The Planning Inspectorate

Report to North Norfolk District Council

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Date: 31 October 2025

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the North Norfolk Local Plan

The Plan was submitted for examination on 11 May 2023

The examination hearings were held between 23-25 January 2024, 13-15 February & 5-7 March 2024 and 8-10 April 2025

File Ref: PINS/Y2620/429/6

Contents

Abbreviations used in this report 4

Non-Technical Summary 5

Introduction 6

Context of the Plan 7

Public Sector Equality Duty 8

Assessment of Duty to Co-operate 8

Assessment of Other Aspects of Legal Compliance 9

Assessment of Soundness 10

Issue 1 – Whether the strategic policies in the plan look sufficiently far ahead and are clearly distinguished from the non-strategic policies 10

Issue 2 – Whether the plan is positively prepared, justified and consistent with national policy in relation to the overall provision of housing 11

Issue 3 – Whether the spatial strategy of the plan is justified, effective and consistent with national policy 14

Issue 4 – Whether the housing allocations and settlement boundaries in the plan are justified, effective and consistent with national policy and whether the site-specific policies for the allocations are justified and effective 17

- North Walsham 17
- Cromer 20
- Fakenham 22
- Holt 23
- Hoveton 23
- Sheringham 24
- Stalham 24
- Wells-next-the-Sea 25
- Blakeney 26
- Briston 27
- Ludham 27
- Mundesley 28

Issue 5 – Whether the general housing policies in the plan are justified, effective and consistent with national policy 28

Issue 6 – Whether the policy for Gypsy, Traveller & Travelling Showpeople's Accommodation in the plan is positively prepared, justified, effective and consistent with national policy 30

Issue 7 – Whether the economic policies and allocations in the plan are positively prepared, justified, effective and consistent with national policy 31

Issue 8 – Whether the policies in the plan for climate resilient sustainable growth, well connected, healthy communities and the environment are justified, effective and consistent with national policy 32

Conclusion and Recommendation 36

Schedule of Main Modifications Appendix

Abbreviations used in this report

dpa	Dwellings per Annum
FC	Further Consultation (in November/December 2024)
HGV	Heavy Goods Vehicles
HIA	Health Impact Assessment
HRA	Habitats Regulation Assessment
MM	Main Modification
NL	National Landscape (Area of Outstanding Natural Beauty)
NNLP or the plan	North Norfolk Local Plan
NPPF	National Planning Policy Framework (2021 version unless otherwise stated)
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SGV	Small Growth Village
UPC	Unattributable Population Change
WLR	Western Link Road
(xx)	Examination Document Numbers

Non-Technical Summary

This report concludes that the North Norfolk Local Plan provides an appropriate basis for the planning of the District provided that a number of main modifications [MMs] are made to it. North Norfolk District Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following two sets of hearings in early 2024 and April 2025, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal and habitats regulations assessment of them. The MMs were subject to public consultation over a six-week period from 6 August to 17 September 2025. In some cases I have amended their detailed wording where justified and necessary. I have recommended their inclusion in the Plan after considering the sustainability appraisal and habitats regulations assessment and all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Changing the plan period to 2024-2040;
- Amending Policy CC13 to ensure development demonstrates nutrient neutrality in critical river catchments;
- Increasing the housing requirement to be delivered by the plan;
- Allocating further housing sites consistent with the spatial strategy of the plan and amending the policy requirements for allocated sites as necessary;
- Amending the strategy for strategic growth at North Walsham and clarifying the requirements for on and off-site infrastructure;
- Deletion of allocation W07/1 at Wells-next-the-Sea;
- Increasing the number of Small Growth Villages, their potential for growth and clarifying the criteria for considering schemes;
- Amending Policy HOU2 to clarify the mix of homes required on housing sites;
- Updating Policy HOU5 for Gypsy, Traveller and Travelling Showpeople's Accommodation to reflect the latest evidence;
- Updating the housing supply figures and housing trajectory to reflect the evidence;
- Deletion of employment allocations H27/1 at Holt and NW52 at North Walsham;
- Updating the overall employment land provision in the plan;
- Identifying the strategic policies of the plan;
- Other modifications to the policies of the plan to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the North Norfolk Local Plan (hereafter the NNLP or the plan) in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the plan's preparation has complied with the duty to co-operate. It then considers whether the plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework (NPPF) in paragraph 35 makes it clear that in order to be sound, a local plan should be positively prepared, justified, effective and consistent with national policy.

2. The plan was submitted for examination on 11 May 2023 when the July 2021 version of the NPPF was extant. In December 2024 the latest revision of the NPPF was published. Under paragraph 234(b) it includes a transitional arrangement which means that, for the purpose of examining this local plan, the policies in the July 2021 NPPF remain applicable. Therefore, unless otherwise stated, any references to the NPPF in this report relate to the July 2021 version. However, paragraph 236 of the December 2024 NPPF also applies, and in the circumstances the local planning authority will be expected to begin work on a new local plan under the revised plan-making system as soon as the relevant provisions are brought into force.

3. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The NNLP as submitted in May 2023 is the basis for my examination. It is the document that was published for consultation in January 2022 with the subtitle 'Proposed Submission Version: Publication Stage: Regulation 19' (Document A1).

4. Following the first set of hearings in early 2024 two fundamental issues were identified in respect of the soundness of the plan. As explained under Issues 2 and 6, these were a shortfall in housing provision to meet the needs of the area and the policy for gypsy, traveller and travelling showpeople's accommodation being based on out-of-date evidence. To address these issues, the Council put forward revised proposals in a 'Further Consultation' (FC, Document FC001) between 7 November and 19 December 2024. These further proposals are in effect amendments to the submitted plan and were considered during the second set of hearings in April 2025.

Main Modifications

5. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications (MMs) necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1, MM2** etc, and are set out in full in the Appendix.

6. Following the two sets of examination hearings, the Council prepared a schedule of proposed MMs (MMC01) and carried out sustainability appraisal (SA) and habitats regulations assessment (HRA) of them. The MM schedule was subject to public consultation for six weeks from 6 August to 17 September 2025. I have taken account of the consultation responses in coming to my conclusions in this report and in their light I have made some amendments to the detailed wording of the main modifications where justified, for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and SA/HRA that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

7. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map was submitted as a web-based link (A2).

8. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are justified and effective.

9. These further changes to the policies map were published for consultation alongside the MMs in the Schedule of Policies Map Changes: Public Consultation Version dated August 2025 (MMC02). No significant comments were received.

10. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the submission policies map and the further changes published alongside the MMs.

Context of the Plan

11. The NNLP once adopted will replace both the North Norfolk Core Strategy incorporating Development Control Policies adopted in September 2008 and the North Norfolk Site Allocations Development Plan Document adopted in February 2011. The development plan will then comprise the NNLP, the Norfolk

Minerals and Waste Plan adopted in May 2025 and any Neighbourhood Plans that have been made (finalised). The NNLP does not cover that part of the district within the Broads Authority area which has its own local plan.

12. North Norfolk District comprises a large rural area of about 336 square miles (excluding the Broads Authority area) with 43 miles of North Sea coastline. The population is currently about 103,000 who live in three main towns, Cromer, North Walsham and Fakenham, a range of smaller towns, villages, hamlets and scattered dwellings throughout the district. The area is primarily agricultural in nature with tourism important along the coast, much of which is designated as a National Landscape (NL) recognising its outstanding natural beauty.

Public Sector Equality Duty

13. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination including the provision of accommodation for gypsies, travellers and travelling showpeople, and policies relating to accessible and adaptable housing. I have taken account of the Council's Equality Impact Assessment of the plan (A7).

Assessment of Duty to Co-operate

14. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with the duty imposed on it by section 33A in respect of the plan's preparation. The Council is obliged to co-operate with relevant local authorities and other prescribed bodies in relation to cross boundary strategic matters in order to maximise the effectiveness of the NNLP. I have taken account of the Council's Statement of Compliance with the duty (A8).

15. Prior to plan submission the Council co-operated over an extended period with neighbouring district authorities and Norfolk County Council as Lead Flood Risk Authority and provider of key services such as highways and education, also with critical agencies including Natural England, the Environment Agency and local health bodies. Under the auspices of the wide-ranging Norfolk Strategic Planning Framework, overseen by a member steering group, joint work has been commissioned and co-operation ensured on a range of strategic cross boundary issues including recreational disturbance, nutrient neutrality, housing needs, gypsy and traveller accommodation, infrastructure and health services.

16. Outcomes from this co-operation which have maximised the effectiveness of the NNLP have included the Norfolk-wide recreation mitigation strategy, the Norfolk Environmental Credit Scheme to address nutrient neutrality, the Planning in Health Protocol and common policies to tackle climate change.

17. One specific local issue, the implications of traffic generation from major growth at North Walsham on the B1150 through Coltishall, required co-operation with neighbouring Broadland District Council to commission relevant traffic studies, assess the implications of increased traffic flows, draw up mitigation measures for the village and to agree a suitable policy response for inclusion in the plan.

18. I am therefore satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has been met.

Assessment of Other Aspects of Legal Compliance

19. As required by Section 245 of the Levelling-up and Regeneration Act 2023 in examining the plan I have sought to further the purposes of conserving and enhancing the natural beauty of the Norfolk Coast NL. In so doing I have taken account of the Norfolk Coast Area of Outstanding Natural Beauty Management Plan (G14) and other relevant evidence.

20. The Plan has been prepared in accordance with the Council's Local Development Scheme (A10).

21. Consultation on the Plan, FC and the MMs was carried out in compliance with the Council's Statement of Community Involvement (A9).

22. SA has been carried out throughout each stage of the preparation of the plan as an iterative process. A comprehensive SA was published alongside the plan and other submission documents under Regulation 19 (A3) and an addendum report prepared to assess the MMs (MMC04). The SA process has adequately assessed the NNLP to establish, when judged against reasonable alternatives, that the plan will help to achieve relevant environmental, economic and social objectives.

