9	Positive	District Wide	Medium-Long Term	Permanent	Uncertain
<p>Assessment: The NPPF sets out that planning policies should help create the conditions in which business can invest, expand and adapt. As the District is largely rural in nature, investment opportunities are encouraged through creating the opportunities for new housing, employment, retail and tourist facilities. Appropriate policies also encourage investment to address environmental issues such as water quality where appropriate</p> <p>Mitigation Proposal: The housing policies seek to meet the required housing need of the district, encouraging people to live within the district. The economic policies seek to retain Employment Areas for employment uses and the plan promotes new employment land in sustainable locations across the district, offering the platform for investment in the district. The policies in regard to new employment are considered to be flexible to ensure that new employment development can be delivered in the main towns and rural areas, to ensure that investment is promoted district wide. The retail policies within the plan encourage opportunities for investment in the Town Centres of the main market towns within the district. Tourism is vital to the district's economy and new tourism opportunities are supported through policies within the plan. Investment to ensure development limits impacts on water quality through the requirements to consider nutrient neutrality is included in policy CC13. Take up rates of housing, employment, retail and tourism will be monitored to ensure that the approach maximises the opportunities for investment.</p>						

SA Objective: SA15 - To maintain and enhance town centres.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
Town centres are maintained and enhanced	CC11, SS1, HC3, HC6, HC7, HC8, ENV2, ENV6, ENV7, ENV8, HOU1, E1, E2, E4, E5	Positive	Local	Medium Term	Permanent	Uncertain

Assessment: The district's seven Market towns and the large village of Hoveton all contain town centres that provide a different range of shopping, leisure and service provision to residents of the surrounding rural communities. High streets and town centres face a significant challenge with the rise of online shopping, the continued squeeze on disposable incomes and shop closures by national retail service providers. The NPPF places great emphasis on the role that residential development can play in ensuring the vitality of centres and to ensure that Main Town Centre Uses are directed towards the Primary Shopping Areas, where possible. The North Norfolk Retail and Main Town Centre Uses Study 2017 sets out the hierarchy of town centres within North Norfolk and provides a detailed qualitative and quantitative assessment to establish the capacity to support retail floorspace growth. The North Norfolk Employment Growth Study background paper establishes a hierarchy of employment sites within the district. Maintaining and enhancing town centres also relates to aesthetics and urban design principles, making the town centres places that people want to spend time.

Mitigation Proposal: The Local Plan establishes a settlement and retail hierarchy which ensures that the majority of the housing growth, retail growth and employment growth is directed towards the Market Towns and the large village of Hoveton. The majority of new housing is promoted directly through housing allocations to the Market Towns as the most sustainable settlements. Housing Policies are supportive of new development in the main towns within the district. Employment policies are supportive of employment development on Employment Areas within the towns and the plan seeks to promote new employment land to the market towns. Retail policies are supportive of new development that enhances the vitality and viability of the town centres and sets out a clear hierarchy of Towns within the District. The town centres are defined and Main Town Centre Uses are directed, in the first instance, towards the Primary Shopping Areas. The design policies within the Local Plan seek to ensure that any new development will maintain and enhance the aesthetics of the town centres.

SA Objective: SA16 - To reduce the need to travel and to promote the use of sustainable transport.

Effect	Policy	Positive/ Negative	Spatial Effect	Duration (short/medium/Long term)	Temporary / permanent	Probability of occurrence
New development is located in the most sustainable locations, maximising the opportunities for the use of sustainable transport options.	CC9, SS1, SS2, SS3, HC3, HC5, HC6, HC7, HC8, ENV1, HOU1, HOU3, HOU7, E1, E4, E6, E7, E8	Positive	District Wide	Medium	Permanent	Uncertain
Assessment: North Norfolk is a relatively peripheral, rural district, with a low population density and an aging population. The majority of the population live in the seven Market Towns within the District. Much of the existing economic travel demand is seasonal and tourism related. Public transport use is limited (2% of commuting trips). The NPPF (2021) promotes sustainable transport, setting out that significant development should be focused on locations, which are or can be made sustainable. To ensure that development is promoted to the most sustainable locations, NNDC has produced a Distribution of Growth Background Paper, which identifies the most sustainable settlements within the district.						

Mitigation Proposal: The settlement hierarchy as defined within the Local Plan seeks to ensure that the majority of proposed growth is directed towards the most sustainable settlements i.e. those with the most services and facilities. The majority is focused on the top two tiers of the hierarchy. The Plan as a whole promotes connectivity and access to open space.

8) Conclusions and Next Steps

- 8.1 This SA Addendum has drawn upon the previous SAs undertaken throughout the development of the Local Plan. This assessment has sought to determine the impacts of the proposed Main Modifications on the overall conclusions of the previous SA reports.
- 8.2 The Main Modifications to the North Norfolk Local Plan have been screened as set out in Table 2 of this report to determine whether they are likely to lead to changes to the SA Objectives and the overall sustainability performance of the Local Plan.
- 8.3 There are a total of sixty-eight Main Modifications to the North Norfolk Local Plan. Of these, the following have been assessed in this SA Addendum report:

- Vision for Norfolk

- 19 policies:

- Policy CC 2 Renewable & Low Carbon Energy
- Policy CC 6 Coastal Change Adaptation
- Policy CC 8 Electric Vehicle Charging
- Policy CC 10 Biodiversity Net Gain
- Policy CC 13 Protecting Environmental Quality
- Policy SS 1 Spatial Strategy
- Policy HC 1 Health & Wellbeing
- Policy HC 5 Fibre to Premises (FTTP)
- Policy ENV 1 Norfolk Coast National Landscape & The Broads
- Policy ENV 3 Heritage & Undeveloped Coast
- Policy ENV 7 Protecting & Enhancing the Historic Environment
- Policy HOU 1 Delivering Sufficient Homes
- Policy HOU 2 Delivering the Right Mix of Homes
- Policy HOU5 Gypsy, Traveller & Travelling Showpeople's Accommodation
- Policy E 1 Employment Land
- Policy E 3 Employment Development Outside of Employment Areas
- Policy E 6 New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites
- Policy E 7 Touring Caravan & Camping Sites
- Policy E 8 New Tourist Attractions & Extensions

- 17 site allocations:

- C22/4 Land at Pine Tree Farm, Norwich Road
- C10/1 Land at Runton Road/ Clifton Park
- F01/B Land North of Rudham Stile Lane
- H20 Land at Heath Farm
- HV01/C Land at East of Tunstead Road
- HV06/A Land at Stalham Road
- NW01/B Land at Norwich Road, Nursery Drive
- NW62/A Land West of North Walsham
- NW16 Land at End of Mundesley Road
- ST23/2 Land North of Yarmouth Road, East of Broadbeach Gardens

- ST19/B Land Adjacent Ingham Road
- ST04/A Land at Brumstead Road
- BLA01/B Land West of Langham Road
- BRI02/C Land West of Astley Primary School
- LUD01/C Land South of School Road
- MUN03/A Land off Cromer Road & Church Lane
- TAT01 Tattersett Business Park

In addition, the following six site allocations have been deleted:

- C07/2 Land at Cromer High Station
- H27/1 Land at Heath Farm (Employment)
- NW52 Land East of Bradfield Road (Employment)
- SH07 Former Allotments, Weybourne Road, Adjacent to Splash
- W07/1 Land Adjacent Holkham Road
- LUD06/A Land at Eastern Edge of Grange Road

- 8.4 The appraisal has identified that the majority of the amended policies and site allocations are unlikely to result in any significant effects. Overall, the previous findings of the SA/SEA remain relevant and valid. The amendments carried out through the Main Modifications strengthen the mitigation measures embedded in the policies and therefore confirm that there will be no significant negative effects and that positive effects have been optimised.
- 8.5 Overall, the new and amended policies introduced through the Main Modifications to the Local Plan are expected to improve the sustainability performance of the Plan, or result in no significant change with regard to sustainability. The modifications would not be expected to alter the overall residual effects of the plan identified in the Regulation 19 SA report, or the SA Addendum (Further Consultation).

Next Steps

- 8.6 The proposed Main Modifications will be subject to public consultation commencing August 2025, including this SA Addendum Report. The Inspector will consider any representations made and then his final report will be published later in the year.
- 8.7 Once the North Norfolk Local Plan has been adopted, an SA Adoption Statement will be prepared and published, in accordance with regulatory requirements. This statement will provide information on how the sustainability considerations have been incorporated into the Local Plan, how the SA report consultation responses have been taken into account and an outline of the reasons for choosing the Local Plan as adopted.

Appendix A - SA Framework

(Table 4 in the main Sustainability Appraisal Report, January 2022 [[A3](#)])

Overarching Sustainability Theme & SEA Theme	Sustainability Appraisal Objective/s	Decision-Making Criteria for Policies	Site Specific Decision-Making Questions
Environmental Land, Water and Soil Resources SEA Themes: Soil, Water	SA1: To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	Will it make efficient use of land?	1a) Could the site be developed in a way that optimises the density of the site whilst also protecting the form and character of the area?
		Will it reduce the amount of derelict, degraded and underused land and properties? Will it reduce the need for development on greenfield land?	1b) Will it use land, building/s or existing infrastructure that has been previously developed?
		Will it minimise the loss of the best and most versatile agricultural land (grades 1-3)?	1c) Will it avoid the loss of the best and most versatile agricultural land (grades 1-3)?
	SA2: To minimise waste generation and avoid the sterilisation of mineral resources.	Will it contribute to the minimisation of waste production and to recycling?	N/A No Specific site assessment criteria as development specific
		Will it avoid the sterilisation of safeguarded mineral resources?	2a) Could development of the site result in the sterilisation of safeguarded mineral resources?
	SA3: To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	Will it limit water consumption?	N/A No Specific site assessment criteria as development specific
		Will it maintain and where possible enhance impact on the quality and quantity of water resources (including impact on surface and ground water)?	3a) Is the site susceptible to surface water flooding (CC) and/or ground water flooding?
Environmental Climate Change, Energy, Air Quality Pollution SEA Themes: Air, Water, Climatic factors.	SA4: To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	Will it help adapt to or mitigate against climate change?	N/A No Specific site assessment criteria as will include a range of objectives including: flooding, energy efficiency, biodiversity, transport etc that are explored in this framework

Overarching Sustainability Theme & SEA Theme	Sustainability Appraisal Objective/s	Decision-Making Criteria for Policies	Site Specific Decision-Making Questions
		Will it reduce energy consumption or improve energy efficiency?	N/A No Specific site assessment criteria as development specific
		Will it minimise the risk of flooding to people and properties?	4a) Is the site at risk of tidal or fluvial flooding as identified in the SFRA taking into account climate change?
			4b) Is the site at risk of surface water flooding?
		Will it minimise the risk of coastal erosion to people and properties?	4c) Is the site within or adjacent to a coastal erosion risk zone?
		Will it support renewable energy generation?	4d) Is the site situated within an identified sensitive landscape in relation to type of development proposed?
	SA5: To minimise pollution and to remediate contaminated land.	Will it minimise impact on air quality?	5a) Will the site result in increased traffic at sensitive locations?
		Will it minimise the impact of noise, light and odour pollution?	5b) Does the site have the potential to increase noise, light and / or odour pollution?
		Will it minimise, and where possible address land contamination?	5c) What would be the potential impact on land contamination?
Environmental Biodiversity, Fauna, Flora and Geodiversity SEA Themes: Biodiversity Fauna, Flora	SA6: To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	Will it protect, maintain and enhance sites of natural importance (to include protected and unprotected species and designated and non-designated sites)?	6a) Will the site result in a direct loss or damage to the integrity of a site of natural importance?
		Will it conserve and enhance species diversity and in particular avoid harm to protected species?	6b) Could the site result in disturbance or damage to any protected species or their Habitats?
		Will it protect, maintain or enhance geodiversity?	6c) Could there be a potential impact on geodiversity?
	SA7: To increase the provision of green infrastructure.	Could it contribute towards enhancing or increasing green infrastructure networks and ensuring current ecological networks are	7a) Would there be the potential to contribute towards green infrastructure networks?

Overarching Sustainability Theme & SEA Theme	Sustainability Appraisal Objective/s	Decision-Making Criteria for Policies	Site Specific Decision-Making Questions
		not compromised and future improvements in habitat connectivity are not prejudiced?	
Environmental Landscape, Townscape and Historic Environment SEA Themes: Cultural heritage including architectural and archaeological heritage landscape.	SA8: To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	Will it conserve and where possible enhance the areas' landscapes, townscapes and seascapes (including the special qualities of designated and non-designated areas) and their settings?	8a) Could there be a potential impact on the landscape, townscape, and / or seascape and its setting (including the special qualities of designated and non-designated areas)?
	SA9: To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	Will it enable the protection and enhancement of the historic environment (including designated and non-designated assets and their settings)? Could it benefit heritage assets currently 'at risk'?	9a) What would the potential impact be on the historic environment (including designated and non-designated assets and their settings)?
Social Healthy and Inclusive Communities SEA Themes: Population, Human Health	SA10: To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	Will it help improve the health or life expectancy of residents?	N/A No Specific site assessment criteria to avoid duplication, health and life expectancy covered within other social and environmental criteria.
		Will it promote integration with existing communities?	10a) Is the site well related to a defined settlement?
		Will it maximise access to health facilities, taking into account the needs of an ageing population?	10b) Would the site have potential to improve access to a local healthcare service (doctors' surgery)?
		Will it promote healthy lifestyles? Will it improve the quantity and quality of open space available?	10c) Is there potential for the site to contribute towards improving access to and provision of open space?
		Will it encourage access to leisure and cultural opportunities?	10d) Is it within walking distance of leisure and cultural facilities?