23. The HRA of the plan published alongside the submission version in January 2022 (A4) identified likely significant effects on European sites from urban effects, recreational pressure and hydrological impacts. However, the subsequent Appropriate Assessment concluded that the first issue would be localised and could be addressed by site design; the second more widespread concern could be mitigated primarily by the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS); and the third by limitations on growth or the expansion of sewage treatment capacity to avoid the discharge of nutrients to rivers. These protections and mitigation measures would be secured by suitable policies in the plan enabling the overall conclusion to be reached that the plan would not cause adverse effects, either alone or in combination, on European sites.

24. The HRA process was repeated at MM stage (MMC03) to consider the potential effects arising from the additional housing growth proposed and took account of Natural England's advice in March 2022 that nutrient pollution resulting from new overnight accommodation could affect the integrity of European sites in the Broads and River Wensum catchments. The updated HRA reaches the same conclusion of no adverse effects having regard to **MM9** which modifies Policy CC13 to require nutrient neutrality to be demonstrated by relevant schemes in these two catchments.

25. The Development Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area.

26. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. In particular, Chapter 3 of the NNLP seeks to deliver climate resilient sustainable growth with a suite of policies including support for renewable and low carbon energy, energy/water efficiency and coastal change management/adaptation given the eroding coast east of Cromer.

27. The Plan complies with all other relevant legal requirements, including the 2004 Act and the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Assessment of Soundness

Main Issues

28. Taking account of all the representations received, the written evidence submitted and the discussions that took place at the examination hearings, I have identified 8 main issues upon which the soundness of this plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – Whether the strategic policies in the plan look sufficiently far ahead and are clearly distinguished from the non-strategic policies

Plan Period

29. When submitted in May 2023 the plan was intended to cover the twenty-year period from 2016 to 2036, with 13 years of the plan period then remaining. By the time of the first set of hearings, just 12 years remained. NPPF paragraph 22 states that the strategic policies in a local plan should look ahead a minimum 15

years from adoption, and to be consistent with this it was determined during 2024 that the plan period should be extended to 2040 on the basis that the plan would be adopted during 2025. The base date of the plan should correspond to the date from which the housing needs of the district have been quantified, and as explained below, this exercise was undertaken using up to date statistics as at April 2024. In order to be consistent with national policy the plan period should therefore be amended to 2024-40. **MM1** makes this change.

Strategic Policies

30. NPPF paragraph 21 states that plans should make explicit which policies are strategic policies and which are non-strategic, but the NNLP as submitted fails to make this clear. To ensure the NNLP is consistent with national policy **MM68** incorporates a new Appendix into the plan to identify the connections between the plan's policies and its strategic aims, thus providing a comprehensive table of strategic, hybrid and non-strategic policies.

Conclusion

31. Subject to **MM1** and **MM68**, the strategic policies in the plan look sufficiently far ahead and are clearly distinguished from the non-strategic policies.

Issue 2 – Whether the plan is justified, positively prepared and consistent with national policy in relation to the overall provision of housing

Determining local housing needs

32. Paragraph 61 of the July 2021 NPPF states that the minimum number of homes needed in the district should be determined by using the standard method set out in the Planning Practice Guidance (PPG) at that time unless exceptional circumstances justified an alternative approach. The standard method at the time took the 2014 based household projections as the demographic starting point to which an affordability uplift was applied and the figure potentially capped to limit any increase. However, the submitted plan uses lower 2016 based household projections for this exercise, which after the uplift and a 5% adjustment leads to a local housing need of 480 dwellings per annum (dpa) over the 2016-2036 plan period of the submitted plan, a total of 9,600 dwellings. It is argued that there are significant errors in the 2014 based projections for the district that were corrected in the 2016 based projections. The latter are therefore more robust and should be used for the housing need calculation.

33. However, using the 2016 or more up to date 2018 based projection would be in direct conflict with national policy. The then PPG stated that the 2014 based projections should be used to provide stability, to ensure historic under-delivery and declining affordability were addressed, and to boost significantly the supply of homes. Where an alternative approach results in a lower housing need figure, as here, there need to be exceptional *local* circumstances that justify

departing from the standard method. The then PPG was also clear that whilst any alternative approach should be based on realistic assumptions, more recent household projections were not appropriate for use in what would otherwise be the standard method.

34. The objection to the 2014 based household projections is that for North Norfolk they project forward a significantly higher rate of growth than was subsequently shown to have actually happened. The projections are derived from the mid-year population estimates which suggested an increase in population of 6,000 people between 2001-11. However, the 2011 census showed the increase was actually only 3,200 people. The 'unattributable population change' (UPC) of minus 2,800 people was almost certainly due to net in-migration being over-estimated, figures for births and deaths being broadly accurate. The 2014 based projections build in this over-estimate, taking no account of UPC, whereas the error was corrected in the 2016 based estimates resulting in a significantly lower projection for the district.

35. The existence of a UPC factor in the case of the North Norfolk projection is not disputed, the issue is whether this constitutes exceptional circumstances that justify a departure from the relevant standard method which in any event is only intended to identify a minimum figure. All local authorities were affected by UPC to some extent, and 25 outside London were subject to a higher over-estimate of population growth than North Norfolk in percentage terms. Whilst UPC discrepancies have been taken into account in a small number of planning appeals when determining housing land supply, including in North Norfolk, no examples have been provided of this issue being put forward by Councils or accepted by Inspectors when examining development plans. National policy could have been updated to adopt the 2016 or 2018 based household projections for use in the standard method but instead the then PPG specifically precluded their use as set out above. The issue was the subject of a technical consultation when it was decided that later projections could not be used to justify lower housing need. Despite concerns about their accuracy, however valid, to be consistent with national policy the 2014 based projections should be used to support the objective of boosting housing supply.

36. For these reasons the UPC discrepancy does not amount to an exceptional local circumstance that justifies a departure from the standard method in North Norfolk. The discrepancy is not such an extreme outlier nor a specific local factor, and although use of the standard method leads to a significantly higher local housing need figure, this reflects national policy. Furthermore, there is no obvious reason why housing provision in the district should be unnecessarily restricted.

37. Having concluded that the standard method should be followed instead of the Council's bespoke method, it was determined during 2024 that the then latest available information should be used to derive the most up to date housing need figure for the district. Using the affordability ratio published in March 2024 the local housing need figure for North Norfolk is derived as follows:

2014 based household projection for 2024-34	391 dpa
March 2024 affordability ratio 10.80 so uplift	1.425
Local Housing Need 2024-34	557 dpa
Local Housing Need 2024-40 (16 years)	8,900 dwellings

38. The local housing need methodology takes account of any previous over or under supply so there is no shortfall or surplus arising pre 2024 to add to this figure.

Housing Requirement

39. The housing requirement to be delivered by the plan should be the same as the local housing need figure as there is no justification to increase the figure to accommodate an employment led approach or to meet the unmet needs of a neighbouring authority, nor to reduce the figure as a result of significant environmental or other constraints that mean the need cannot reasonably be met within the district.

40. To be positively prepared the plan therefore needs to provide for a minimum of 8,900 additional dwellings over the 2024-40 plan period.

Increasing the Housing Provision in the Plan

41. Policy HOU1 as submitted provides for an additional 12,096 homes in the district after the April 2016 base date of the plan, although an estimated 1,497 of these would be delivered after the end of the plan period in 2036. This would have been sufficient to meet the earlier assessed housing need of 480 dpa over the 2016-36 plan period with a reasonable surplus to allow for contingencies. However, reassessing the district's local housing need as 557 dpa and revising the plan period to 2024-40 to be consistent with national policy means the housing provision in the submitted plan is insufficient. Without further provision the plan would not meet the area's objectively assessed needs in conflict with the requirement in NPPF paragraph 35 for it to be positively prepared. In these circumstances the plan would fail a key test of soundness.

42. In the event, advised of this by my letter dated 24 May 2024 (EH006(f)), the Council responded by putting forward a series of proposals to address the shortfall in the FC in Autumn 2024 and subsequently proposed their inclusion in the plan. These proposals are discussed below and account for many of the MMs that are necessary to enable the plan to be adopted.

43. As a result of the FC proposals and various other adjustments Policy HOU1 as revised provides for an additional 9,880 homes in the district over the amended plan period 2024-40, a surplus of 980 dwellings over the housing requirement of 8,900 homes. This surplus allows a modest contingency for the slippage or the non-implementation of schemes, although it is assumed two large allocations at North Walsham and Fakenham would deliver 1,030 dwellings after 2040 which could potentially be brought forward. To ensure the plan is positively prepared, **MM22** amends the housing provision in Policy HOU1 by settlement and the

overall district figure, **MM36** sets out the revised list of housing allocations in Policy DS1 and **MM66** amends the housing trajectory in Chapter 23 of the plan to show the latest projection of annual completions for each allocation and for other sources of supply.

Five Year Housing Land Supply

44. Paragraph 68 of the NPPF states the plan should identify a supply of specific, deliverable sites for the first five years of the plan period and paragraph 74 requires local planning authorities to identify and update annually a minimum five years' supply against the housing requirement in the plan. Using the latest (April 2023) housing monitoring information used for the examination, the five-year requirement as at April 2025, including a 5% buffer, is 3,144 dwellings[1]. The latest housing trajectory projection is that 3,712 house completions will be delivered during the 2025-30 period, a satisfactory 5.9 years' supply. On this basis there will be a satisfactory five-year supply on adoption of the plan.

45. To be consistent with national policy, **MM22** includes the requirement to publish a housing land supply statement each year and, if housing land supply falls below 5 years, to apply the presumption in favour of sustainable development.

Conclusion

46. Subject to **MM22**, **MM36** and **MM66**, the plan is justified, positively prepared and consistent with national policy in relation to the overall provision of housing.

Issue 3 – Whether the spatial strategy of the plan is justified, positively prepared, consistent with national policy and would be effective

Spatial Strategy

47. The spatial strategy of the plan as submitted (Policy SS1) is based on a traditional settlement hierarchy with five tiers – Large Growth Towns (Cromer, North Walsham and Fakenham), five Small Growth Towns (Holt, Hoveton, Sheringham, Stalham and Wells-next-the-Sea), four Large Growth Villages (Blakeney, Briston, Ludham and Mundesley), 23 Small Growth Villages and Countryside. For sustainability and accessibility reasons the plan aims to direct the majority of growth towards the larger towns with successively lower levels of growth in the case of the lower tiers with fewer services and facilities. This is a justified approach. Neither the methodology for arriving at the hierarchy nor the site selection methodology were seriously disputed during the examination. The apportionment of growth to the towns and large growth villages is not however prescriptive and individual site allocations are made on a detailed assessment

[1] Shortfall in 2024/25 from trajectory 557-348=209. 5 years (2025-30) x 557 = 2,785. Total 2,994 plus 5% buffer = 3,144 dwellings.

of promoted sites for their availability and suitability. The merits of Individual allocations were the subject of many representations and much discussion at the hearings and my conclusions on these are set out under Matter 4 below.

Small Growth Villages

48. In addition to allocating housing sites at the larger settlements, the plan also includes a policy allowing housing growth in the next tier of the settlement hierarchy, the 23 'Small Growth Villages' (SGVs) listed in Policy SS1. These were selected as settlements identified by an audit as having at least one 'key' service and 4 'desirable' services. These villages have settlement boundaries defined on the Policies Map but instead of allocations the policy specifies an acceptable percentage growth and a series of criteria which will be used when assessing individual planning applications. The approach is inherently uncertain with that disadvantage both for the communities concerned and for other interested parties. However, it may be more flexible to effectively deliver housing and there are precedents (eg Breckland Local Plan Policy HOU04). Subject to some modifications, addressed below, the policy can be judged sound.

49. In order to boost housing supply, additional SGVs were put forward in the FC by including villages with at least one 'key' service and 3 'desirable' services, thus widening the scope of the policy. These are Beeston Regis, Erpingham, Felmingham, Great Ryburgh, Itteringham, Langham, Neatishead, Northrepps, Stibbard, Tunstead and Worstead, with settlement boundaries defined for each. Secondly, the FC proposed an increase in the growth of small growth villages from 6% to 9%. The villages have considerable scope for development which would support local services and growth of 9% would still maintain the overall strategy of accommodating most development in the higher order settlements. With these two changes the policy continues to promote growth in the most sustainable villages and, given criteria which would ensure individual proposals are acceptable in relation to the village concerned, particularly criterion 3c, the increase in potential growth enables the plan to be positively prepared.

50. The veracity of the settlement audit, and thus inclusion in the SGVs list, was disputed in some instances, for example the limited opening hours of some public houses, quality of village halls, capacity of village schools and frequency of church services were not taken into account. However, village facilities will inevitably change over time and their quality is subjective. Given the criteria based, discretionary nature of the policy, exclusion of any village from the list would not be justified. Whilst other criteria for the selection of SGVs could have been used, the approach taken is based on the evidence and inevitably involves a degree of planning judgement. The inclusion of further land within the settlement boundaries was also suggested to facilitate development, but the boundaries are tightly drawn as the function of the policy is to enable the relative merits of sites on the edge of the villages to be assessed at planning

application stage, not to prejudge these through more widely drawn boundaries being included at local plan stage.

51. In relation to individual villages, the submitted plan recognises that Potter Heigham, Sea Palling and Walcott, whilst having the facilities to be considered small growth villages, are environmentally constrained and no growth should be relied upon by the plan. Similarly, no growth should be assumed at Horning as there is no realistic prospect of the discharge from the local water recycling centre meeting the required standards. Catfield is seriously constrained but some limited development may be possible if technical drainage solutions can be found so should remain on the list. There is no reason why the potential growth figure for Badersfield (Scottow) should be arbitrarily reduced as (like all villages) criterion 3c of the policy would protect the village from schemes of excessive scale that would adversely affect its character. The figures are thus not a requirement that has to be met but indicative of the potential.

52. Taking the SGVs in the plan as submitted with these additional villages and applying the 9% growth guidance gives a total potential growth of 929 additional dwellings over the plan period. However, given the constraints that apply in some villages and the unproven nature of the policy only 80% of this figure, some 743 dwellings, are taken into account for housing land supply purposes. The effectiveness of the policy should be kept under review.

53. In relation to the detailed criteria in Policy SS1(3), several changes are required to ensure the policy is justified and effective. The requirement in criterion (a) for proposals to 'abut' the defined settlement boundary should be replaced by 'adjacent' to increase flexibility and in (b) the stipulation that no further permissions will be granted after the village 'allowance' is reached is arbitrary and unjustified. The 9% calculations should be 'indicative growth figures' with the policy reworded to say that permissions will not be granted that significantly exceed these numbers. A new criterion is needed to clarify that new dwellings within the settlement boundary or granted under exceptional policies will not count towards the total. Criterion (e) should be deleted as community benefits are covered by Policy HC4. Criterion (f) as submitted would render the policy ineffective by causing uncertainty and acting to deter schemes coming forward; it is however justified to encourage schemes that include a greater proportion of affordable housing than generally required by Policy HOU2. Policy HOU3 will still support conventional rural exception housing schemes.

54. To ensure the plan is positively prepared and the SGVs policy is justified and effective, **MM10** amends the criteria and adds the additional SGVs into Policy SS1 and updates the supporting text. The settlement boundaries for the extra villages published in the FC need to be added to the Policies Map. In addition, it is necessary to delete Appendix 4 from the submitted plan which described the old approach in more detail. This is done by **MM67**.

Conclusion

55. Subject to **MM10** and **MM67**, the spatial strategy of the plan is justified, positively prepared, consistent with national policy and would be effective.

Issue 4 – Whether the housing allocations and settlement boundaries in the plan are justified and consistent with national policy and whether the site-specific policies for the allocations are justified and would be effective

56. The settlement pattern in North Norfolk is such that, of the settlements classified as Large Growth Towns, Small Growth Towns or Large Growth Villages, four lie within or are closely bounded by the Norfolk Coast NL. These are Cromer, Sheringham, Wells-next-the-Sea and Blakeney. The others can grow without encroaching into the NL. NPPF paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in the NL and the scale and extent of development within them should be limited. However, in order for the plan to meet the economic and social needs of these four settlements and to be positively prepared overall, certain allocations are proposed in the NL in the submitted plan and FC. These are Sites C22/4 and C16 in Cromer, SH04 and SH18/1B in Sheringham, W01/1 and W07/1 in Wells and BLA04/A and BLA01/B in Blakeney.

57. With the exception of Site W07/1 (see below), these allocations have limited landscape impact that can be acceptably mitigated and form part of a justified and sustainable strategy. An alternative strategy, allocating additional land in settlements outside the NL such as Fakenham and North Walsham, would not meet the needs of the four settlements given their distance away and would not deliver the housing requirement as there is little scope for further completions on allocated sites in those towns during the plan period (some completions are already expected to be beyond 2040). The five allocations in the NL are thus justified by exceptional circumstances, in the public interest and consistent with the duty to further the purposes of the NL.

NORTH WALSHAM

Land West of North Walsham

58. North Walsham is a Large Growth Town without significant environmental or landscape constraints and has been appropriately identified as suitable for large scale development in the plan. There are however a number of highway concerns affecting key junctions and some residential roads caused by the nature of the road network, three low railway bridges and the location of the main industrial area to the north of the town. Without improvement, major development would exacerbate these issues and the strategy to concentrate

growth to the west of the town in conjunction with a new western link road (WLR) is a well evidenced response.

59. The plan as submitted proposes a WLR linking Norwich Road, Cromer Road and the industrial estate in conjunction with the allocation of Site NW62/A (Land West of North Walsham) for mixed use including 2,000 dwellings. However, the transport assessment of December 2023 by AECOM (EH011(e)(ii)) concludes that the northern section of the WLR over the railway line to the industrial estate is not necessary to mitigate the traffic impacts of the development. Such an extension would in any event involve major road widening/new construction and potentially a new railway bridge, with serious implications for scheme viability. In addition, the extension would encourage heavy goods vehicles (HGV) from the industrial estate to use the Norwich Road (B1150), increasing HGV flows on a sub-optimal route to Norwich through the villages of Coltishall and Horstead.

60. As such this section of the WLR is not justified and a modification to the plan is required to reduce the WLR to a link between Norwich Road and Cromer Road, with any northern section a matter for the future. Whilst a shorter WLR would reduce its benefit to the town, with many HGV movements to and from the industrial estate still needing to pass through the town centre and along the residential Aylsham Road, the extension is effectively undeliverable at this time.

61. With this modification the potential access arrangements for a small part of the allocation to the north of the railway line are unclear. Intended to facilitate the WLR extension to the industrial estate, without the extension this area would comprise an isolated area of housing development, poorly related to the town and an unjustified intrusion into the countryside. This part of the allocation should therefore be deleted from the plan. This will not significantly affect the approximate 2,000 dwelling capacity of the allocation.

62. The 2.4 ha employment allocation Land East of Bradfield Road (NW52) is also intended to facilitate a link from the industrial estate to the WLR and without it would undesirably increase HGV movements through the town. The site is not essential for employment purposes as explained in paragraphs 129-130 below and would encroach into the countryside to the north-west of the town. The site is thus not justified and should be deleted from the plan pending consideration of any northern extension of the WLR in the future. **MM49** does this.