Overarching Sustainability Theme & SEA Theme	Sustainability Appraisal Objective/s	Decision-Making Criteria for Policies	Site Specific Decision-Making Questions
		Will it encourage access to local services and facilities? ¹	10e) Will it enhance access to local services and facilities?
		Will it help reduce deprivation and inequality?	N/A No Specific site assessment criteria to avoid duplication, deprivation and inequality is made up of multiple indices which as covered within other criteria.
	SA11: To reduce crime and the fear of crime.	Will it help design out crime and the fear of crime?	11a) Will the site provide an opportunity to incorporate crime reduction measures?
Social Housing SEA Themes: Population, Material Assets	SA12: To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	Will it support the provision of a range of housing types and sizes, including affordable, to meet the needs of all the community, including specific groups such as the needs of an ageing population and Gypsies, Travellers and Travelling Showpeople? Will it deliver affordable housing and other tenures to meet needs? Will it meet the needs of Gypsies and Travellers and Travelling Showpeople?	12a) Will it contribute towards housing provision (including affordable housing provision and provision for Gypsies, Travellers and Travelling Showpeople)?
		Will it deliver housing to meet needs in appropriate locations?	12b) Will it deliver a range of different housing types?
Economic Economic Activity and Education	SA13: To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve	Will it promote a range of sustainable employment opportunities? Will it sustain and where appropriate promote the rural economy?	13a) Could development of the site contribute towards delivering employment opportunities?

¹ A primary school; A secondary school; A local healthcare service (doctors' surgery); Retail and service provision for day to day needs (district/local shopping centre, village shop); Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a Local Plan will also be considered); A peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm)

Overarching Sustainability Theme & SEA Theme	Sustainability Appraisal Objective/s	Decision-Making Criteria for Policies	Site Specific Decision-Making Questions
	employment opportunities for residents.	Will it enable access, and where appropriate improved access, to employment, education and skills training?	13b) Could development of the site improve access to employment? 13c) Could development of the site improve access to educational and / or training facilities?
	SA14: To encourage investment.	Will it attract new investment and provide opportunities to broaden the economy?	14a) Does the site create additional jobs and encourage inward investment to broaden the economy?
	SA15: To maintain and enhance town centres.	Will it promote the vitality and viability of town centres?	15b) Is the site well related to a defined settlement?
Economic Infrastructure and Accessibility SEA Themes: Human health	SA16: To reduce the need to travel and to promote the use of sustainable transport.	Will it facilitate efficiency in the distribution of goods?	16a) Would the site be well related to a defined settlement with good transport links and services?
		Will it reduce the need to travel by car? Will it promote sustainable transport use? Will it promote access to local services and facilities? ²	16b) Can a range of local services and facilities be accessed within the vicinity by sustainable means?
		Will it support the provision of key communications infrastructure?	16c) Would the site be well related to key communications infrastructure (broadband)?

² A primary school; A secondary school; A local healthcare service (doctors' surgery); Retail and service provision for day to day needs (district/local shopping centre, village shop); Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a Local Plan will also be considered); A peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm)

Appendix B - Appraisal of Policies

Vision for Norfolk

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Approach with main modification (MM1)	-	0	0	+	+	+	+	+	+	++	+	++	+	+	+	+
Preferred Approach (Regulation 19)	-	0	0	+	+	+	+	+	+	++	+	++	+	+	+	+
Alternative Option (Regulation 18)	-	?	?	+	+	+	+	+	+	++	+	++	+	+	+	+

Comment: The Vision sets the overarching direction and foundation for the policies, The issues identified score positively against the majority of the SA objectives, where the scoring of indicators 2 and 3 have been updated to take account of a more up-to-date Minerals and Waste Local Plan, which provides more certainty in relation to these indicators. Main Modification (MM1) changes the plan period to 2024-2040 which ensures that the strategic policies will look ahead over a 16-year period.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	LT	P	The vision seeks the provision of new homes and employment as well as environmental improvements. Due to the rural nature of the district, there are limited amounts of PDL, and as such the majority of development will occur on undeveloped land. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	The impact on waste generation is neutral, given that site assessments include a review of mineral sites, where conclusions have provided certainty to the action required for affected mineral resources. The main modification does not alter the scoring.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	LT	P	All new development is likely to have an impact on water consumption. The Vision scores neutral as it will seek to develop resource & energy efficient residential development that takes account of climate resilience. The main modification does not alter the scoring.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	New development will have been provided and designed to minimise resource and energy use and minimise the risks arising from flooding and coastal erosion. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	+	LT	P	The vision will direct the majority of growth to towns which also act as transport hubs. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	LT	P	The vision will protect and enhance the natural environment. The main modification does not alter the scoring.

7. To increase the provision of green infrastructure.	+	LT	P	The vision will improve access to the countryside and green spaces for local communities as well as supporting additional facilities and services. The main modification does not alter the scoring.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	LT	P	The vision recognises the role of the natural and built environment in providing the character of the district. It also recognises the importance of enhancement. The vision scores positively. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	LT	P	The vision recognises the role of the natural and built environment in providing the character of the district. It also recognises the importance of enhancement. The vision scores positively. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	++	LT	P	The vision seeks overarching improvement in residents and visitors' quality of life in relation to all social, environmental and economic indications. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	+	ST	P	The vision seeks resource efficient and secure residential development. The main modification does not alter the scoring.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	LT	P	The vision supports the delivery of good quality, energy efficient and climate resilient affordable homes. The main modification does not alter the scoring.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	LT	P	The vision seeks overarching improvement in quality of life in relation to all social, environmental and economic indications. Particularly the vision supports initiatives for a wider range of locally skilled and better paid jobs. The main modification does not alter the scoring.
14. To encourage investment.	+	LT	P	The vision seeks net gains in development which will be achieved through investment.
15. To maintain and enhance town centres.	+	LT	P	The vision seeks vibrant and appealing towns. The main modification does not alter the scoring.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	LT	p	The vision seeks overarching improvement in quality of life in relation to all social, environmental and economic indications. Although it does not specifically mention sustainable transport and requirement to reduce the need to travel, the vision seeks the concentration of growth in existing towns. The main modification does not alter the scoring.

Potential Mitigation Measures: The policy approach provides positive climate change principles, to ensure that sustainable development is maintained in the absence of any up to date policies and/ or where there are no relevant policies in the Local Plan. Careful application of the policies as a whole will need to be carried out to ensure appropriate weight is given to the most important considerations. The policy as a whole scores well against the SA indicators and no mitigation is identified as necessary. The Main Modification does not alter the assessment.

Policy CC 2 Renewable & Low Carbon Energy

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 2 with main modification (MM2)	0	+	+	++	+	+	n/a	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a
Policy Approach CC 2 (Regulation 19)	0	+	+	++	+	+	n/a	0	0	n/a	n/a	n/a	n/a	+	n/a	n/a
Preferred Option SD 7 (Regulation 18)	-	+	+	++	+	+	n/a	-	?	n/a	n/a	n/a	n/a	+	n/a	n/a
Alternative Option SD 7A (Regulation 18)	--	+	+	-	-	-	n/a	--	-	n/a	n/a	n/a	n/a	-/?	n/a	n/a

Comment: The policy approach will provide a positive strategy for all renewable energy proposals and provides clarity in relation to the potential impacts of wind energy development on the landscape, by ensuring that these specific proposals are informed by the wind energy areas map provided, which directs such schemes away from the most sensitive areas of the district, as identified by the Landscape Sensitivity Assessment SPD.

The Main Modification (MM2) provides further clarity around the suitable wind energy areas, as derived from the Landscape Sensitivity Assessment (LSA) SPD, explaining Figure 5 as a starting point and that any relevant wind turbine application will need to be supported by a landscape and heritage impact assessments, where necessary.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P/T	There is limited PDL within North Norfolk, therefore, renewable energy schemes will likely require the use of undeveloped land. However, in terms of mitigation, the policy seeks that appropriate details /mechanism is in place to restore the land to its original use and the removal of the technology at the end of its generating term. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	ST	P	Proposals will be supported in the context of sustainable development. Increased provision of energy from renewable resources will assist in a reduction in energy waste, greenhouse gases and the use of finite mineral resources. Effects would be created in the short term. The main modification does not alter the scoring.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT- LT	P	Proposals for the production of renewable energy would assist in a reduction of water cooling and use of water resources at existing fossil fuel energy plants. The effects of this would be national. The main modification does not alter the scoring.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST-LT	P	The policy supports the switch to renewable energy and indirectly the reduction in fossil fuel and greenhouse gas production. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	+	ST	P	The policy approach seeks a positive framework to support renewable energy. As such it indirectly contributes to the reduction

				of pollution from energy producing plants. The effects contribute to a national reduction in pollution. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	Compatibility with the objective will depend on specific proposals and sites. However, the policy sets the framework in order that proposals will be permitted where individual or cumulative impacts are considered in relation to the special qualities of nationally and internationally designated. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	ST	T	The policy includes landscape and heritage considerations in order to manage impacts on the landscape and built heritage into the decision-making process, in relation to significant harm and specifically to direct wind turbine development away from the most sensitive landscapes depending on type & scale to areas identified on a wind energy map provided alongside the policy (informed by the Landscape Sensitivity Assessment). Development could potentially have a detrimental effect, but the extent will depend on the type of renewable energy. The effect is considered to be temporary as proposals have a limited life on a site. The Main Modification adds further clarity that the suitable wind energy areas map (Figure 5) is a starting point, and that any proposal requires the submission of relevant landscape and heritage impact assessments, where necessary. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	ST	T	The historic environment comprises both built heritage assets and their settings. The policy includes the requirement to submit a heritage impact assessment (if required) and to satisfactorily mitigate against any adverse impacts on heritage assets, townscape and visual character considerations. Renewable energy schemes are site specific, and due to their nature, will often require a rural location. The extent and location will depend on the type of renewable energy proposal. The effect is considered to be temporary, as many proposals have a limited life span and as such, the policy scores neutral for this objective. The Main Modification adds further clarity that the suitable wind energy areas map (Figure 5) is a starting point, and that any proposal requires the submission of relevant landscape and heritage impact assessments, where necessary. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the	N/A	N/A	N/A	

population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy encourages investment of renewable energy into the district. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach is identified as having a neutral effect on three indicators, in terms of the use of PDL and its impact on the landscape and the historic environment. With regards to mitigation, the policy will seek to remove infrastructure after the end of their working life and restore the land to its previous condition prior to the implementation of a permission, once the equipment is no longer required or has reached the end of its serviceable life. The Main Modification does not alter the potential mitigation measures.				

Policy CC 6 Coastal Change Adaptation

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 6 with main modification (MM6)	+	+	n/a	++	+	n/a	n/a	+	n/a	+	n/a	+	n/a	+	n/a	n/a
Policy Approach CC 6 (Regulation 19)	+	+	n/a	++	+	n/a	n/a	+	n/a	+	n/a	+	n/a	+	n/a	n/a
Preferred Option SD 12 (Regulation 18)	+	+	n/a	++	+	n/a	n/a	+	n/a	+	n/a	+	n/a	+	n/a	n/a
Alternative Option SD 12A (Regulation 18)	0	?	n/a	+	?	n/a	n/a	?	n/a	~	n/a	?	n/a	-	n/a	n/a
<p>Comment: The policy approach is positively prepared and brings increased benefits in relation to the relevant social, environmental and economic SA objectives. It will enable coastal adaptation and the roll-back of affected communities so that relocation is permitted not only on sites well-related to the settlement from which the property is moving but will also allow for replacement development adjacent to selected settlements to enable for a wider site search with an increased likelihood of finding suitable sites.</p> <p>The Main Modification (MM6) specifically supports adaptation approaches for tourism/ leisure uses to be able to relocate on a time-limited basis within the CCMA, where appropriate.</p>																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of	+	ST-MT	P	The policy seeks replacement of dwellings and businesses that are at risk from coastal erosion												

undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.				that are at risk within a 50-year period. Permanent dwellings should be located outside the Coastal Change Management Area (CCMA) altogether. As such the policy scores positively in relation to promoting efficient use of land. The main modification seeks favourable consideration of temporary rollback for leisure and tourism uses within the CCMA. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	MT-LT	P	The policy requires the site of the dwelling it replaces is either cleared, and the site rendered safe and managed for the benefit of the local environment or put to a temporary use that is beneficial to the well-being of the local community. As such the policy scores positively against the first part of the objective. A more up-to-date Minerals and Waste Local Plan also means that there is more certainty in relation to the sterilisation of mineral resources. As such the policy scores positively against the objective. The main modification does not alter the scoring.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	MT-LT	P	The policy approach is largely in response to climate change with regard to coastal erosion as it will directly help to mitigate its effects. The approach will allow rollback for buildings/uses within the 50 year risk area of the CCMA and the policy modifications The Main Modification will ensure that tourism/leisure uses have the ability to temporarily rollback within the CCMA. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	+	MT-LT	P	The policy requires the site of the dwelling it replaces is either cleared, and the site rendered safe and managed for the benefit of the local environment or put to a temporary use that is beneficial to the well-being of the local community. As such the policy scores positively against the first part of the objective. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT-LT	P	The policy specifically allows replacement dwellings in well related coastal communities and within or adjacent to a Selected Settlements. As such it scores positively against maintaining and strengthening local distinctiveness. The main modification does not alter the scoring.