63. In relation to traffic along the B1150 through Coltishall/Horstead, a preliminary assessment indicates a material increase in flows which require improvement and mitigation measures to be put in place. Several have been identified so far, including traffic and speed management measures, pedestrian safety and capacity measures. For effectiveness the policy should be amended to require a transport assessment to finalise these measures together with necessary measures within the town including improvements to the junction at Norwich Road, protection for Aylsham Road/Skeyton Road and improved pedestrian/cycling routes to key destinations.

64. The timing of the development west of the town is not clear at this stage. Although much preparatory work has been done, the overall scheme is

complex, with two roundabouts needed to gain access to the initial phases, off-site highway improvements, some before construction can commence in earnest, and much legal and technical work is required. In the submitted plan the start of completions was envisaged in 2026/27 but this has been overtaken by events and the revised housing trajectory suggests this in 2028/29 with some 730 dwelling completions after the end of the plan period in 2040.

65. The addition of a further allocation in North Walsham at the end of Mundesley Road (Site NW16) has implications for the funding of the off-site infrastructure improvements that will be required, particularly highways and education. To be justified and effective the policy should state these are to be proportionately funded in relation to their relative impacts as both will form part of the planned growth of the town as a result of this plan.

66. To be justified and effective **MM50** is thus necessary to delete the WLR north of Cromer Road, delete the associated housing allocation north of the railway line, require a transport assessment to identify necessary off-site measures including traffic calming/safety improvements at Coltishall/Horstead, and to secure proportionate funding with Site NW16 for off-site infrastructure needs including highways and education. It also clarifies the capacity of the site, the primary school requirement and other detailed matters.

Land at End of Mundesley Road

67. The housing allocation at the end of Mundesley Road (NW16) was put forward at FC stage. It comprises a large agricultural field adjacent to the northern edge of the town and is well contained by the tree lined ex-railway cutting forming the Paston Way, Little London Road and mature trees along the eastern boundary which could be strengthened with further landscaping. Whilst some distance from the town centre, inevitable for any new allocation on the periphery of the town, the site is still accessible to a wide range of services and facilities within a radius of about 1.5 km. The allocation is therefore justified in principle. In addition to an assessment of traffic flows and identification of any necessary off-site highway mitigation measures, a detailed assessment of walking and cycling routes into and around the town from the site will be required to identify and remedy any gaps in provision.

68. To protect local roads as far as possible from the impact of additional traffic the site requirements set out in the local plan also need to include primary access to the site from the B1145 via a roundabout, an internal layout which minimises traffic using Mundesley Road/Lyngate Road, and a requirement for fair and equitable contributions towards improved education provision in the town and traffic/pedestrian measures on the B1150 through Coltishall/Horstead taking account of the other planned development in the town (particularly Site NW62/A West of North Walsham). For effectiveness the part of the site to the west of the Paston Way, reserved for access and landscaping only, should be shown green for open space on the policies map.

69. The allocation is justified to help deliver the housing requirement. **MM51** incorporates the site into the plan with site specific requirements including those

above that are justified and would be effective. Following consultation on the MMs to ensure effectiveness the site requirements are strengthened to require the link to the B1145 as part of the first phase of the development to relieve traffic flows on Mundesley Road/Lyngate Road as soon as possible, to provide a landscaped buffer on the southern boundary adjacent to existing housing and the preparation of an ecological appraisal and mitigation/enhancement plan to be implemented as part of the development.

Land at Norwich Road & Nursery Drive

70. Land at Norwich Road & Nursery Drive (NW01/B) was initially allocated in 2011 and has been part built out. The NNLP continues to allocate the remainder of the site with an extension into the field alongside the railway which would have minimal impact. For effectiveness **MM48** is required to strengthen the boundary landscaping, require a transport assessment to identify any off-site impacts in the light of the other planned growth in the town, to clarify the capacity of the site and to raise the implications of the mineral safeguarding area.

CROMER

71. Cromer is tightly enclosed by the Norfolk Coast NL, but as one of just three large growth towns there are exceptional circumstances that justify further housing development in the public interest where suitable sites are available. Two such sites have been identified for allocation in the NL, Land West of Pine Tree Farm and the Former Golf Practice Ground, Overstrand Road, and one site outside the NL, Land at Runton Road/Clifton Park.

Land West of Pine Tree Farm

72. The submitted plan allocates Land West of Pine Tree Farm, Norwich Road (Site C22/2), some 26 hectares of open farmland between Roughton Road and Norwich Road, south of the town and severed from it by the railway line, for some 400 dwellings plus elderly accommodation. The FC proposes to extend this area further to the south (Site C22/4) with additional farmland to cover about 44 hectares in all, capable of accommodating about 100 dwellings more. The extended site surrounds Beckett's Plantation, an area of woodland and important landscape feature, providing scope for an improved, lower density layout with landscaping along the southern side to form a long-term boundary for the town. In addition to housing, the site is intended to include improved sport and recreational facilities for the town.

73. The additional land is necessary to help deliver the housing requirement and despite its location in the NL is justified given the dearth of alternatives outside the NL to allow the town to expand.

74. **MM39** replaces the existing policy to incorporate the additional land, clarify the site capacity and set the site-specific requirements that are justified and would be effective, including site access arrangements, landscaping, layout, design

and infrastructure requirements. Following consultation on the MMs and the comments of the local highway authority Criterion 1 has been amended for clarity to require both a segregated cycle/pedestrian route along Norwich Road into the town and a cycle/pedestrian link to Roughton Road unless otherwise agreed by the local highway authority. A link to Roughton Road is necessary for connectivity but the A149 is a strong, if not the strongest, pedestrian and cycling desire line from the site to local schools, healthcare and town centre facilities. The site is proposed to include community sports facilities so attractive active travel routes to and from the town are important to minimise reliance on the private car and promote active travel. The amended wording further ensures that Policy C22/4 would be justified and effective in promoting sustainable transport options at this edge of town location.

Land at Runton Road/Clifton Park

75. The housing allocation at Runton Road/Clifton Park (C10/1) was put forward at FC stage. It was included in the Regulation 18 Draft Local Plan in 2019 but was not subsequently included in the submitted plan. The site is assessed positively in the site assessments for Cromer (D1). The local prominence of the site along Runton Road and its role in maintaining openness between the town and East Runton given the extensive caravan sites in the area are significant concerns but development provides the opportunity for a well-designed scheme that mitigates the current harsh edge of the Clifton Park estate and provides a long-term visual gateway to the town. To retain some sense of openness there is a need to provide a deep landscaped frontage along the stretch of Runton Road concerned with no development proud of No 19 Clifton Park and access provided via Clifton Park rather than Runton Road. In addition to this requirement in policy, the landscaped strip should be shown green for open space on the policies map.

76. The western edge of the housing area should also be set back into the site to allow strategic landscaping along that boundary and a requirement for a landscaped buffer between the housing and the public footpaths/bridleway running through the site to maintain attractive recreational routes. There is no dispute that the southern section of the site alongside the railway should remain undeveloped to mitigate the visual and acoustic presence of the railway line, to provide separation from the rising ground to the south which is designated as part of the NL and to provide an extensive area of long term managed open space for recreation and biodiversity.

77. Whilst there is biodiversity value in parts of the site which has developed since the cessation of agricultural use in the late 1980s there are also areas of scrubland and less important habitats. With extensive scope for landscape enhancements, sustainable drainage, new shrub and tree planting a biodiversity net gain of at least 10% could be delivered on the site.

78. The site is sensitive but lies outside the NL and its allocation is justified to help deliver the housing requirement. **MM40** incorporates the site into the plan with site specific requirements that are justified and would be effective. This is further ensured following consultation on the proposed MMs by allocating the

site for *up to* 70 dwellings to recognise the constraints affecting development and a further requirement to protect existing hedgerows and trees.

Other Allocations

79. Site C16 (Former Golf Practice Ground, Overstrand Road), now a cleared site, lies between Overstrand Road and Northrepps Road. The site lies within the NL but the allocation is justified given the dearth of alternatives to allow some expansion of the town. For effectiveness the policy requires amendment to clarify the specialist elderly requirement and to raise the implications of the mineral safeguarding area. **MM38** makes these changes.

80. Site C07/2 (Land at Cromer High Station) has been allocated since 2011 without any progress as to development coming forward. In the absence of any evidence that the site is deliverable it is not justified and should be removed, although it remains within the settlement boundary. **MM37** deletes the site.

FAKENHAM

Land North of Rudham Stile Lane, West of Water Moor Lane

81. 85 ha of primarily agricultural land north of Rudham Stile Lane was allocated in 2011 but progress in delivering the site has been slow, with a development brief approved in 2015 and outline planning permission for up to 950 dwellings on the area east of Water Moor Lane granted in 2021. The site to the west (F01/B) has no planning permission and is reallocated in the NNLP for about 627 dwellings. The site is in effect a continuation of that to the east and for the most part is controlled by the same landowner. The strategy for development of the allocation forms part of that drawn up for the wider site but the delays so far will have a knock-on effect on the timing of completions.

82. In the submitted plan the start of completions west of Water Moor Lane was envisaged in 2024/25 as completions on the site to the east wound down. As the latter has been delayed the revised housing trajectory suggests completions will now start in 2035/36 with some 300 dwelling completions beyond the end of the plan period in 2040.

83. For effectiveness **MM41** clarifies the capacity of the site, the requirement for replacement sporting facilities and other detailed matters.

Other Allocations

84. Sites F02 (Land Adjacent to Petrol Filling Station, Wells Road) and F03 (Land at Junction of A148 and B1146) are relatively small areas of grassland between the built-up area and the by-pass which would amount to a logical rounding off of the town. Site F10 (Land South of Barons Close) is an area of grassland

south of the built-up area sloping down towards the River Wensum. For effectiveness **MM42** and **MM43** are necessary to raise the implications of the minerals safeguarding area for the development of Sites F03 and F10 and in the latter case the requirement for a site-specific flood risk assessment. No modifications are necessary for Site F02.

Settlement Boundary

85. As submitted the settlement boundary of Fakenham includes the industrial area off Hempton Road south of the River Wensum bridge. Notwithstanding the intervening parish boundary, there is no justification for the exclusion of the adjacent built-up area in the Dereham Road/Pond Road area of Hempton parish. This change to the policies map was published alongside the MMs.

HOLT

86. Land at Heath Farm between the A148 and Hempstead Road was allocated for housing development in 2011 and Site H20 (Land at Heath Farm) forms an extension of this on adjacent farmland to the east. The eastern boundary to the extended site is well defined on the ground and access would be from the existing roundabout on the A148. For effectiveness **MM44** is necessary to clarify the capacity of the site, ensure a landscaped buffer is provided on the eastern and southeastern boundary and to raise the implications of the minerals safeguarding area. **MM45** deletes the employment allocation at Heath Farm (Site H27/1) as explained in paragraph 130.

87. Site H17 (Land North of Valley Lane) comprises a single field on the edge of the built-up area visually enclosed by trees on the other boundaries with access off the A148 Norwich Road. No modifications are necessary.

HOVETON

88. The submitted plan allocates Land East of Tunstead Road (HV01/B), part of a field which the FC proposes to extend to the whole field (HV01/C). In addition, the FC proposed a second allocation for Land at Stalham Road (HV06/A), part of the adjacent arable field to the north-east and contiguous with the first site. These relatively featureless fields lie adjacent to the north of the existing built-up area and, even together, would not encroach significantly towards St Peters Lane and would allow for a lower density scheme, improved landscaping and open space, off-site highway improvements and drainage infrastructure.

89. The extension of Site HV01/B and addition of Site HV06/A are justified to help deliver the housing requirement. **MM46** amends and updates Policy HV01/B to incorporate the additional land and **MM47** incorporates Site HV06/A into the plan. For effectiveness these policies clarify the site capacities and specify the

site requirements including a through route from Tunstead Road to Salhouse Road, linking to the new roundabout on Stalham Road, on-site open space, a landscaping buffer on the northern boundary and infrastructure requirements notably off-site highway improvements and a foul water drainage connection to the Belaugh treatment works.

SHERINGHAM

90. Sheringham is tightly enclosed by the Norfolk Coast NL, indeed the Woodland Rise area lies within the NL, but as a small growth town there are exceptional circumstances that justify further housing development in the public interest where suitable sites are available. Two such suitable sites have been identified in the NL.

91. Site SH04 (Land adjoining Seaview Crescent) lies within the designated NL but being north of Woodland Rise is effectively within the built-up area of the town and its development would have little impact on the wider landscape of the NL. The site was first allocated in 2011 and has been brought forward into the plan as there is still developer interest. No modifications are required.

92. Site SH18/1B (Land South of Butts Lane) is a relatively discreet, enclosed area of agricultural land on the southern periphery of the town that would form an extension of the recent development at Repton Way. The site lies within the NL but the allocation is justified given the dearth of alternatives to allow expansion of the town. For effectiveness **MM53** is necessary to strengthen the requirement for a foul drainage strategy.

93. Development of Site SH07 (Former allotments, Weybourne Road, adjacent to The Reef) is now well underway so the allocation is not now justified and should be deleted from the plan. **MM52** does this.

STALHAM

94. The submitted plan allocates Land North of Yarmouth Road and East of Broadbeach Gardens (ST23/2), the western section of which was originally allocated in 2011, for a combined extra care and residential scheme. The site wraps around the rear of two detached houses with large rear gardens and a change to the policies map published alongside the MMs incorporates this into the allocation. For effectiveness **MM54** is necessary to amend the site area, clarify the development requirements and to raise the implications of the minerals safeguarding area.

95. The submitted plan also allocates Land adjacent to Ingham Road (ST19/A), part of an arable field, which the FC proposed to extend to the whole field (ST19/B). In addition, the FC proposed a further allocation Land at Brumstead Road (ST04/A), part of another arable field. These relatively featureless fields lie adjacent to the existing built-up area and subject to access, design, landscaping and infrastructure considerations are suitable for development.

96. The extension of Site ST19/A and addition of Site ST04/A are justified to help deliver the housing requirement. **MM55** amends and updates Policy ST19/A to incorporate the additional land and **MM56** incorporates Site ST04/A into the plan. For effectiveness these policies clarify the site capacities and specify the site requirements including access, open space, design, layout, landscaping and infrastructure.

WELLS-NEXT-THE-SEA

97. Wells-next-the-Sea lies within the Norfolk Coast NL, but as a small growth town with particularly high house prices and second/holiday home ownership, there are exceptional circumstances that justify further housing development in the public interest where suitable sites are available. The submitted plan allocates two sites, with Site W01/1 (Land South of Ashburton Close) forming a natural extension to the Home Piece Road estate, a recent scheme which demonstrates how the town can acceptably expand on its southern side.

98. However, the second allocation, Site W07/1 (Land adjacent Holkham Road) lies on the coastal side of the ridge which extends to the west of the town. The site comprises the top section of a grassed field which rises from the B1105 Holkham Road at about sea level up to the 20 m contour and the rear gardens of the houses fronting Mill Road on the ridge. The site enjoys wide views to the north over the Wells salt marshes, harbour, Holkham Meals and reclaimed farmland as far as Lady Ann's Drive, but the corollary of this exposed position is the impact that housing development on the site would have on this sensitive and nationally defined heritage coast landscape.

99. The site is well screened from Holkham Road by the roadside hedgerow but is clearly seen in intermittent long-distance views from the North Norfolk Coast Path from the café at the end of Lady Ann's Drive to Wells beach car park, and most seriously in ever closer views when approaching the town along the top of the Beach Road embankment, a heavily used route which also forms part of the long distance path. The scheme would also be intrusive when seen from the Wells Town football ground and overflow car park area. Whilst the houses along Mill Road would lie behind the development on the skyline, the trees within and at the back of their long rear gardens do much to mitigate their impact. By contrast, a new development of 50 dwellings along the top of the field, however well designed and landscaped on its northern edge, would appear raw and intrusive in the landscape for many years.

100. The site itself lies just within the Rolling Open Farmland landscape character type (LCT) but is heavily influenced by its position overlooking the Drained Coastal Marshes and Open Coastal Marshes LCTs. Contrary to the landscape guidance for these LCTs the proposed allocation would consolidate a form of linear sprawl along the undeveloped coast, intrude into views inland from the coastal marshes, detracting from their naturalistic nature and reducing their relative tranquillity and remoteness, including at night when additional light sources on the ridge would erode the dark night sky.

101. The proposed access to the site from Mill Road, cutting across an attractive grass paddock in front of the Mill Farm buildings and adjacent to Nos 106-110, would also be an unduly intrusive feature. It would be poorly related to the housing estate behind, an odd entrance to the scheme, both spoiling the existing paddock and urbanising the A149 western approach to the town.

102. The evidence base supporting the allocation is thus not justified. In particular, the landscape impact assessment under the site selection methodology should be red – the landscape impact on a sensitive landscape cannot be mitigated – rather than amber – mitigation would be possible. There is no clear physical boundary on the ground to distinguish this site from the larger site W07 of which it forms part, and which has correctly been assessed as unsuitable for development. The allocation of Site W07/1 is thus not justified and would be inconsistent with national policy to protect and enhance valued landscapes. The allocation should therefore be deleted and **MM57** does this.

103. It is appreciated that the site has been granted planning permission despite notification after the first set of hearings (EH006(f)) that the allocation was unsound for landscape reasons. However, this does not change its merits and there are alternative sites on the southern side of the town which would have significantly less landscape impact on the most sensitive LCTs in this part of the Norfolk Coast NL and would not overlook the Heritage Coast designation protected by Policy ENV3. The FC provided the opportunity for a more suitable site or sites to be brought forward to address the housing needs of the town but in the event sufficient sites were put forward elsewhere to meet the district's housing requirement.

BLAKENEY

104. Blakeney lies within the Norfolk Coast NL, but as a large growth village with particularly high house prices and second/holiday home ownership, there are exceptional circumstances that justify further housing development in the public interest where suitable sites are available. The submitted plan allocates Land East of Langham Road (BLA04/A), part of an agricultural field on rising ground inland from the village. The policy emphasises the need for a high-quality development with boundary landscaping. For effectiveness **MM59** is necessary to strengthen the protection of the amenities of occupiers of the housing to the north of the site.

105. A further allocation, Land West of Langham Road (BLA01/B), was put forward at FC stage. This comprises the lower part of a field to the west of Oddfellows Road and Hettie Close, two recent developments on the southwestern side of the village, but would involve vehicular access from Langham Road and a pedestrian/cycle link to Morston Road. Whilst a sensitive site in landscape terms, development would be visually well contained by the topography and is justified to help deliver the housing requirement. **MM58** incorporates the site into the plan with site specific requirements that are justified and would be effective, including the access requirements, high-quality design, on site open

space, buffer landscaping and an impact assessment to mitigate recreational pressure on the nearby Wiveton Downs SSSI.

106. Blakeney lies wholly within the NL but the allocation of both sites is justified to allow some expansion of the village. The development of both sites will be subject to Policy 2 of the recently made Blakeney Neighbourhood Plan restricting occupancy to 'principle residences' and to its other policies.

BRISTON

107. The submitted plan includes two housing allocations, Site BRI01 (Land East of Astley Primary School) and Site BRI02 (Land West of Astley Primary School) with the FC proposing an extension of the latter on more of the field concerned to wrap around the primary school to the west and south. Both are well related to the village and provide an opportunity to provide a car parking/drop off area for the school.

108. The extension of Site BRI02 (now BRI02/C) is justified to help deliver the housing requirement. **MM61** amends and updates Policy BRI02 to incorporate the additional land. For effectiveness this clarifies the capacity of the site and specifies a series of requirements for site development including provision of the car parking/drop off area, access, open space and ensuring any long-term expansion of the school is not prejudiced. Following consultation on the proposed MMs these have been strengthened in respect of hedgerows within the site and ecological enhancement measures.