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT- LT	P	The policy is to make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. In doing so, it seeks to improve the quality of where people live and promotes opportunities for community integration. The main modification seeks favourable consideration of temporary rollback for leisure and tourism uses within the CCMA. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	MT- LT	P	The policy is to make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. In doing so it seeks to ensure everyone has access to a suitable home. The main modification does not alter the scoring.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	MT-LT	P	The policy seeks investment into the relevant local communities affected by coastal erosion. The main modification seeks favourable consideration of temporary rollback for leisure and tourism uses within the CCMA. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
<p>Potential Mitigation Measures: The policy approach includes the requirement for the site of a dwelling being replaced to either be cleared and the site rendered safe and managed for the benefit of the local environment or put to a temporary use that is beneficial to the well-being of the local community, as appropriate.</p> <p>The Main Modification (MM6) specifically supports adaptation approaches for tourism/ leisure uses to be able to relocate on a time-limited basis within the CCMA, where appropriate. Such an approach would also require similar mitigation where a site is no longer used for such purpose.</p>				

Policy CC 8 Electric Vehicle Charging

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 8 with main modification (MM7)	n/a	n/a	n/a	+	+	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	+
Policy Approach CC 8 (Regulation 19)	n/a	n/a	n/a	+	+	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	+
Preferred Option SD 16 (Regulation 18)	n/a	n/a	n/a	+	+	n/a	n/a	n/a	n/a	+	n/a	n/a	+	+	n/a	+
Alternative Option SD 16A (Regulation 18)	n/a	n/a	n/a	~	?	n/a	n/a	n/a	n/a	0	n/a	n/a	0	0	n/a	+

Comment: The policy approach is positively prepared and will provide an important delivery mechanism to support the Government's strategy of cars and vans being effectively zero emission by 2030 and 2035 respectively. This will assist in mitigating the impacts of climate change through reducing transport associated with carbon emissions, which fully reflects the local situation, as well as the NPPF and Government strategy.

The Main Modification (MM7) aligns the requirements for residential developments to building regulations and provides flexibility for some commercial uses to be able to provide evidence where the viability of a scheme would be significantly affected.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	MT	P	The policy seeks to ensure the provision of public and private infrastructure in relation to electric vehicle charging. Recharging at home maximises the environmental and economic benefits of plug-in vehicles. As such, the policy approach is seeking climate resilience and will therefore, mitigate climate change through encouraging more sustainable modes of travel. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	+	MT	P	The approach provides for the move to cleaner modes of transport in line with the Government's ambition to move towards zero carbon emissions from new vehicles. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscape and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and	+	MT	P	The approach seeks positive measures to increase the provision of infrastructure that

the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				supports sustainable modes of transport with the overall aim of improving people's quality of life. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	The approach seeks positive measures to increase the provision of supporting infrastructure in commercial/ employment generating proposals. The main modification does not alter the scoring.
14. To encourage investment.	+	MT	P	The approach seeks investment into appropriate sustainable transport infrastructure. The main modification does not alter the scoring.
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	Through the requirement for the provision of supporting charging infrastructure the policy scores positively against the promotion of sustainable transport. The main modification does not alter the scoring.
Potential Mitigation Measures: The policy approach scores well against relevant criteria; therefore, no mitigation measures are identified.				

Policy CC 10 Biodiversity Net Gain

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 10 with main modification (MM8)	+	n/a	+	++	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
Policy Approach CC 10 (Regulation 19)	+	n/a	+	++	n/a	++	++	++	+	+	n/a	n/a	+	n/a	n/a	n/a
Alternative Option CC 10A (Regulation 19)	0	n/a	+	?	n/a	+	?	+	+	+	n/a	n/a	+	n/a	n/a	n/a
<p>Comment: The policy approach sets out the requirements for development proposals to achieve the minimum biodiversity net gain and scores well against the relevant indicators. The inclusion of this policy ensures there is a locally informed approach that reflects the principles of the NPPF and provides certainty in decision making.</p> <p>The Main Modification (MM8) updates the terminology and wording with the latest legislation and enactments with regard to the Environment Act and provides an additional requirement to demonstrate how a proposal complies with the biodiversity gain hierarchy.</p>																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing	+	LT	P	There is limited PDL within North Norfolk, and consequently, the district's biodiversity is likely to be affected to some degree by development proposals. However, the policy seeks to ensure that the natural environment is protected and enhanced, by requiring a minimum biodiversity												

infrastructure and protect the most valuable agricultural land.				net gain of 10% and as such, the policy also contributes to the efficient use of land. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	ST	P	By achieving biodiversity net gain development schemes will be able to maintain and potentially improve the infiltration of water aiding storage and also water quality. The main modification does not alter the scoring.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	ST	P	By incorporating biodiversity net gain, specifying a minimum amount and setting out the sequential approach through measuring and delivery preferably on site and minimising the fragmentation of habitats, the policy approach is contributing to the adaptation of the effects of climate change through the protection of habitats and by managing surface water runoff, water quality and storage. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST	P	Many different types of land within the district contribute to its biodiversity. The policy approach seeks net gains in biodiversity appropriate to the scale of development. Therefore, the policy approach is positive against this environmental objective. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	++	ST	P	Through directly seeking net gains in biodiversity, the policy approach scores positively in the requirements to increase GI. The main modification does not alter the scoring.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	++	ST	P	Many of the district's landscapes include areas of special designation, while others contribute to the rich biodiversity of the district. The approach requires developers to positively enhance biodiversity and as such, is a particularly positive approach. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	ST	P	The historic landscape comprises areas of landscapes as well as buildings. Therefore, the policy approach could equally apply to this objective by the incorporation of biodiversity net gain within historic landscapes. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	By ensuring proposals are required to enhance the distinctive biodiversity and geology of the district, the policy seeks to maintain and improve the quality of where people live. As such, the policy approach has a positive score for this social indicator. The main modification does not alter the scoring.

11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	In ensuring that proposals provide biodiversity net gain in a positive way, the policy seeks to encourage sustainable economic development. The main modification does not alter the scoring.
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant SA objectives, and as such, no mitigation measures are identified. The main modification does not alter the need for potential mitigation measures.				

Policy CC 13 Protecting Environmental Quality

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach CC 13 with main modification (MM9)	+	+	+	n/a	++	0	n/a	+	n/a	+	n/a	0	+	n/a	n/a	0
Policy Approach CC 13 (Regulation 19)	+	+	+	n/a	++	0	n/a	+	n/a	+	n/a	0	+	n/a	n/a	0
Preferred Option SD 13 (Regulation 18)	+	+	0	n/a	++	0	n/a	0	n/a	+	n/a	0	+	n/a	n/a	0
Alternative Option SD 13A (Regulation 18)	0	?	?	n/a	+	0	n/a	?	n/a	0	n/a	?	?	n/a	n/a	0

Comment: The policy approach is positively prepared and scores well against the relevant indicators. It sets specific criteria against which development proposals can be assessed in order to avoid, minimise, and where possible reduce, all emissions and other forms of pollution, including light and noise pollution and ensure no deterioration in water quality.

The Main Modification (MM9) adds a new requirement for proposed new dwellings and other overnight accommodation that fall within nutrient neutrality areas to ensure proposals will not have an adverse effect on the integrity of the habitats concerned.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	+	ST	P	The policy approach seeks the efficient use of land through consideration of pollution. This would indirectly contribute to the objective through the consideration of sustainable transport and traffic generation. The policy scores positively through requiring the remediation of contaminated land to allow its re-use. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	+	ST	P	The policy approach specifically requires development to minimise and where possible reduce forms of pollution. The main modification does not alter the scoring.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	+	MT	P	The policy includes criterion around development having no detrimental effects on surface and ground water quality. The main modification does not alter the scoring.

4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	++	ST- LT	P	The policy includes the requirement to minimise and remediate contaminated land. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	MT	P	The policy includes criterion around development having regard to the natural environment and environmental quality standards, ensuring that there are no adverse impacts. The main modification strengthens the protection of specific nutrient neutrality areas. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The policy approach seeks to manage any adverse impacts of development on the natural environment by avoiding, minimising and reducing through mitigation measures, all forms of pollution. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	Collectively the policy approach seeks to improve where people live. New development should avoid and minimise all types of pollution and where possible, seek to reduce emissions and other pollution in order to protect the natural environment. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	MT	P	The policy makes provision for development and the consideration of pollution, remediation of contaminated land. The main modification does not alter the scoring.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT	P	The purpose of this policy is to avoid, minimise and take every opportunity to reduce through proportionate mitigation measures all emissions and other forms of pollution. As such, the policy supports the delivery of the first part of this SA objective. The main modification does not alter the scoring.
14. To encourage investment.	+	ST	P	The policy supports short to long term investment in improving water quality
15. To maintain and enhance town centres.	N/A	N/A	N/A	

16. To reduce the need to travel and to promote the use of sustainable transport.	0	MT	N/A	The criterion includes the consideration to reduce all emissions. This would indirectly contribute to the objective through the consideration of sustainable transport and traffic generation. The main modification does not alter the scoring.
<p>Potential Mitigation Measures: Three indicators are neutral and potentially not measurable. The policy seeks to manage pollution where, individually or cumulatively, there are no unacceptable impacts on a number of environmental criteria. The policy approach will require developers to incorporate appropriate design measures and appropriate practices.</p> <p>The Main Modification (MM9) provides requirements in relation to nutrient neutrality, where in nutrient neutrality areas, a proposal for new dwelling or overnight accommodation will need to demonstrate that they will not have an adverse effect on the integrity of the habitats concerned. In terms of the modified policy to support nutrient neutral development, the Norfolk authorities are producing a "Nitrates and Phosphates Mitigation Strategy" for the River Wensum and The Broads SAC and Broadland Ramsar catchments. This will identify short, medium and long-term mitigation solutions. The strategy is likely to include a tariff system to fund mitigation measures that will offset additional nutrient discharges from new development. Applicants may propose other types of mitigation. The Norfolk Authorities impacted by this issue have published detailed guidance on the information requirements and process that applicants will need to follow. Where possible, mitigation measures should contribute to wider benefits such as enhancing green infrastructure, reducing flood risk and in particular, schemes incorporating nature-based solutions.</p>				

Policy SS 1 Spatial Strategy

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach SS1 with main modification (MM10)	0	0	0	+	+	+	+	+	+	+	0	+	+	+	++	+
Policy Approach SS 1 taking account of proposed 10 additional SGVs and 9% Indicative Housing Allowance	0	0	0	+	+	+	+	+	+	+	0	+	+	+	++	+
Policy Approach SS 1 (Regulation 19)	0	0	0	+	+	+	+	+	+	+	0	+	+	+	++	+
<p>Comment: The policy approach sees the distribution of growth focussed on those settlements that provide the broadest range of access to day-to-day services and facilities across the district and as such, scores positively in relation to the economic indicators. By directing the majority of growth to the largest towns the approach sees the optimisation of existing infrastructure and allows providers to plan in the most efficient ways. These locations have high levels of affordable housing need and are the most accessible through a variety of transport modes, with the potential of reducing the districts reliance on the private car and offering the best growth to support public transport. However, the approach scores neutral against three of the environmental indicators, but the maintained focused growth pattern within the towns and larger villages will help preserve the rural character of the district. In addition, the approach scores less well in relation to use of PDL, as development would need to rely on the use of greenfield land.</p> <p>The Main Modification (MM10) strengthens the approach that major development within the Norfolk Coast National Landscape will only be permitted in exceptional circumstances, where it can be demonstrated to be in the public interest. The modification also revises the approach to small growth villages, increasing the number of designated villages to a total of 34 and increasing their level of growth target from 6% to 9%, to provide more opportunities for small scale growth across the district, to help maintain and enhance the existing local services and facilities and strengthen the rural economy where approximately half of the districts population live.</p>																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the	0	LT	P	The approach concentrates the majority of the growth into defined large growth towns, small growth towns and, to a lesser extent, 4 large growth villages. As such, development is directed to the most sustainable locations and keeping sites close to existing settlement boundaries. The majority of development will be on												

most valuable agricultural land.				greenfield land, due to the limited opportunities for large scale growth on brownfield sites/ PDL across the district. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will inevitably increase the production of waste. With the majority of development being plan led, waste should be kept to a minimum and mineral locations avoided as much as possible. The main modification does not alter the scoring.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	LT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand in an area of water stress. The locational strategy has been informed by Anglian Water resource capacity and the Water Resource Management Plan and seeks to direct the majority of growth to existing urban areas where there is existing head room. Although the management plan confirms there is sufficient resource to meet anticipated growth, the plan outlines that investment is required to ensure supply continues through the plan period. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, Water Recycling Centre (WRC) capacity, network capacity and associated investment and the requirement to upgrade wider facilities in some settlements in order to address environmental concerns. Site specific factors and the design and landscaping proposed will also be important in ensuring compatibility with this objective. The main modification does not alter the scoring.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	The locational strategy has been prepared with regard to a number of parameters and constraints including the SFRA incorporating climate change allowances and Anglian Water's Management Plan. The majority of growth is directed to existing larger settlements and site selection directs sites to areas of low risk from all sources of flooding. The main urban areas are the better connected in relation to public transport and as such, offers the best approach to promote sustainable transport options and climate change resilience. The main modification does not alter the scoring.

5. To minimise pollution and to remediate contaminated land.	+	MT	P	By directing the majority of growth to the larger settlements and supporting infill development within these selected settlements, the policy scores positively against this objective. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	Compatibility with this objective is largely dependent on specific site allocations. However, the need to deliver a significant volume of dwellings to meet housing requirements, in accordance with the spatial strategy, will mean pressure on both brownfield sites and peripheral greenfield sites that may have biodiversity value. The approach, however, concentrates the majority of new development in areas where there is already existing built form and as a result, less impacts are anticipated on the wider biodiversity of the district. The main modification increases the quantum of development across the settlement hierarchy through new site allocations and extensions to a number of the existing allocations to create larger sites that provide the opportunity for substantial on-site recreational provision, which will assist in minimising the impacts of growth on the coastal European sites. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	+	MT	P	By directing significant growth to larger sites and the fringes of larger settlements there is an increased opportunity to enhance and deliver new GI. The impact and contributions to GI provision of the other settlements will depend on the future identification of opportunities, and the scale of development. The main modification does not alter the scoring.
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The locational strategy has been informed by the Landscape Character Assessment LCA (2018) and updated by the LCA (2021) which has taken into account the valued features of each landscape type. The two larger growth towns are identified as having greater capacity to accommodate growth without detrimental environmental impact. The policy approach also ensures that where sustainable growth options are available, major development will not be permitted within the Norfolk Coast National Landscape. The main modification strengthens the approach that major development within the Norfolk Coast National Landscape will

				only be permitted in exceptional circumstances, where it can be demonstrated to be in the public interest. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	+	MT	P	The historic environment often includes the core areas of town centres and wider conservation areas, as well as many rural buildings such as churches. The approach directs growth mainly to the fringes of the larger settlements. Impacts on historic town centres and listed buildings are site specific and have been considered through undertaking Historic Impact Assessments for each site allocation in order to reduce and mitigate any identified impact to the historic environment. This approach concludes that the majority of growth can be delivered without significant harm. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	The policy approach sees the main growth directed towards the most sustainable locations in terms of access to services and as such, provides the opportunity to support and enhance service provision. At the same time it seeks to provide for proportionate small scale growth in small growth villages reflecting the rural nature of the district. The main modification increases the number and extent of growth afforded to small growth villages, which provides more opportunities for the selected villages to prosper and thrive. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	0	ST-LT	P	Such design requirements will need to be assessed through the planning application process. The main modification does not alter the scoring.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy seeks to provide new housing across the district in the most sustainable locations. The site allocations are of a big enough size to trigger onsite affordable housing. The main modification includes new and extended sites and an increase in the number of small growth villages and an increase in the level of growth, which will enable the opportunity for more affordable housing to be provided within all of the tiers of the settlement hierarchy. The main modification does not alter the scoring.
13. To encourage sustainable economic development and	+	MT	P	By directing all growth and addressing the identified needs, the approach seeks to

education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.				provide for the residential needs of the district. By locating growth in the larger towns and seeking small scale growth in the settlements with small scale services the approach is supportive of employment development and provides easy access to education – secondary in the first two tiers and primary in the majority of the large and small growth villages. The main modification includes new and extended sites and an increase in the number of small growth villages and an increase in the level of growth, which will enable for greater accessibility to employment and educational/ skills opportunities to be provided within all of the tiers of the settlement hierarchy. The main modification does not alter the scoring.
14. To encourage investment.	+	ST	P	The policy approach directs growth and hence investment into selected settlements. As such, it encourages more sustained investment into the larger towns in order to provide infrastructure improvements and support local services and facilities. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	++	MT	P	The approach is based on service provision. By directing the majority of growth to the towns the approach is seeking to support the town centres. The main modification incorporates new and extended site allocations associated with large and small growth towns and large growth villages, which further maintains and enhances the important function of these settlements. The main modification does not alter the scoring.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT	P	The policy directs significant growth to the larger settlements that support public transport. Growth in the lower order settlements is less served by public transport and combined with the rural locations will lead to more reliance on the private car. The effect however remains positive as the substantial growth will support the existing public transport routes. The main modification does not alter the scoring.
<p>Potential Mitigation Measures: The policy approach scores well against the relevant criteria. As such, no mitigation measures are identified.</p> <p>The main modification does not change the potential for mitigation measures.</p>				

Policy HC 1 Health & Wellbeing

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 1 with main modification (MM11)	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	+	n/a	+	n/a	+	n/a	+
Policy Approach HC 1 (Regulation 19)	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	+	n/a	+	n/a	+	n/a	+
Alternative Option HC 1A (Regulation 19)	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	?	n/a	+	n/a	+	n/a	?

Comment: The policy approach provides a specific policy on health and wellbeing that clearly puts emphasis on such considerations and sets out the strategic delivery of health and wellbeing considerations. As such, the policy scores well on relevant economic and social indicators. The approach is in line with that envisaged in the NPPF, being positively prepared, but adding a local dimension to ensure that evidenced health and wellbeing infrastructure in the district is considered at the application stage.

The Main Modification (MM11) sees the lowering of the requirement for a Health Impact Assessment from 500 to 250 dwellings. Revised references to the updated Health Protocol.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	NA	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	New developments are likely to result in increased use of resources and greenhouse gas emissions. However, investment into health infrastructure and wellbeing appropriate to site specific proposals should assist in management and mitigation of the impacts of development. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscape and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST-LT	N/A	The policy approach ensures that health and wellbeing appropriate to site specific proposals are considered at application stage, which should assist in managing and improving people's quality of life. As such, the policy scores positively on this indicator. The main modification lowers the number of dwellings that the policy is triggered from 500 to 250 dwellings and takes account of an updated Health Protocol. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST-LT	P	The policy approach ensures that health and wellbeing considerations are taken into account at application stage in order to deliver good quality housing that is suitable for people's needs. As such, the policy scores positively in relation to part of the indicator, but it is recognised that it does not specifically relate to affordable homes. The main modification does not alter the scoring.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	MT- LT	P	The approach encourages investment into health and well-being through infrastructure and design. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST-LT	P	The policy approach requires major development proposals to be informed by the Healthy Planning Checklist detailed in the Norfolk Health Protocol and updated criteria in Building for a Healthy Life, which incorporates measures identified to improve health and wellbeing, which promotes the use of sustainable transport. The main modification does not alter the scoring.
Potential Mitigation Measures: The policy provides a strategic approach to health and wellbeing infrastructure delivery across the district, to ensure that these matters are addressed at the application stage. The relevant indicators show that the policy is likely to have a positive effect. No mitigation identified. The Main Modification (MM11) does not change the potential for mitigation measures.				

Policy HC 5 Fibre to Premises (FTTP)

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HC 5 with main modification (MM15)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	+	+	+	+	++	+	+
Policy Approach HC 5 (Regulation 19)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	+	+	+	+	++	+	+
Preferred Option SD 8 (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	+	+	+	+	++	0	+

Comment: The policy approach would bring social benefits in terms of increasing people's digital connectivity, enabling them to access facilities and services online more easily. It will help reduce the need to travel and resultant carbon emissions through people being able to work at home and making more sustainable commuting choices. It could provide benefits for the economy as high-quality digital connectivity is a key factor for successful businesses. Government guidance and National Policy states that the delivery of FTTP should be a priority. The policy approach builds on the NPPF and provides clarity as to the expectations from development.

The Main Modification (MM15) rewords the policy to align fibre connection requirements with building regulations and requires alternatives where fibre is not practical or viable.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A	
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	The policy supports better use of broadband and digital communication, which helps adapt and mitigate to Climate Change by enabling better communication and needing less travelling. However, these do not amount to the direct purpose of the policy and so this objective is not scored. The main modification does not alter the above assessment.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening	0	N/A	N/A	Whilst the wider associated development may have some impact on the natural environment, the specific policy approach would have no impact and so is scored as a neutral effect. The main modification does not alter the scoring.

local distinctiveness and sense of place.				
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	N/A	N/A	Whilst the wider associated development may have some impact on the historic environment, the specific policy approach would have no impact and so is scored as a neutral effect. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	The policy approach seeks to enable new development to provide for improved communications as standard, which scores positively. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	+	ST	P	Provision of reliable and full fibre communications could go some way to reducing the fear of crime and enabling bespoke measures to be installed for the vulnerable. The main modification does not alter the scoring.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	ST	P	The policy scores well against this objective enabling the whole community to benefit equally. The main modification does not alter the scoring.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The provision of full fibre in employment generating development contributes to the establishment of a good and reliable communications network to support employment and education and scores positively against this objective. The main modification does not alter the scoring.
14. To encourage investment.	++	ST	P	The rollout of such technology provides investment and also drives further investment by ensuring the wide spread provision of the necessary infrastructure. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	+	N/A	N/A	Full fibre to premises will enable better communication across the district, including town centres. The main modification does not alter the scoring.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST	P	The installation of full fibre can enable more opportunities to work from home and help to reduce peak transport. The main modification does not alter the scoring.
Potential Mitigation Measures: The policy scores well against the relevant indicators. Sympathetic design of new supporting facilities could help mitigate any negative impacts that could occur on the street scene and public realm through necessary infrastructure. The main modification (MM15) also scores well against the social and economic SA Objectives and does not				

Policy ENV 1 Norfolk Coast National Landscape & The Broads

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 1 with main modification (MM17)	0	n/a	n/a	n/a	0	+	+	+	0	0	n/a	0	n/a	n/a	0	-
Policy Approach ENV 1 (Regulation 19)	0	n/a	n/a	n/a	0	+	+	+	0	0	n/a	0	n/a	n/a	0	-
Preferred Option ENV 1 (Regulation 18)	-	n/a	n/a	n/a	0	+	0	+	?	0	n/a	~	n/a	n/a	0	-
Alternative Option ENV 1A (Regulation 18)	-	n/a	n/a	?	?	+	0	+	?	-	n/a	-	n/a	n/a	?	-

Comment: The policy approach gives the Council flexibility in determining the appropriate scale of development within the Norfolk Coast National Landscape and The Broads and introduces consideration of local priorities, such as the objectives and principles of the Norfolk Coast AONB Management Plan. Whilst incorporating the NPPF principles, the policy approach reflects the rural nature of the district and sets out a positive strategy.

The Main Modification (MM17) provides clarity with regards to furthering the purpose of the designations and also details when the principle of development may be seen as exceptional circumstances, in relation to specific site allocations within the plan or a neighbourhood plan.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST-LT	P	The policy supports appropriate small scale development in the Norfolk Coast National Landscape. The main modification sets out clear parameters as to exceptions to this in relation to allocated sites through Local and Neighbourhood Plans. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A	
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A	
5. To minimise pollution and to remediate contaminated land.	0	ST	P	The small-scale development supported in the policy seeks to minimise pollution. The main modification adds clarity as to the exceptions relating to site allocations within local and neighbourhood plans. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST	P	Compatibility with this objective will be dependent on specific sites. However, the policy approach requires that the natural character and beauty is conserved and enhanced. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	+	ST	P	Proposals for development will contribute to increased provision / enhancement of GI, in line with other policies in the Plan. The main modification does not alter the scoring.