109. In respect of Site BRI01 to ensure effectiveness **MM60** is necessary to clarify hedge removal is acceptable for the access and to delete the requirement for the car parking/drop off area.

LUDHAM

110. Land South of School Road (LUD01/A), part of a field next to the village, was first allocated for housing in 2011 and as an undeveloped site was brought forward into the submitted plan. The FC proposed allocating a further part of the field immediately behind existing housing on Norwich Road. This would be well screened from most public views and protects the view of the church from the northwest. Notwithstanding local misgivings there is no evidence that technical issues cannot be overcome. The allocation (now Site LUD01/C) is justified to help deliver the housing requirement. For effectiveness **MM62** replaces the existing policy and supporting text to clarify the capacity of the revised site and to set the site requirements including access, landscaping, layout, open space and necessary infrastructure.

111. Site LUD06/A (Land at Eastern End of Grange Road) has been allocated since 2011 without any development coming forward. The access is constrained by the presence of preserved trees and there is no evidence this can be overcome. In the absence of evidence that the allocation is deliverable it is not justified and should be removed from the plan, although it remains within the settlement boundary. **MM63** deletes the site.

MUNDESLEY

112. The submitted plan allocates Site MUN03/B (Land off Cromer Road & Church Lane), a field in the heart of the village and the FC proposed to extend this by allocating a further field to the south on Links Road with the area of railway embankment between used as open space. Both areas are well related to the built-up area and services of the village and the extended site (MUN03/A) is justified to help deliver the housing requirement. For effectiveness **MM64** replaces the existing policy and supporting text to clarify the capacity of the revised site and to set the site requirements including sensitivity to the Grade II listed All Saints Church and Mundesley Conservation Area, site access, landscaping, layout, a central area of open space and necessary infrastructure.

Conclusion

113. Subject to **MMs 37-44**, **46-48**, **50-64** and **MM 36** which amends the list of sites, the housing allocations and settlement boundaries in the plan are justified and consistent with national policy and the site-specific policies for the allocations are justified and would be effective.

Issue 5 – Whether the general housing policies in the plan are justified, consistent with national policy and would be effective

114. Policy HOU2 seeks to deliver the right mix of homes in the district given its specific housing needs and does this in the form of a table that sets out the various requirements and how they relate to the size of scheme proposed. The requirements cover the percentage of affordable housing, the mix of market housing, the mix of affordable housing, the number of serviced self-build plots and the amount of Elderly/Care provision.

115. Given high house prices in relation to average earnings, affordable housing is a particular priority of the plan. Due to the implications for viability, the district is divided into two zones, a higher value coastal zone (with Hoveton) where 35% affordable housing is required on large housing sites, and a lower value inland zone (including North Walsham and Fakenham) where 15% is required. To be justified and effective the policy table and supporting text require amendment for clarity, to remove ambiguity, to correct the relevant threshold to 10 dwellings (6 in the Designated Rural Area) and to remove references to First Homes.

116. The market housing mix specified in the policy is based on strategic evidence but is expressed as approximate percentages and only represents a starting point that can be varied according to site circumstances. The affordable housing mix is based on local need evidence and again forms a starting point. It is justified to require a small number of serviced plots on large housing sites to

meet local demand for self-build and custom housebuilding subject to release if not taken up.

117. Given the significantly aging population in the district the policy also requires schemes of over 150 dwellings to include specialist elderly/care provision which could include various types of sheltered housing or care home facilities. The requirement is specified in units, but provision will vary location by location depending on demand and need. The required units are converted to dwelling equivalents in Policy HOU1 at an average ratio of 1.5:1 until the form of elderly/care provision is established.

118. In the interests of effectiveness **MM23** makes the necessary changes to Policy HOU2 and its supporting text.

119. Policy HOU7 dealing with the re-use of rural buildings in the countryside should use the NPPF description 'redundant or disused buildings' to be consistent with national policy. The policy requirement for all structural elements to be retained is unduly excessive and insisting on compliance with the North Norfolk Design Guide would give it the status of development plan policy. To be justified a substantial proportion of structural elements should be retained and the design guide should be taken into account. **MM26** makes these changes.

120. Policy HOU6 relating to replacement dwellings and extensions similarly requires compliance with the design guide. To be justified **MM25** replaces this with a requirement to take it into account.

121. Policies HOU8 and HOU9 set requirements for the provision of accessible and adaptable homes and minimum space standards by adopting the relevant optional technical standards in the building regulations. This is based on the evidence set out in background papers 7 & 7.1 which demonstrate an existing shortage of accessible and adaptable homes, the increasing elderly population likely to require such homes, increasing prevalence of disability likely to require wheelchair user dwellings, and the significant proportion of new dwellings not meeting the nationally described space standards. As such, following viability testing, these policies require all new dwellings to meet the M4(2) standard, on large sites at least 5% to meet the M4(3) standard, and all new dwellings to meet the nationally described space standards.

122. These policies are therefore justified by the evidence, but Policy HOU9 should allow for exemptions if fully justified and HOU8 should allow for exemptions either for practicality or viability reasons. Further supporting text is necessary to explain how the M4(3) standard will be applied when the occupier is not known. In the interests of effectiveness **MM27** and **MM28** make these changes.

Conclusion

123. Subject to **MMs 23-28**, the general housing policies in the plan are justified, consistent with national policy and would be effective.

Issue 6 – Whether the policy for Gypsy, Traveller & Travelling Showpeople's Accommodation in the plan is justified, positively prepared, consistent with national policy and would be effective

124. Policy HOU5 as submitted seeks to meet the accommodation needs of gypsies, travellers and travelling showpeople in the district over the period 2016-36 with a criteria-based policy on the grounds that the needs assessment at the time showed that the requirement for further sites was likely to be small. However, the Norfolk-wide assessment concerned dates from 2017 with the fact-finding surveys being carried out earlier that same year. The most accurate projections of need in the assessment relate to the five-year period 2017-22, a period that ended over three years ago.

125. Due to the time taken to prepare and submit the plan, by the first set of hearings in early 2024 it was apparent that the evidence base underpinning Policy HOU5 had become out of date. By then the 2017 assessment was not sufficiently robust to assess future need to set pitch/plot targets in the plan as required by paragraph 9 of the December 2023 Planning Policy for Traveller Sites, nor, if necessary, to identify a supply of sites in accordance with paragraphs 10-11. The 2017 assessment also pre-dated the change in the definition of gypsies, travellers and travelling showpeople which was made in December 2023.

126. The Council therefore commissioned an updated study to assess need which was published as part of the FC. Using the 'ethnic' definition, this concludes that there is a requirement for an additional 11 pitches for gypsies and travellers during the plan period 2024-40, with 7 of these during the initial five-year period 2024-29. There is no requirement for additional plots for travelling showpeople. This confirms the requirement for further sites remains relatively small and can reasonably be met by a criteria-based policy that allows for new or expanded sites of an appropriate scale and nature to come forward during the plan period.

127. Amended wording pursuing this approach for Policy HOU5 and its supporting text was published as part of the FC and subsequently in the proposed MMs. No objections were received. **MM24** is necessary to ensure the policy is justified by up-to-date evidence based on the latest definition and to ensure consistency with national policy.

Conclusion

128. Subject to **MM24**, the policy for Gypsy, Traveller and Travelling Showpeople's Accommodation is justified, positively prepared, consistent with national policy and would be effective.

Issue 7 – Whether the economic policies and allocations in the plan are justified, positively prepared, consistent with national policy and would be effective

129. Whilst much of the employment in the district lies in other sectors, with jobs in food/accommodation, agriculture and retail above the regional average, it is important to provide and protect an adequate supply of employment land for industrial and other businesses to develop and thrive. To secure this, Policy E1 in the submitted plan seeks to protect 200 ha of existing employment land and 54 ha of undeveloped land on existing sites together with the allocation of 17 ha of new employment land in the various settlements across the district, 272 ha in all. There is much redevelopment of existing employment land as the needs of individual businesses change, but the scope for 71 ha of new development is more than sufficient to accommodate the most optimistic projection for a take up of 40 ha during the submitted plan period 2016-36. Other projections indicate that the realistic requirement is in fact much less, perhaps as low as 6.5 ha.

130. The owner of the proposed 6 ha employment allocation at Heath Farm, Holt (Site H27/1) does not now wish to pursue development, and as explained in paragraphs 59-62 above, the 2.4 ha allocation east of Bradfield Road, North Walsham (Site NW52) should also be deleted from the plan. However, even with 8.4 ha less provision for new employment development and a plan period extended by four years to 2040, there would still be sufficient land being made available to meet the likely need together with the necessary flexibility required by paragraph 82(d) of the NPPF. This is particularly the case as Policy E3 allows for employment development outside designated areas if no suitable land is available within them.

131. **MM45** deletes the site at Holt and **MM49** deletes the site at North Walsham as these are undeliverable and no longer justified. With these adjustments and other minor amendments **MM29** updates Policy E1 and the overall employment land provision in the plan period 2024-40 to a total of 264 ha of which 55 ha is undeveloped land on existing sites and 8 ha is new allocated land.

132. An important contribution to the employment land in the district is provided by the 28.8 ha Tattersett Business Park, part of a former airbase which is allocated by Policy E1. Mainly previously developed land with some existing employment uses, the site provides an opportunity for perhaps larger scale uses unsuitable elsewhere subject to infrastructure and landscaping improvements. For effectiveness **MM65** is required to strengthen the policy with regard to protected species, nearby scheduled monuments and to raise the implications of the minerals safeguarding area.