8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The Norfolk Coast National Landscape is extensive in North Norfolk. Most growth towns have already expanded into the designation. The Landscape Character Assessment indicates that appropriately managed schemes can be delivered without significant harm to the landscape. Small scale development that meets identified local need in the main town fringes and smaller settlements, may strengthen local distinctiveness. The approach seeks to ensure appropriate protection is given to the conservation and enhancement of the special qualities of the National Landscape. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	ST	P	The historic environment comprises the natural and built environments. As above, the Landscape Character Assessment indicates that development can occur without significant harm if properly managed. Further small scale development may, as the policy envisages, bring opportunities for remediation and improvement of damaged landscapes, but this will be site specific. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	0	ST	P	Although planned growth is likely to be on the fringes of many of the selected settlements, there are numerous small villages in the National Landscape that the policy applies to. Consequently, development could improve the quality of life due to its rural nature but, this may lead to restricted access to facilities and services. The small nature of envisaged growth (outside allocations) in these areas is unlikely to deliver significant improvements to service access or lead to establishment of new services as the planning obligation regulations restrict contributions to only those where it is directly related to a development. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	0	ST	P	Small scale development is likely to under the threshold for on-site affordable housing provision. However, as growth is dependent on local need, the policy would allow development in the form of exception sites. The main modification does not alter the scoring.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	0	MT	P	With a number of towns already expanded into the National Landscape there is the potential for further fringe development. Such small scale growth would have little impact on maintaining and enhancing the town centres.

				Development away from the main towns and in smaller villages introduces further choice in retail destinations with the nearest town not necessarily being the preferred choice. The main modification does not alter the scoring.
16. To reduce the need to travel and to promote the use of sustainable transport.	-	MT	P	The policy applies to the fringes of towns that are in the National Landscape, as well as the numerous small villages and rural areas. The towns are served by public transport, the potential for dispersed growth is likely to lead to increased reliance on private car use. The small nature of envisaged growth (outside allocations) in these areas is unlikely to deliver significant improvements to public transport access or lead to the establishment of new services. The main modification does not alter the scoring.
Potential Mitigation Measures: The policy approach is identified as having a likely negative effect on one indicator. This, however, reflects the rural nature of the district and as such, no specific mitigation measures are suggested. The Main Modification (MM17) does not alter the potential for specific mitigation measures.				

Policy ENV 3 Heritage & Undeveloped Coast

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV3 with main modification (MM18)	n/a	n/a	n/a	++	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	0	~
Policy Approach ENV 3 (Regulation 19)	n/a	n/a	n/a	++	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	0	~
Preferred Option ENV 3 (Regulation 18)	n/a	n/a	n/a	++	n/a	n/a	n/a	+	n/a	+	n/a	n/a	n/a	+	0	~
Alternative Option ENV 3A (Regulation 18)	n/a	n/a	n/a	+	n/a	n/a	n/a	?	n/a	?	n/a	n/a	n/a	0	0	?
Comment: The policy approach scores well against the relevant indicators and provides a locally informed policy that reflects the principles of the NPPF and creates certainty in decision making within the designated Heritage Coast and Undeveloped Coast areas. The Main Modification (MM18) adds clarity regarding exceptions of site allocations within local and neighbourhood plans.																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A													
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A													
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A													
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	++	MT	P	This approach provides for the relocation of community facilities, commercial, business and residential development that are considered important for their social and												

				economic well-being and affected by coastal erosion. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscape and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The coastal area is extensive in North Norfolk. The management of its special qualities is considered in this policy approach. The main modification highlights the exceptions of allocations through local and neighbourhood plans, and by only allowing development where it requires a coastal location. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	In allowing development that requires a coastal location the approach scores positively in relation to the coastal communities. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	ST	P	The policy approach provides a framework for investment in coastal communities and locations that would otherwise be considered under more restrictive policy approaches. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	0	ST	P	It is not considered that the approach would impact on any of the district's designated town centres. The main modification does not alter the scoring.

16. To reduce the need to travel and to promote the use of sustainable transport.	~	ST	P	Supporting coastal communities indirectly supports the coastal bus route, but this does not cover all of the North Norfolk Coast, where much of it is only accessible by private car. The main modification does not alter the scoring.
Potential Mitigation Measures: The policy approach scores well against relevant objectives. As such, no mitigation measures are identified. The Main Modification (MM18) does not change the need for potential mitigation measures.				

Policy ENV 7 Protecting & Enhancing the Historic Environment

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach ENV 7 with main modification (MM20)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	+	n/a	n/a	n/a	n/a	+	n/a
Policy Approach ENV 7 (Regulation 19)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	+	n/a	n/a	n/a	n/a	+	n/a
Preferred Option ENV 11 (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++	0	n/a	n/a	n/a	n/a	+	n/a
Alternative Option ENV 11A (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	+	0	n/a	n/a	n/a	n/a	0	n/a
Comment: The policy approach brings increased positive effects in relation to the relevant environmental, social and economic objectives. The policy allows for a locally informed approach that reflects the principles of the NPPF and local circumstances. The Main Modification (MM20) provides clarity in relation to a balanced judgement with regard to non-designated heritage assets in terms of the scale of any harm or loss and the significance of the heritage asset.																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A													
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A													
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A													
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A													
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A													
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A													
7. To increase the provision of green infrastructure.	N/A	N/A	N/A													
8. To protect, manage and where possible enhance the	++	ST-LT	P	A key element of the character of North Norfolk's landscape and townscapes is the												

special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.				historic environment and its heritage assets and conservation areas. The policy sets a framework to ensure that development proposals will not significantly harm heritage assets. It also requires proposals to supply sufficient information proportionate to the significance of the asset and the impact of the proposed development to enable the impact to be evaluated. The main modification requires a balanced judgement for the assessment of non-designated heritage assets in relation to the scale of any harm or loss and the significance of the heritage asset. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	++	ST-LT	P	The policy seeks to ensure the historic environment is conserved and where possible enhanced. Development that results in substantial harm to a designated asset or its setting will only be allowed if there are substantial public benefits that outweigh the harm. As such the policy scores positive against this objective. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	By seeking to conserve and enhance the historic environment the policy approach contributes to this objective. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents	N/A	N/A	N/A	
14. To encourage investment	N/A	N/A	N/A	
15. To maintain and enhance town centres	+	ST-LT	P	The district's towns have many heritage assets and include many conservation areas. Management, protection and enhancements will help to enrich the visitor experience and are a source of cultural interest which helps to maintain towns' vitality and viability. The main modification does not alter the scoring.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant objectives. As such, no mitigation measures are identified. The Main Modification (MM20) does not change the potential need for mitigation measures.				

Policy HOU 1 Delivering Sufficient Homes

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 1 with main modification (MM22)	0	0	-	+	n/a	0	+	+	0	+	n/a	++	+	++	++	+
Policy Approach HOU 1 (Regulation 19)	0	0	-	+	n/a	0	+	+	0	+	n/a	++	+	++	++	+
Preferred Option HOU 1 (Regulation 18)	-	0	-	+	n/a	?	+	+	?	+	n/a	++	+	++	++	+
Alternative Option HOU 1A (Regulation 18)	-	0	-	+	n/a	?	+	+	?	-	n/a	-	0	++	+	+
Alternative Option HOU 1B (Regulation 18)	--	-	--	?	n/a	-	+	0/-	?	+	n/a	+	0/-	++	+	0/-

Comment: The policy approach distributes the majority of growth across the larger and more sustainable settlements in the district and takes into account the level of services and the environmental constraints as well as being informed by evidence such as the Landscape Character Assessment, the SFRA, infrastructure and service provision. The modified policy approach provides opportunities for an increased number of small growth villages (now 34) to deliver a proportionate level of growth. Due to the limited amount of PDL in North Norfolk the majority of housing is likely to occur on greenfield land. The policy approach seeks to address demographic projections including the need for elderly accommodation and an uplift in relation to affordable housing as required by the national standard methodology as well as setting a revised minimum housing requirement over the Plan period to address existing and future needs.

The Main Modification (MM22) increases the annual housing requirement across the settlement hierarchy, as well as the allowance for windfall development. A new criterion relates to the publication of the 5-year housing land supply in the Annual Monitoring Report and includes the favourable consideration of the release of additional sites, as well as clarification that small growth village delivery is set at 80% for supply purposes.

SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	LT	P	The policy approach ensures that the majority of planned development is directed to the larger settlements and consequently limits development in the Countryside, by minimising the loss of undeveloped land and keeping sites close to existing settlement boundaries. The majority of development will be on greenfield land, due to the limited opportunities for large scale growth on brownfield sites across the district. There is limited PDL within North Norfolk and as such, the majority of development is likely to occur on undeveloped land. Distribution is focused on the existing towns and the majority of large scale growth will be on greenfield land. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	LT	P	Development will increase the production of waste. Through the concentration and coordination of plan led growth, waste should be kept to a minimum and mineral locations avoided. The main modification does not alter the scoring.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	-	MT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, Water Recycling Centre (WRC) capacity, network capacity and associated

				investment as well as site specific factors and the design and landscaping proposed. The locational strategy and approach has been informed by baseline data in this SA, Anglian Water resource capacity, the Water Resource Management Plan, and the SFRA. Anglian Water's Resources Management Plan does identify sufficient supply to accommodate growth over the plan period, however, once the impacts from climate change and increased resilience measures are taken into account the management plan shows a deteriorating base line supply – demand balance, resulting in a small combined water deficit across the Norfolk Coast Water Resource Zone, which drives Investment from Anglian Water. Although there is sufficient supply identified to serve growth, the effects of the housing growth are negative on the overall supply of water. The main modification does not alter the scoring.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	New development is likely to result in increased cars and car journeys. Consequently, in the short term, development could increase greenhouse gas. However, in the medium to longer term reliance on petrol/ diesel cars will reduce as EV infrastructure becomes more widespread. The location of development and access to public transport options will also impact on this. The policy directs the majority of new dwellings to the larger settlements, which have greater access to public transport and where options are located away from coastal areas that are at risk from climate change / coastal erosion and heightened flood risk. This approach is considered to be positive overall due to the majority of development being focussed where public transport is available. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A	
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	0	MT	P	The policy seeks to direct the majority of growth to the existing towns. The majority of growth will be on greenfield locations on the fringe of settlements. Compatibility with the objective will be dependent on specific site detail. However, the policy approach when taken in combination with environmental policies, will ensure biodiversity net gain on all such development proposals and the approach is therefore likely to have a neutral effect. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	+	MT	P	There is the opportunity through residential development to contribute to the creation of new GI, improve access to existing GI and to seek management improvements to the European sites. The urban extensions of North Walsham and Fakenham, along with the larger sites at Cromer, have the

				<p>opportunity to increase GI provision due to their scale and the opportunities identified. The impact and contributions to GI provision of the other settlements will depend on the future identification of opportunities and will be informed by the GI and RAMs strategies which could help in reducing pressure on European sites.</p> <p>The main modification does not alter the scoring.</p>
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	LT	P	<p>The policy seeks the allocation of new housing and its distribution across the settlement hierarchy. It does not identify specific sites. The distribution has been informed by consideration of environmental constraints; however the approach has the potential to impact upon the landscape and townscapes. Overall, the approach is considered to be positive against this indicator. The distribution has been informed by the Landscape Character Assessment SPD, which indicates that housing delivery can occur without significant harm to the landscape / townscape in those larger areas. It is the specific allocations that will determine this rather than the tier of settlement where development is proposed.</p> <p>The main modification does not alter the scoring.</p>
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	0	LT	P	<p>The district has a rich historic environment. The majority of development will be plan-led through the identified site allocations, which have all been subject to Heritage Impact Assessments. These conclude with recommended mitigation measures, which have been translated into the site allocation policies, where appropriate. However, given the increase in the housing target, the main modification does not alter the scoring.</p>
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	<p>All new development will contribute to promoting healthy lifestyles and access to services. The policy sees the main growth directed towards the most sustainable locations in terms of access to services and seeks to support and enhance service provision. At the same time it seeks to provide for small scale growth in small growth villages reflecting the rural nature of the district.</p> <p>The main modification does not alter the scoring.</p>
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST- LT	P	<p>The policy seeks to provide new housing across the district. The housing target includes a significant uplift to address affordable housing requirements as per the standard methodology. The approach includes allocation of sites in smaller settlements of high enough numbers to enable a proportion of affordable housing to be obtained.</p> <p>The main modification does not alter the scoring.</p>

13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	MT-LT	P	By providing for residential growth and addressing the identified needs the policy approach seeks to provide for the residential needs of the district. The policy will locate the majority of the planned growth in the larger towns and seek smaller scale growth in the settlements with fewer services. Growth in the district is driven by inward migration and retirement living, but the approach will also encourage employment development. Although the policy will boost housing supply greatly, the population is aging and the effects on employment supply will entirely depend on attracting those of economic age. The main modification does not alter the scoring.
14. To encourage investment.	++	ST- LT	P	By identifying overall housing numbers and the locations of planned led development the approach will encourage investment. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	++	MT- LT	P	The policy approach directs the majority of growth to the large and small growth towns, which will support the economic vitality of the town centres. Smaller scale growth is directed to other locations with fewer services and facilities, which helps sustain and potentially enhance local services. The main modification does not alter the scoring.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	MT-LT	p	The policy directs significant growth to the settlements that support public transport. Growth in the lower hierarchy settlements will have poorer public transport, which when combined with the rural locations, will lead to more reliance on the private car. The effect, however, remains positive as the substantial growth will support the existing public transport routes. The main modification does not alter the scoring.

Potential Mitigation Measures: Site specific policies on allocations assess landscape / townscapes as part of the site specific process and include a requirement for appropriate mitigation measures where identified. The final distribution and numbers should continue to take into account environmental constraints.

Main Modification (MM22) increases the annual housing requirement across the settlement hierarchy, as well as the allowance for windfall development. However the change in the plan period from 20yrs to 15yrs upon adoption, (MM1) reduces the Plans overall housing requirements. Site allocation policies set out mitigation measures in relation to relevant matters including landscape and heritage assets.

Policy HOU 2 Delivering the Right Mix of Homes

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 2 with main modification (MM23)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	n/a	++	+	n/a	0	n/a
Policy Approach HOU 2 (Regulation 19)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	n/a	++	+	n/a	0	n/a
Preferred Option HOU 2 (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	++	n/a	++	+	n/a	0	n/a

Alternative Option HOU 2A (Regulation 18)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	-	n/a	-	n/a	n/a	0	n/a
<p>Comment: The policy approach lowers the threshold for the requirement of affordable housing below that of major development in accordance with Designated Rural Areas, as promoted by the NPPF. The approach also clarifies the circumstances where cross market subsidy for affordable housing would be allowed. The majority of North Norfolk is a Designated Rural Area as described in section 157(1) of the Housing Act 1985. The Policy Approach scores well against the relevant social SA Objectives.</p> <p>Main Modification (MM23) removes specific reference to First Homes and updates the terminology to Intermediate Housing, as well as removing the reference to developer contributions on schemes of 10 or more dwellings.</p>																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	N/A	N/A	N/A													
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A													
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A													
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	N/A	N/A	N/A													
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A													
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A													
7. To increase the provision of green infrastructure.	N/A	N/A	N/A													
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	0	ST	p	<p>The policy approach outlines the required affordable housing percentages, market and affordable housing mix as well as setting when proposals should include self-build plots and specialist elderly care options. As such the policy is directing the mix of homes rather than the number. The effects are neutral on the landscape and townscapes.</p> <p>The main modification does not alter the scoring.</p>												
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A													
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy	++	ST	P	<p>The policy directly seeks to address the housing needs of the district ensuring that the appropriate type and tenure are available across the district. By seeking affordable housing, specialist accommodation and the specific housing mix the policy is seeking a balanced approach, considering viability in</p>												

lifestyle (including open space), including reducing deprivation and inequality.				order to provide appropriate housing across the district to meet people's needs. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	++	ST	P	The policy directly seeks to address the housing needs of the district by ensuring that the appropriate type and tenure of dwellings are available across the district in order to meet local housing needs. The approach lowers the threshold for affordable housing below that of major development in accordance with Designated Rural Areas, as promoted by the NPPF. The majority of North Norfolk is a Designated Rural Area as described under section 157(1) of the Housing Act 1985. The main modification does not alter the scoring.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST	P	The approach would provide for a range of housing types and tenures for a wider spectrum of the district's population. As such, the policy scores positively in addressing opportunities. The main modification does not alter the scoring.
14. To encourage investment.	N/A	N/A	N/A	
15. To maintain and enhance town centres.	0	ST	P	The policy approach sets out the required affordable housing percentage, market and affordable housing mix / tenure as well as setting out when proposals should include self-build plots and specialist elderly/ care options. As such, the policy is directing the mix of homes rather than the number or locations. Ensuring a wide variety of people's needs will support and enhance the vitality of town centres. The main modification does not alter the scoring.
16. To reduce the need to travel and to promote the use of sustainable transport.	N/A	N/A	N/A	
Potential Mitigation Measures: The policy approach scores well against relevant objectives. As such, no mitigation measures are identified. Main Modification (MM23) does not alter the need for potential mitigation measures.				

Policy HOU5 Gypsy, Traveller & Travelling Showpeople's Accommodation

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach HOU 5 with main modification (MM24)	-	n/a	0	0	?	?	n/a	+	?	+	+	+	n/a	+	n/a	0
Policy Approach HOU 5 (Regulation 19)	-	n/a	0	0	?	?	n/a	+	?	+	+	+	n/a	+	n/a	0
Preferred Option HOU 5 (Regulation 18)	-	n/a	0	?	?	?	n/a	+	?	+	+	+	n/a	+	n/a	0
Alternative Option HOU 5A (Regulation 18)	-	n/a	0	?	?	?	n/a	?	?	-	+	-	n/a	+	n/a	?
Comment: The policy approach scores well against the relevant social SA objectives. The approach takes into consideration local circumstances and the nature and level of need over the plan period. The approach allows for the expansion of existing sites and/ or																

<p>modest growth to address newly arising needs at a point in time. Given the small amount of identified need the alternative approach of allocation of one or more specific sites would be a disproportionate approach.</p> <p>Main Modification (MM24) updates the policy approach to require a specific minimum number of permanent pitches in terms of new pitches or expansion and/or intensification of existing sites. A new criterion is added which sets out the requirements for proposals that would see the loss of existing authorised pitches/ plots.</p>				
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	-	ST	P	The policy directs growth to sites outside settlement boundaries. These will principally be greenfield in nature. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A	
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	The location and type of site, whether it be for an individual family or for transitional use will be specific to each planning application. The main modification does not alter the scoring.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	N/A	N/A	Compatibility with this objective will depend on location. New sites on the edge of settlements are likely to increase reliance on cars and therefore, carbon dioxide emissions. The level of impact will depend on the number of sites and locations. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	?	MT	P	All new sites will create some pollution. The policy allows development on PDL as well as greenfield. The effects are uncertain. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	?	N/A	P	The exact impact depends on the location of any new site. The proposed policy does not make specific reference to biodiversity or geodiversity considerations and as such, the impacts are uncertain. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	MT	P	The policy refers to the need to minimise landscape impacts. The impact will be site specific. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	MT	P	The policy approach makes no reference to the consideration of historic environment. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that	+	ST-MT	P	The policy is addressing the specific needs of Gypsies and Travellers on a case by case basis. The approach supports the consideration of neighbours and amenity.

promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				Although the main modification requires a specific number of pitches, it does not alter the scoring.
11. To reduce crime and the fear of crime.	+	MT	P	Providing for adequate provision of sites should limit the need and occurrence of unauthorised encampments. As such the policy scores positive against this objective. The main modification does not alter the scoring.
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	+	MT	P	The policy is supportive of applicants seeking to address their own needs through the application process. As such a clear policy direction is provided to ensure all groups have access to appropriate housing to meet their needs. The approach allows for the option of expansion of existing sites and or proportionate growth to address newly arising needs at a point in time. The main modification does not alter the scoring.
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	N/A	N/A	N/A	
14. To encourage investment.	+	MT	P	The policy approach provides the framework for appropriate investment. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	0	N/A	N/A	The policy steers appropriate development to locations outside, but closely related to settlements, and as such is likely to encourage reliance on private vehicle use. The effects are likely to be neutral given the nomadic preferences of this group. The main modification does not alter the scoring.
<p>Potential Mitigation Measures: The policy approach scores well against the relevant social SA objectives and as such, there is no requirement for mitigation. The approach takes into consideration local circumstances and the nature and level of need over the plan period, which ensures that sites are identified in sustainable locations that are related to services and that proposals minimise adverse highway and landscape impacts.</p> <p>Main Modification (MM24) sees the policy approach updated to require a specific minimum number of permanent pitches in terms of new pitches or expansion and/or intensification of existing sites. The modification does not change the potential need for mitigation measures.</p>				

Policy E 1 Employment Land

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 1 with main modification (MM29)	0	n/a	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	+	+
Policy Approach E 1 (Regulation 19)	0	n/a	0	0	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	+	+
Preferred Option ECN 1 (Regulation 18)	~	n/a	-/?	?	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	+	+
Alternative Option ECN 1A (Regulation 18)	-	n/a	-	?	n/a	n/a	n/a	n/a	n/a	~	n/a	n/a	-	~	+	-

Alternative Option ECN 1B (Regulation 18)	~	n/a	-	?	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	-	--	-	-
Comment: The policy approach will bring enhanced economic benefits by setting out a clear economic strategy to meet anticipated need over the plan period. The approach seeks to ensure that there is flexibility and choice of employment land across the district. Main Modification (MM29) updates the plan period and recalculates the total amount of employment land due to the deletion of 3 proposed allocations.																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	Reserving land specifically for employment uses may put some additional pressure on the release of undeveloped land and agricultural land for other development types. The approach includes retaining existing designated employment land and carries forward any remaining areas not built out for future employment use and therefore promotes the re-use of PDL. The main modification does not alter the scoring.												
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A													
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	MT	P	All new development will have an impact on water consumption. The policy will have a long term impact on water supply as it allocates for growth and facilitates demand. The specific impacts are dependent on a number of parameters, not least the effective use and management of available resources, Water Recycling Centre (WRC) capacity, network capacity and associated investment as well as site specific factors and the design and landscaping proposed as well as the employment type proposed. The Anglian Water Resource Management Plan does identify sufficient supply to accommodate growth in the plan period, however once the impacts from climate change, and increased resilience measures are taken into account the management plan shows a deteriorating baseline supply / demand balance resulting in a small combined water deficit across the Norfolk Coast Water Resource Zone which drives investment from Anglian Water. The approach is one of facilitating growth, although what type remains unclear. The main modification does not alter the scoring.												
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	The impact of this approach is uncertain as although there is no specific reference to climate change the approach does largely direct employment land use to the towns and larger villages and existing designated employment sites, thereby minimising travel to work distances and the associated greenhouse gas emissions. The main modification does not alter the scoring.												
5. To minimise pollution and to remediate contaminated land.	N/A	N/A	N/A													
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and	N/A	N/A	N/A													

unprotected species and designated and non-designated sites).				
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	ST	P	This approach seeks to ensure adequate land is available to cater for employment needs of the district which could have a positive impact towards the reduction of deprivation and inequality and the supply of land to facilitate employment growth. Allocating land helps to broaden the economic base and provide opportunities for all. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	++	ST-LT	P	This approach seeks to ensure a sufficient quantity of land is reserved for employment generating development across the district, with a significant proportion directed to the towns and larger villages. The distribution reflects the principles of sustainable development and will deliver flexibility and choice to meet current and future demand. The main modification does not alter the scoring.
14. To encourage investment.	++	ST-LT	P	The approach ensures certainty regarding locations considered acceptable for employment uses and reserves land to cater for future needs, thereby providing reduced risk for prospective investors. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	+	ST-LT	P	Allocating and reserving land for employment uses only could help ensure that retail and other town centre uses are retained within town centres thereby supporting the vitality and viability of those centres. The main modification does not alter the scoring.
16. To reduce the need to travel and to promote the use of sustainable transport.	+	LT	P	The distribution reflects the principles of sustainable development by directing the majority of employment uses to the main towns and larger villages. This approach should minimise the need to travel as employment uses will be located in those

			areas that are more likely to be reached by sustainable transport means. The main modification does not alter the scoring.
Potential Mitigation Measures: The policy approach scores well against relevant Indicators, as such no mitigation measures are identified. Main Modification (MM29) does not change the need for potential mitigation measures.			