133. Policy E3 as submitted supports employment development outside designated areas in circumstances where no suitable land is available within them. To be positively prepared the wording should be amended to better reflect the starting point that sustainable development should be permitted, to make the criteria more flexible and objective. For effectiveness the supporting text should also

specifically encourage new proposals well related to Holt given the loss of Site H 27/1. **MM30** makes the necessary changes.

134. Policy E5 requires signage and shopfront proposals to conform with the North Norfolk Design Guide but this gives it the status of development plan policy. **MM31** corrects this by requiring it be taken into account.

135. The tourist industry is important to the economy of the district and needs to be able to thrive and adapt to changing consumer trends. For the plan to be positively prepared, Policy E6 (1) should allow for new tourist accommodation, static holiday caravans and holiday lodges outside settlement boundaries provided they are small scale and well related to a settlement or existing business, also (3) relating to existing business expansion clarified to refer to static caravan and holiday lodge sites, not individual units. In (2), new hotels should be positively supported subject to the sequential approach, but following consultation, the sequential approach should not apply to enhanced facilities at existing hotels as this may prejudice their future. **MM32** makes these changes.

136. As submitted, Policies E6, E7 and E8 do not mention the economic benefits of new tourism development in order for these to be taken into account with any adverse impacts in determining any proposals. This does not imply constraints will be ignored and they should be fully mitigated where possible. For the plan to be positively prepared, this consideration should be added as a new criterion into each policy. **MMs 32-34** make this change.

137. In Policy E9 as submitted the necessary period for marketing to demonstrate that tourist accommodation is no longer viable is unclear and in the interests of effectiveness a period of 12 months should be specified. **MM35** makes this necessary change.

Conclusion

138. Subject to **MMs 29-35**, **MM45**, **MM49** and **MM65**, the economic policies and allocations in the plan are justified, positively prepared, consistent with national policy and would be effective.

Issue 8 – Whether the policies in the plan for climate resilient sustainable growth, well connected, healthy communities and the environment are justified, consistent with national policy and would be effective

Climate Resilient Sustainable Growth

139. The plan places particular emphasis on delivering climate resilient sustainable growth, both mitigating and adapting to climate change, not least because the district is affected more than most by an eroding coastline east of Cromer.

140. Policy CC2 encourages renewable energy production subject to a series of criteria and, based on landscape sensitivity, divides the district into broad wind energy zones which may be suitable for wind turbines. However, this is just a starting point and to be effective further supporting text is required to emphasise the other factors that must be taken into account, for example the impact on heritage assets and nature conservation sites. **MM2** makes this change.

141. Policies CC3 and CC4 in turn set energy and water efficiency standards for new dwellings to help mitigate and adapt to climate change. The former requires new dwellings to achieve a minimum 31% reduction in CO_2 emissions below the 2013 Target Emission Rate, which was subsequently included in the building regulations, whilst the latter adopts the higher optional standard for water use of 110 litres per person per day, recognising that North Norfolk is an area of water stress. Further national energy standards are anticipated shortly, but there is no justification for the arbitrary requirement for all dwellings and workplaces to be 'zero carbon ready' by 2035 nor for compliance with any locally adopted water standards when these are not yet known. The BREEAM very good standard may not be achievable for non-residential development in every case but should be met if at all possible. **MM3** and **MM4** make these changes to ensure the policy is justified.

142. Policies CC5 and CC6 relating to coastal change management and adaptation seek to control development within the coastal strip at risk of erosion over the next 100 years and allow the relocation inland of existing development which could be affected. For effectiveness both policies should refer to tourism/leisure uses and in the case of touring and static caravan pitches, the adaptation policy should allow the phased roll back of pitches to less vulnerable areas on a temporary basis. Following consultation, the necessity in Policy CC5(2e) for *substantial* benefits to be shown is not justified and should be deleted. This does not fundamentally alter the objective of the policy. **MM5** and **MM6** make these changes.

143. Policy CC8 requires residential development to provide electric vehicle charging points in accordance with a bespoke local standard but this is not justified and to be consistent with national policy should follow the building regulations. The policy also sets electric charging point standards for non-residential and tourism development which is justified given the rural nature of the district and, in the case of tourists, the likelihood of being away from home. However, these standards should be relaxed if they threaten scheme viability. To be justified and effective **MM7** makes the necessary changes to the policy.

144. Policy CC9 requires Biodiversity Net Gain, an area where policy has developed since the publication of the submission plan. For effectiveness and consistency with national policy, the policy should be updated by references to qualifying development, the small sites metric and include the biodiversity gain hierarchy. **MM8** makes these changes.

145. Policy CC13 protects the quality of the environment. For effectiveness and to be consistent with national policy **MM9** is required to ensure nutrient pollution from new overnight accommodation does not affect the integrity of European sites in the Broads and River Wensum catchments. This inserts a new clause requiring relevant schemes to demonstrate nutrient neutrality and supporting text to explain the issue and how it can be overcome. The Norfolk authorities have been working proactively together to facilitate a range of options including nature-based solutions and an environmental credit scheme.

Well Connected, Healthy Communities

146. The NPPF seeks to promote healthy communities and paragraph 96 joint working with health authorities. Policy HC1 responds by requiring a Health Impact Assessment (HIA) for large development proposals to ensure these issues are taken into account. Given the rural nature of the district a lower threshold of 250 dwellings for an HIA is justified, below which the healthy planning checklist procedure applies. There is no justification for a lower threshold for non-allocated sites. **MM11** makes these changes.

147. Policy HC2 sets out the policy for the provision of new open space on large residential sites but the definition of major development is inconsistent with national policy. **MM12** corrects this. For effectiveness, section (5) protecting visually important open spaces should be clarified and include circumstances when exceptions may be made. **MM12** inserts suitable criteria.

148. Two sites proposed for designation as Open Land Areas and thus protected by section (5) were the subject of particular objection. Land off Warren Road Kelling is privately owned and well screened from public view by trees. As such it serves no meaningful public amenity function. However, Blakeney Pastures, in at least three different ownerships, forms a single large open area in the heart of the village that makes a significant contribution to its character which justifies protection. The Open Land Area adjacent to Two Furlong Hill Wells should be deleted to reflect the housing allocation in the Wells Neighbourhood Plan. This and the Kelling changes to the Policies Map were published alongside the MMs.

149. Policy HC3 covers the provision and protection of local facilities. To be effective the marketing requirements in section 2(b) should be clarified and the viability of alternative modes of operation explored before the loss of facilities is permitted. **MM13** makes these changes to the policy.

150. Policy HC4 sets the general principles for infrastructure provision and developer contributions referencing the tests in NPPF paragraphs 55-58. However, the requirement for contributions to comply with supplementary planning documents gives them the status of development plan policy and is not justified, similarly the requirement for 'the highest viable level' of affordable housing is ambiguous and for effectiveness should simply refer to Policy HOU2. Police infrastructure

is not listed with other potential requirements such as healthcare and libraries but there is no valid distinction in principle and in every case any requirement would have to meet the NPPF tests.

151. The Plan Wide Viability Assessment tested a range of development typologies taking account of development values and costs, the impact of plan policies, and a competitive return to landowners and developers. This identifies two sub-markets, coastal and inland, which necessitate different affordable housing zones, but subject to this, the assessment shows that residential development is viable throughout the district and the policies in the plan would not undermine its delivery. However, Policy HC4 allows for a relaxation of normal requirements in individual cases if a lack of viability is proven by an assessment at application stage. For effectiveness, Section (6) should state plainly that all other proposals will need to be policy compliant. **MM14** makes this and the other changes.

152. Policy HC5 to secure 'fibre to the premises' should adopt the requirements of the building regulations to be consistent with national policy. **MM15** does this. Policy HC6 requires parking provision to comply with the North Norfolk Design Guide but this gives it the status of development plan policy. **MM16** corrects this by requiring it be taken into account and refers to Policy CC8.

Environment

153. Policy ENV1 sets the requirements for development in the Norfolk Coast NL and the broads. To be consistent with national policy the new statutory duty to further the purposes of designation should be included, and for effectiveness the policy for major development disapplied to any relevant allocations in this plan or a neighbourhood plan as the NPPF test will have been applied. **MM17** makes these changes.

154. For effectiveness, the policy test In Policy ENV3 relating to proposals in the Heritage & Undeveloped Coast should similarly be disapplied for proposals in this plan or a neighbourhood plan as the constraint will have been considered in principle. Policies ENV6 and ENV8 dealing with amenity and design respectively include the requirement to conform to the North Norfolk Design Guide but this gives it the status of development plan policy and should be reworded to require it to be taken into account. Finally, Policy ENV7 regarding the historic environment should include a balancing exercise in Section (7) to be consistent with national policy. **MMs 18**, **19**, **21** and **20** respectively make these changes.

Conclusion

155. Subject to **MMs 2-9** and **MMs 11-21** the policies in the plan for climate resilient sustainable growth, well connected, healthy communities and the environment are justified, consistent with national policy and would be effective

Overall Conclusion and Recommendation

156. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I cannot recommend adoption of it as submitted in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

157. However, the Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the North Norfolk Local Plan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

David Reed

INSPECTOR

This report is accompanied by an Appendix containing the Main Modifications.

North Norfolk Local Plan 2024-2040

NORTH NORFOLK DISTRICT COUNCIL

North Norfolk Local Plan Examination

Schedule of Main Modifications to the North Norfolk Local Plan

Appendix to the Inspector's Final Report

31 October 2025

Schedule of Main Modifications

This Schedule contains the '**Main Modifications**' which the appointed planning inspector has concluded need to be made to the submitted North Norfolk Local Plan for it to be found sound.

A **Schedule of Policy Map Changes** has also been prepared which sets out how the Policies Map or other illustrative elements of the Plan will be modified as a result of these Main Modifications.