Policy E 3 Employment Development Outside of Employment Areas

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 3 with main modification (MM30)	++	n/a	n/a	?	?	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	n/a	~
Policy Approach E 3 (Regulation 19)	++	n/a	n/a	?	?	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	n/a	~
Preferred Option ECN 3 (Regulation 18)	++	n/a	n/a	?	?	n/a	n/a	n/a	n/a	+	n/a	n/a	++	++	n/a	~
Alternative Option ECN 3A (Regulation 18)	?/-	n/a	n/a	?	?	n/a	n/a	n/a	n/a	0	n/a	n/a	0	-	n/a	-
Comment: The policy approach provides a clear decision making framework bringing positive effects in relation to the relevant economic, social and environmental SA objectives by providing detailed criteria to ensure consistent decision making. Main Modification (MM30) provides greater flexibility to allow for the potential of employment uses to locate outside designated Employment Areas for specific reasons.																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	++	ST-LT	P	The approach allows either the re-use of PDL or the approach requires that criteria are met before allowing employment development outside of designated areas, thereby promoting the efficient use of land. The main modification does not alter the scoring.												
2. To minimise waste generation and avoid the sterilisation of mineral resources.	N/A	N/A	N/A													
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	N/A	N/A	N/A													
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	?	LT	P	The impact of this approach is uncertain as it allows for employment generating development to be situated outside of designated areas which could increase travel to work distances but it also requires such development to demonstrate sustainability advantages to locating outside of the designated areas, such as a reduced need to travel. As such, the approach could have positive outcomes in relation to climate change, however overall the effects remain uncertain. The main modification does not alter the scoring.												
5. To minimise pollution and to remediate contaminated land.	?	LT	P	The impact of this approach is uncertain as although it provides opportunities to locate employment uses, which would be detrimental to local amenity, away from sensitive receptors thereby minimising												

				pollution, it does not directly address pollution or remediation of contaminated land. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	N/A	N/A	N/A	
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscape and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	N/A	N/A	N/A	
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	N/A	N/A	N/A	
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	MT	P	The approach allows, in specified circumstances, employment development to be located away from the designated employment areas and it seeks to retain existing employment uses outside of those areas. This could contribute to the reduction of deprivation and inequality by allowing/retaining employment generating uses near to what would otherwise be more isolated rural communities. The approach also scores positively against this objective as it could lead to facilitating the expansion of existing employment. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	++	ST-LT	P	The approach seeks to encourage sustainable economic development and the improvement of employment opportunities by providing for existing employment uses outside of the main towns and larger villages subject to criteria that include 'sustainability advantages' and evidence of 'economic viability'. The main modification does not alter the scoring.
14. To encourage investment.	++	ST-LT	P	The approach seeks to permit and retain employment generating uses in a flexible manner and provides certainty to those looking to invest. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	N/A	N/A	N/A	

16. To reduce the need to travel and to promote the use of sustainable transport.	~	MT-LT	P	This approach may have mixed effects as it allows for employment generating development to be situated outside of designated areas which could increase travel to work distances and reliance on less sustainable transport means; but it also requires such development to demonstrate sustainability advantages to locating outside of the designated areas, such as a reduced need to travel, for example by the employment use being within close proximity to the market it serves. The main modification does not alter the scoring.
Potential Mitigation Measures: The policy approach scores well against relevant Indicators. As such, no mitigation measures are identified. Main Modification (MM30) does not change the need for potential mitigation measures.				

Policy E 6 New Tourist Accommodation, Static Caravans & Holiday Lodges & Extensions to Existing Sites

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 6 with main modification (MM32)	~	0	0	+	+	++	n/a	+	?	~	n/a	n/a	+	++	n/a	+
Policy Approach E 6 (Regulation 19)	~	0	0	+	+	++	n/a	+	?	~	n/a	n/a	+	++	n/a	+
Preferred Option ECN 6 (Regulation 18)	~	?	?	+	+	+	n/a	+	?	~	n/a	n/a	+	++	n/a	+
Alternative Option ECN 6A (Regulation 18)	?	?	?	?	?	+	n/a	?	?	?	n/a	n/a	0	-	n/a	-
<p>Comment: The policy approach sets out detailed criteria to guide decision making in relation to new-build tourist accommodation static caravans and holiday lodges and extensions to existing sites. The policy is positively prepared and scores well against the relevant indicators.</p> <p>Main Modification (MM32) includes the addition of all types of small scale tourist accommodation being supported where it is well related to a Selected Settlement or established tourist business and a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area.</p>																
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments												
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	~	ST-LT	P	The approach may have mixed effects as it directs tourist accommodation development firstly to selected settlements and would not usually permit such development within the designated countryside, thereby promoting the efficient use of land and minimising the loss of undeveloped land. However, by supporting the relocation of certain types of development for reasons of visual impact and reduction in risk from coastal erosion it may result in loss of undeveloped land including the most valuable agricultural land. The main modification does not alter the scoring.												
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements. The main modification does not alter the scoring.												

3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	LT	P	The impact of potential development on water consumption and quality are uncertain. Any development will need to have regard to specific water efficiency policies and design in this Local Plan. The policy is likely to bring forward limited new growth. The effects are considered to be seasonal and as such, are likely to be neutral against this indicator. The main modification does not alter the scoring.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	+	LT	P	The policy approach accommodates relocation of development away from coastal change management areas and flood risk zone 3 thereby allowing adaptation against some effects of climate change. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	+	ST-LT	P	The policy approach seeks to ensure that there are no significant detrimental amenity impacts, in particular by virtue of increased levels of noise, thereby scoring positively against this objective. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST-LT	P	The approach scores positively against this objective as it requires demonstration of measurable biodiversity net gain in respect of ecology for new, replacement and extensions to tourist accommodation. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST-LT	P	By requiring a sequential approach to the location of tourism development, encouraging the relocation of visually damaging cliff-top static caravan development, avoiding detrimental impact on character of an area and requiring certain proposals to demonstrate net benefit in terms of landscape, the approach is considered positive against this objective. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The effects of this approach on this objective are unclear as although protection of the character of an area is referenced this is not in direct relation to the historic environment. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	~	ST-LT	P	The policy sees new-build tourist accommodation development directed towards the most sustainable locations in the first instance, thereby promoting access to services, facilities and opportunities but it also allows for development in the countryside away from services and therefore the effects on this objective are considered to be mixed. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good	N/A	N/A	N/A	

quality, suitable and affordable home to meet their needs.				
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents	+	ST-LT	P	The policy seeks to encourage sustainable economic development by supporting tourism related development using a sequential locational approach. The main modification does not alter the scoring.
14. To encourage investment	++	ST-LT	P	The approach seeks to permit and retain tourist accommodation in a flexible manner and by doing so provides certainty to those looking to invest. The main modification does not alter the scoring.
15. To maintain and enhance town centres	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	+	ST-LT	P	The policy takes a sustainable approach in terms of location of the specific type of development thereby reducing the need to travel. The main modification does not alter the scoring.
<p>Potential Mitigation Measures: The policy approach scores well against relevant Indicators, as such no mitigation measures are identified.</p> <p>Main Modification (MM32) does not alter the need for potential mitigation measures.</p>				

Policy E 7 Touring Caravan & Camping Sites

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 7 with main modification (MM33)	~	0	0	0	+	++	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Policy Approach E 7 (Regulation 19)	~	0	0	0	+	++	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Preferred Option ECN 7 (Regulation 18)	~	?	?	?	+	+	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Alternative Option ECN 7A (Regulation 18)	?	?	?	?	?	+	n/a	?	?	?	?	n/a	0	-	n/a	-
<p>Comment: The policy approach sets out detailed criteria to guide decision making in relation to the use of land for touring caravans and camping sites. There is uncertainty identified in relation to some of the environmental indicators and a negative effect is shown in relation to the need to travel.</p> <p>Main Modification (MM33) provides a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area.</p>																
SA objective	Effect	Timescale ST/MT/LT		Permanence T/P lain's opinion needed		Comments										
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	~	ST		T		The approach may have mixed effects as although it directs the sites firstly to selected settlements and provides locational restrictions outside of the settlements, it does not prevent dispersed development or use of undeveloped land. Effects could be temporary as the approach is related to land use rather than operational development. The main modification does not alter the scoring.										

2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements. The main modification does not alter the scoring.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST	P	The impact of potential development through this policy on water consumption and quality are uncertain. Any permanent development will need to have regard to specific water efficiency and design policies in this Local Plan. The policy is likely to bring forward increased demand in association with new sites, however the effects are considered to be seasonal and remain neutral. The main modification does not alter the scoring.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	ST-LT	P	This approach supports development within settlements and the expansion of existing businesses which could be positive in respect of this objective. However, it allows for development away from settlements which could increase car travel and resultant carbon emissions, but some adaptation against the effects of climate change could be achieved as development would need to demonstrate it does not result in increased flooding or increased risk to life or property (within a coastal change management area). The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	+	ST	P	The approach seeks to ensure that there are no significant detrimental amenity impacts, in particular, in relation to residential amenity thereby scoring positively against this objective. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	++	ST-LT	T	The policy approach is positive in relation to this objective as it directs proposals to consider landscape and ecology and requires measurable biodiversity net gains, which will ensure the enhancement of ecology. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The approach requires consideration of the protection of landscape and character of the area. The main modification does not alter the scoring.
9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The effects of this approach on this objective are unclear as although protection of the character of an area is referenced this is not in direct relation to the historic environment. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the	+	ST	P	The policy allows touring caravan and camping sites within settlements, thereby promoting access to services, facilities and

population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.				opportunities but it also allows for sites in the countryside away from services. However, the approach is linked to recreation in the outdoors which is associated with healthy lifestyles and provides for additional lower cost holiday options for tourists which may reduce inequality of opportunity. Overall the approach is likely to bring positive effects in relation to this objective. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST-LT	P	The policy seeks to encourage sustainable economic development by supporting low impact tourism related development. The main modification does not alter the scoring.
14. To encourage investment.	++	ST-LT	P	The approach seeks to permit and retain tourist accommodation in a flexible manner and in doing so, provides certainty to those looking to invest. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	The policy is supportive of development outside of settlements and away from the coast which may increase the need for travel by less sustainable means. The main modification does not alter the scoring.
Potential Mitigation Measures: The policy approach is identified as having a likely adverse effect on one indicator. In terms of mitigation, other policies in the Plan, including Policy CC 8 Electric Vehicle Charging , will seek to support a transition from diesel and petrol fuelled cars to electric cars by requiring the provision of electric vehicle charging points in new developments and to encourage use of other sustainable forms of transport, for example, by requiring the provision of secure cycle parking facilities. Main Modification (MM33) adds a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area. This does not alter the proposed mitigation measures cited above.				

Policy E 8 New Tourist Attractions & Extensions

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
Policy Approach E 8 with main modification (MM34)	0	0	0	0	+	+	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Policy Approach E 8 (Regulation 19)	0	0	0	0	+	+	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Preferred Option ECN 8 (Regulation 18)	0	?	?	0	+	0	n/a	+	?	+	n/a	n/a	+	++	n/a	-
Alternative Option ECN 8A (Regulation 18)	?	?	?	?	?	0	n/a	?	?	?	n/a	n/a	0	-	n/a	-
Comment: The policy approach sets out detailed criteria to guide decision making in relation to new-build and extensions to tourist attractions. Although there is uncertainty identified in relation to some of the environmental indicators and a negative effect is																

<p>shown in relation to the need to travel, however, the approach would deliver more positive effects, particularly in relation to the requirement to demonstrate biodiversity net gain.</p> <p>Main Modification (MM34) provides a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area.</p>				
SA objective	Effect	Timescale ST/MT/LT	Permanence T/P	Comments
1. To promote the efficient use of land, minimise the loss of undeveloped land, optimise the use of previously developed land (PDL), buildings and existing infrastructure and protect the most valuable agricultural land.	0	ST	P	The policy supports proposals both within and outside of settlements and whilst it is supportive of the use of PDL and requires a sequential approach to the re-use of existing buildings before allowing new-build, the approach would allow for new-build on greenfield land. The main modification does not alter the scoring.
2. To minimise waste generation and avoid the sterilisation of mineral resources.	0	ST-LT	P	All development will increase waste. The exact impacts and compatibility with this objective will depend on site location and recycling arrangements. The main modification does not alter the scoring.
3. To limit water consumption to the capacity of natural processes and storage systems and to maintain and enhance water quality and quantity.	0	ST-LT	P	All new development will have an impact on water consumption. Any permanent development will need to have regard to specific water efficiency and design policies in this Local Plan. The policy is likely to bring forward increased demand in association with new sites, however, the effects remain uncertain. The main modification does not alter the scoring.
4. To continue to reduce contributions to climate change and mitigate and adapt against it and its effects.	0	LT	P	This approach supports development within settlements and re-use of buildings which could be positive in respect of this objective however it also allows for new-build development away from settlements which could be negative in respect of this objective. The main modification does not alter the scoring.
5. To minimise pollution and to remediate contaminated land.	+	ST-LT	P	The approach seeks to ensure that there are no significant detrimental amenity impacts, in particular by virtue of increased levels of noise and on light impacts, thereby scoring positively against this objective. The main modification does not alter the scoring.
6. To protect and enhance the areas' biodiversity and geodiversity assets (protected and unprotected species and designated and non-designated sites).	+	ST-LT	P	The approach requires that development provides positive, measurable biodiversity net gains, which will ensure the enhancement of ecology. The main modification does not alter the scoring.
7. To increase the provision of green infrastructure.	N/A	N/A	N/A	
8. To protect, manage and where possible enhance the special qualities of the areas' landscapes, townscapes and seascapes (designated and non-designated) and their settings, maintaining and strengthening local distinctiveness and sense of place.	+	ST	P	The approach requires consideration of the protection of landscape and character of the area. The main modification does not alter the scoring.

9. To protect, manage and where possible enhance the historic environment and their settings including addressing heritage at risk.	?	ST-LT	P	The effects of this approach on this objective are unclear as although protection of the character of an area is referenced this is not in direct relation to the historic environment. The main modification does not alter the scoring.
10. To maintain and improve the quality of where people live and the quality of life of the population by promoting healthy lifestyles and access to services, facilities and opportunities that promote engagement and a healthy lifestyle (including open space), including reducing deprivation and inequality.	+	LT	P	The approach is supportive of tourist attractions thereby increasing opportunities that promote engagement. The approach is likely to bring positive effects in relation to this objective. The main modification does not alter the scoring.
11. To reduce crime and the fear of crime.	N/A	N/A	N/A	
12. To ensure that everyone has the opportunity of a good quality, suitable and affordable home to meet their needs.	N/A	N/A	N/A	
13. To encourage sustainable economic development and education/skills training covering a range of sectors and skill levels to improve employment opportunities for residents.	+	ST-LT	P	The policy seeks to encourage sustainable economic development by supporting development within selected settlements and by requiring a sequential approach to the re-use of existing buildings before allowing new-build attractions. Tourism is a key employment sector for the district. The main modification does not alter the scoring.
14. To encourage investment.	++	ST-LT	P	By specifying where and in what manner tourist attraction development will be permitted more certainty is available to those wishing to invest. The main modification does not alter the scoring.
15. To maintain and enhance town centres.	N/A	N/A	N/A	
16. To reduce the need to travel and to promote the use of sustainable transport.	-	LT	P	The policy is supportive of development outside of settlements which may increase the need for travel by less sustainable means. The main modification does not alter the scoring.
Potential Mitigation Measures: The policy approach is identified as having a likely adverse effect on one indicator. In terms of mitigation, another policy in the Plan will seek to support a transition from diesel and petrol fuelled cars to electric cars by requiring the provision of electric vehicle charging points in new developments and to encourage use of other sustainable forms of transport. Main Modification (MM34) provides a new criterion requiring that any adverse impact of proposals is weighed against the economic benefit of the sustainable growth and expansion of all types of tourism in the rural area. This does not alter the proposed mitigation measures cited above.				

Appendix C - Appraisal of Site Allocations

Cromer

C22/4 Land at Pine Tree Farm, Norwich Road

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
C22/4	Cromer	Residential	-	++	+	++	0	-	?	-	-	++	+	++	+	0	++	+
Overall Conclusion	<p>Overall, the site scores as negative and positive</p> <p>Environmental - Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential to affect setting of Grade II Listed Building (Pine Tree Farmhouse). Potential for remediation of contamination. Potential negative biodiversity impact; within National Landscape, arable, mature trees / hedgerow to boundaries, adjacent woodland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, access to leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to educational facilities, transport links, access to employment, services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>																	

C10/1 Land at Runton Road/ Clifton Park

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
C10/1	Cromer	Residential	-	++	+	++	0	-	+	-	0	+	+	++	+	0	++	+
Overall Conclusion	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential negative biodiversity impact; adjacent National Landscape, close proximity CWSs (Cromer Sea Front, Hall Wood & Cromer Old Cemetery), SSSI & local geodiversity site (East Runton Cliffs), scrub, dry grassland. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, leisure and cultural opportunities, access to</p>																	

	<p>local healthcare service, education facilities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
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Fakenham

F01/B Land North of Rudham Stile Lane

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
F01/B	Fakenham	Residential	-	++	+	++	+	?	?	-	0	++	+	++	++	0	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant areas potentially susceptible to SWF (CC). Potential for remediation of contamination. Localised potential to contribute to and / or impact on GI network. Biodiversity impact uncertain; arable land & sports fields, parts of boundary comprised of mature hedgerow / trees. Part agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Could provide significant public open space.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre accessible from the site.</p>																	

Holt

H20 Land at Heath Farm

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
H20	Holt	Residential	-	++	+	++	0	-	?	-	-	+	+	++	+	0	++	+

Overall Conclusion	<p>Overall the site scores as negative and positive.</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Buildings (Heath Farm House & barn). Potential negative biodiversity impact; close proximity National Landscape, CWSs (Holt Country Park, Land South of High Kelling, Hempstead Woods, Gravel Pit Lane), SAC (Norfolk Valley Fens), SSSI (Holt Lowes), arable land, mature hedgerow / trees to part of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement with good access to peak time public transport links & primary education facilities, limited leisure and cultural opportunities, local healthcare service in adjacent settlement (within 2km).</p> <p>Economic – Scores positively; edge of settlement, access to employment, educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre accessible from the site.</p>
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Hoveton

HV01/C Land at East of Tunstead Road

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
HV01/C	Hoveton	Residential	-	++	+	++	0	?	?	-	0	++	+	++	++	0	++	++
Overall Conclusion	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable, mature hedgerow / trees to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

HV06/A Land at Stalham Road

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
HV06/A	Hoveton	Residential	-	++	+	++	0	?	0	-	0	++	+	++	++	0	++	++
Overall Conclusion	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

North Walsham

NW01/B Land at Norwich Road, Nursery Drive

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
NW01/B	N. Walsham	Residential	~	++	+	++	+	?	0	-	-	++	+	++	++	-	++	+
Overall Conclusion	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, part PDL, FZ1, low susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to affect setting of Scheduled Ancient Monument / Grade II Listed Cross (Stump Cross). Potential for remediation of contamination. Biodiversity impact uncertain; part PDL / part arable, part mown / rough grass, part cultivated, mature trees / hedgerow around and within boundary (TPO alongside access). Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, services / facilities, transport links. Potential to accommodate a range of uses and to improve existing employment opportunities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
NW62/A	North Walsham	Mixed - Housing, Employment, School, open space	-	++	~	++	~	?	+	~	-	++	+	++	+	?	++	+
Overall Conclusion	<p>Overall the site scores as positive.</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, majority of area low susceptibility GWF, part within moderate to high susceptibility GWF, insignificant area potentially susceptible to SWF (CC). Potential to impact setting of Grade II Listed Buildings (Bradmoor Farmhouse & two barns). Scale of site; potential to increase light pollution, potential for significant detrimental landscape impact but potential for significant landscaping mitigation and cohesive design / master planning. Potential for remediation of contamination. Potential negative biodiversity impact; CWS (Weavers Way) crosses through the middle section of the site. Majority of site arable, mature trees / hedgerow to boundaries (& within site), scrub, grassland and close proximity small woodland and pond. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, majority of the site has good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment (some potential loss of small area of designated employment land), access to educational facilities, services / facilities, transport links. High speed broadband in vicinity. Town centre easily accessible from the site. In addition, the scale of the site would potentially enable, through master planning, additional school, employment, open space, green infrastructure and improved road infrastructure opportunities.</p>																	

NW16 Land at End of Mundesley Road

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
NW16	North Walsham	Mixed use	-	++	~	++	0	-	?	-	-	++	+	++	+	0	++	+
Overall Conclusion	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low / low to moderate susceptibility GWF, small area potentially susceptible to SWF (CC). Potential to affect setting of Grade II Listed Building (The Thatched Cottage). Potential negative biodiversity impact; includes a short section of CWS (Paston Way & Knapton Cutting), arable, mature trees / hedgerow to majority of boundary. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, education facilities, peak time public transport links, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, services / facilities, transport links, access to educational facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

Stalham

ST23/2 Land North of Yarmouth Road, East of Broadbeach Gardens

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
ST23/2	Stalham	Mixed - Residential & Employment	0	++	~	~	0	-	?	-	-	++	+	++	+	0	++	++
Overall Conclusion	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores negatively; edge of settlement, FZ1, low susceptibility GWF, part of site potentially susceptible to SWF (CC). Potential to affect settings of Grade II* Listed Building (Stalham Hall) and Grade II Listed Buildings (barn at Stalham Hall Farm, Church Farmhouse and stable block at Church Farm). Potential negative biodiversity impact; close proximity The Broads, CWS (Stalham Fen), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Part loss of agricultural (1-3) land.</p>																	

	<p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities. Potential to provide new services.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, potential employees, educational facilities, transport links and services / facilities. Potential to accommodate a range of uses. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	
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ST19/B Land Adjacent Ingham Road

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
ST19/B	Stalham	Residential	-	++	+	++	0	?	?	-	0	++	+	++	+	0	++	++
Overall Conclusion	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Biodiversity impact uncertain; arable land, surrounded by mature hedgerow / trees. Localised potential to contribute to and / or impact on GI network. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>																	

ST04/A Land at Brumstead Road

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
ST04/A	Stalham	Residential	-	++	~	~	0	?	0	-	0	++	+	++	+	0	++	++
Overall Conclusion	<p>Overall the site scores as positive</p> <p>Environmental – Scores neutral; edge of settlement, FZ1, low susceptibility GWF, approximately 1/6 of site potentially susceptible to SWF (CC). Biodiversity impact uncertain; arable land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities,</p>																	

	<p>leisure and cultural opportunities.</p> <p>Economic – Scores positively; edge of settlement, good access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Town centre easily accessible from the site.</p>
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Blakeney

BLA01/B Land West of Langham Road

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
BLA01/B	Blakeney	Residential	-	++	+	++	0	-	0	-	0	+	+	++	0	0	+	0
Overall Conclusion	<p>Overall the site scores as neutral</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; immediately adjacent SSSI (Wiveton Downs), close proximity to SSSI, SPA, SAC & RAMSAR (North Norfolk Coast), National Nature Reserve (Blakeney) and local geodiversity sites (North Norfolk Coast & Wiveton Downs), within Norfolk Coast National Landscape arable land with mature hedgerow / trees to majority of boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities, public transport links mainly rely on Coastal Hopper.</p> <p>Economic – Scores neutral; edge of settlement, some access to employment, educational facilities, services / facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>																	

Briston

BRI02/C Land West of Astley Primary School

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
BRI02/C	Briston	Residential	-	++	+	++	0	-	0	-	0	+	+	++	0	0	+	+

Overall Conclusion	<p>Overall the site scores as positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity CWS (Briston Gorse), arable land, surrounded by mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores positively; edge of settlement, good access to local healthcare service, primary education facilities, peak time public transport links and limited leisure and cultural opportunities.</p> <p>Economic – Scores mixed; edge of settlement, some access to employment, educational facilities, transport links and services / facilities. High speed broadband in vicinity. Could support local services.</p>
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Ludham

LUD01/C Land South of School Road

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
LUD01/C	Ludham	Residential	-	++	+	++	0	?	0	-	0	0	+	++	0	0	+	0
Overall Conclusion	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, mostly within FZ1, FZ2 touches part east boundary, low susceptibility GWF, not considered at risk of SWF (CC). Potential negative biodiversity impact; close proximity The Broads, arable, mature hedgerow / trees to some boundaries. Loss of agricultural (1-3) land.</p> <p>Social – Scores neutral; edge of settlement, good access to local healthcare service and primary education facilities, limited leisure and cultural opportunities and limited peak time public transport links.</p> <p>Economic – Scores mixed; edge of settlement, good access to services / facilities, some access to employment, educational facilities. High speed broadband in vicinity, limited transport links. Could support local services.</p>																	

Mundesley

MUN03/A Land off Cromer Road & Church Lane

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
MUN03/A	Mundesley	Residential	-	++	~	~	+	-	0	-	-	~	+	++	+	0	+	+
Overall Conclusion	<p>Overall the site scores as negative and positive</p> <p>Environmental – Scores mixed; edge of settlement, FZ1, low susceptibility GWF, small area potentially susceptible to SWF (CC). Adjacent CERZ (northern boundary). Potential to affect setting of Grade II Listed Building (Church of All Saints) and CA. Potential for remediation of contamination. Potential negative biodiversity impact; close proximity CWS (Mundesley Cliffs), arable / grazing land, part of boundary comprised of mature hedgerow / trees. Loss of agricultural (1-3) land.</p> <p>Social – Scores mixed; edge of settlement, good access to peak time public transport links, local healthcare service, education facilities, some leisure and cultural opportunities. Could result in loss of designated open land area.</p> <p>Economic – Scores positively; edge of settlement, good access to employment and transport links and to some educational facilities and other services / facilities. Access to high speed broadband uncertain. Could support local services.</p>																	

Tattersett

TAT01 Tattersett Business Park

Site Ref	Settlement	Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
TAT01	Tattersett	Employment	~	++	~	~	~	-	0	~	-	--	+	N/A	++	++	-	--
Overall Conclusion	<p>Overall the site scores as negative.</p> <p>Environmental – Scores mixed; rural location, part PDL, FZ1, low susceptibility GWF, small areas potentially susceptible SWF (CC). Rural; potential to increase light / noise / odour pollution, possible significant detrimental impact on landscape but potential for improved screening of existing units. Potential for remediation of contamination. Potential to affect setting of Scheduled Ancient Monument. Potential negative biodiversity impact; close proximity SSSI (Syderstone Common), part PDL, part arable/grazing/scrub, some trees / hedgerow to parts of boundary. Part loss of agricultural (1-3) land.</p> <p>Social – Scores negatively; remote from settlement.</p>																	

	<p>Economic – Scores negatively; potential to provide a range of employment opportunities, access to potential employees, poor transport links. Not in area of fast broadband coverage. Likely to result in reliance on the car.</p>
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