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

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

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

Schedule of Proposed Main Modifications

MM Ref	Policy / Paragraph	Main Modification
1 Introduction		
MM1	1.0.1	**(Amend text)** The purpose of the North Norfolk Local Plan is to set out the long-term vison and strategy for how towns, villages and the countryside of North Norfolk develop and evolves ~~up 2036~~ between 2024-2040. This allows the strategic policies of the Plan to look ahead over a 15-year period from adoption.
3 Delivering Climate Resilient Sustainable Growth		
MM2	Policy CC2	**(Amend policy wording)** 2. Proposals for all types of renewable energy technology including the landward infrastructure for offshore renewable schemes or the integration of renewable technology on existing or proposed structures with any associated infrastructure, will be supported where the site is located in an area that does not exceed 'moderate-high' sensitivity within the **Landscape Sensitivity Assessment** ~~2021~~ **SPD** and it is demonstrated that any individual or cumulative adverse impacts would be satisfactorily mitigated in respect of all of the following: f. there ~~is~~ are appropriate details/mechanisms in place to restore the land to its original use and the removal of the technology at the end of its generating term. 3. In addition, ~~T~~the location of all planning proposals for wind turbines will be informed by the **Suitable** ~~**Figure 5**~~ **Wind Energy Areas**[1] indicated at **Figure 5** and as defined on the Policies Map, ~~which details the suitable areas for such development~~ and, following consultation, must demonstrate that the planning impacts identified by the affected local community have been ~~fully~~ appropriately addressed. 1. Suitable Wind Energy Areas as derived from the Landscape Sensitivity Assessment SPD January 2021

MM Ref	Policy / Paragraph	Main Modification
	3.2.7	**(Add additional supporting text)** In addition to this spatial aspect, all proposals will be assessed against a comprehensive set of criteria, which include environmental and amenity impacts as well as requirements around the restoration of a site if a renewable energy development is subsequently removed. The Policies Map provides spatial information for the historic and natural environment that will need to be taken into account, including; • Designated heritage assets and their settings, such as Registered Parks and Gardens, Scheduled Monuments, Listed Buildings and Conservation Areas; • European and nationally designated conservation sites and their qualifying features, such as Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest and National Nature Reserves.
	New paragraph after 3.2.9	**(Add new paragraph)** The **Suitable Wind Energy Areas** identified in **Figure 5** as being suitable for small, medium and large-scale wind energy development are based on the high-level assessments within the Landscape Sensitivity Assessment (LSA) SPD and do not define the overall acceptability of individual sites for wind turbine proposals. The LSA identifies sensitive landscapes and some heritage assets, which should be used as a starting point for more detailed supporting documents to accompany planning applications. These should include heritage impact assessments where the significance of heritage assets is likely to be affected and landscape visual impact assessments, including visualisations. Any cross-boundary impacts should also be considered and addressed at the planning application stage.
MM3	Policy CC3	**(Amend policy wording)** 1. New build residential development, including replacement dwellings, must achieve reductions in CO2 emissions of a minimum 31% below the Target Emission Rate of the 2013 Edition National Building Regulation, (amended 2016) (Part L) unless superseded by ~~national policy or legislation~~ updated building regulations or national policy; This should be achieved through: ~~1C. by 2035 all new dwellings and workplaces should be zero carbon ready.~~ 2 ~~All development~~ Residential and commercial proposals should be accompanied by a separate compliance statement setting out:

MM Ref	Policy / Paragraph	Main Modification
		a. the approach taken to address energy efficiency within the design and technical specification of the proposed development; b. comparative target energy performance and carbon emission rates of the proposal in relation to the benchmarked Target ~~Emmissions~~ Emissions Rate and each dwelling type proposed 4. Proposals for non-residential development above 250sqm floor space ~~are required to~~ should achieve a minimum of BREEAM Very Good Standard or equivalent.
MM4	Policy CC4	**(Amend policy wording)** 1. All new dwellings, including building conversions, must be designed and constructed in a way that enables them to meet or exceed Building Regulations Part G, amended 2016 water efficiency higher optional standard or any higher standard subsequently established nationally ~~or locally~~ 2. Non-housing development ~~will~~ should meet the BREEAM "Very Good" water efficiency standard, or equivalent successor.
MM5	Policy CC5	**(Amend policy wording)** 2. For other development proposals~~,~~ within the Coastal Change Management Area, planning permission will be granted subject to: e. proposals are for commercial, tourism/leisure or community infrastructure which provides ~~substantial~~ economic, social and environmental benefits to the community.
MM6	Policy CC6	**(Amend policy wording)** 1. Proposals for the relocation and replacement of community facilities, tourism/leisure, infrastructure, commercial, agricultural and business uses affected by coastal erosion will be permitted in the **Countryside Policy Area**, provided that: **(New criterion after 1b)** in the case of touring and static caravan pitches, the phased roll-back of pitches to less vulnerable sections of the **Coastal Change Management Area** on a temporary basis will also be favourably considered.

MM Ref	Policy / Paragraph	Main Modification
		d. taken overall (considering both the new development and that which is being replaced) the proposal should result in no ~~net~~ significant detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations and the timescales involved. 3. If it is demonstrated that a suitable ~~such a~~ site is not available, the relocated development is within or adjacent to a defined Selected Settlement; and, b. taken overall (considering both the new development and that which is being replaced) the proposal should result in no ~~net~~ significant detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations and the timescales involved.
MM7	Policy CC8	**(Amend policy wording)** 2. ~~Proposals for residential development (excluding use class C1 hotels and C2/C2A residential institutions) where private driveways and garages are provided, will provide 1active(1) charging point per unit, in the form of an external charging point on a driveway or a wall-mounted internal charging point in a garage. Where off-plot or communal parking is provided, a minimum of 50% of spaces will provide active(1) chargepoints and the remainder will be passive(2). The spaces should be made available to all residents in accordance with a management agreement~~. Proposals for new residential development, including dwellings resulting from a change of use and major renovation will be required to provide electric vehicle charging points in accordance with current and any future updated building regulations. 3. Proposals for all non-residential development, residential institutions (use classes C2/C2A), and proposals for stand-alone car parks, ~~will include~~ should provide active[1] provision for electric vehicle charging points of a minimum of 1 charging point or 20% of all new parking spaces., whichever is the greater unless there is evidence the viability of the scheme would be significantly affected. 4. Proposals for hotels (use class C1), guest houses and overnight tourist accommodation ~~will include~~ should provide active[1] provision for electric vehicle charging points of a minimum of 30% of all new parking spaces unless there is evidence the viability of the scheme would be significantly affected.

MM Ref	Policy / Paragraph	Main Modification
MM8	Policy CC10	**(Amend policy wording)** 1. Qualifying development must achieve a minimum of 10% Biodiversity Net Gain, or higher as stipulated in national legislation, over the pre-development biodiversity value as measured by the ~~DEFRA~~ statutory Biodiversity Metric, small sites metric or agreed equivalent. 2. Development proposals ~~will be~~ should be accompanied by a biodiversity net gain strategy that: a. Establishes the pre-development biodiversity value of the development site; b. Demonstrates that the ~~m~~Mitigation ~~h~~Hierarchy ~~below (51)~~ in Table 1 has been employed in securing biodiversity net gain; i. Avoidance ii. Mitigation iii. Compensation (**Add new criterion after c)** Demonstrates how the proposal complies with the Biodiversity Gain Hierarchy in Table 2.
	Table 1 after 3.10.12	**(Add new Table 2 Biodiversity Gain Hierarchy after Table 1)** **Table 2 Biodiversity Gain Hierarchy** 1 — Avoiding adverse effects of the development on onsite habitat of 'Medium' or higher distinctiveness (i.e. a score of four or more in the statutory biodiversity metric). 2 — Where adverse effects upon habitats of 'Medium' or higher distinctiveness cannot be avoided, those effects should be mitigated. 3 — In relation to all onsite habitats adversely affected by the development, adverse impacts should be compensated through the following prioritisation: 1) Enhancement of existing onsite habitats; 2) Creation of new onsite habitats; 3) Allocation of registered offsite gains;

MM Ref	Policy / Paragraph	Main Modification
		4) Purchase of statutory biodiversity credits. Developers are encouraged to follow the biodiversity gain hierarchy from the earliest stage possible when selecting a site and considering development proposals
MM9	Policy CC13 Add new paragraphs after 3.13.5	**(Add new clause 6 to policy)** 6. All development involving a net increase in overnight stays located within the catchments of the River Wensum Special Area of Conservation (SAC), Broads SAC or the Broadland Ramsar must provide evidence to enable the Local Planning Authority to conclude through a Habitats Regulation Assessment that the proposal, in combination with other plans and projects, will not have an adverse effect on the integrity of the habitats concerned. Proposals that fail to demonstrate nutrient neutrality will not be permitted. **(Add new supporting text and re-number paragraphs after 3.13.5 to end of section as appropriate)** **Nutrient Neutrality** The River Wensum Special Area of Conservation (SAC) and The Broads SAC and Broadland Ramsar are designated under the Conservation of Habitats and Species Regulations 2017 as amended. These are collectively known as Habitats Sites. The River Wensum is an internationally significant naturally enriched lowland chalk river. Its catchment covers a predominantly rural area but also includes the Large Growth Town of Fakenham. In 2022, evidence demonstrates that the SAC is in unfavourable condition due to high levels of phosphorus in the river. The Broads SAC and Broadland Ramsar consist of five separate Sites of Special Scientific Interest (SSSIs). These include broads and fens, with some drained marshes, containing rich and rare aquatic habitats and species. The catchment area covers much of mid and east Norfolk, including the whole of the River Wensum catchment. Significant parts of North Norfolk and Breckland, along with smaller parts of Great Yarmouth and Kings Lynn & West Norfolk, are within the catchment. Consequently, development in large parts of North Norfolk including proposed growth at Fakenham, Stalham, and Hoveton along with many service villages and the wider countryside, is impacted. In 2022, evidence demonstrates that these habitats sites were in unfavourable condition due to high levels of both nitrogen and phosphorus.

MM Ref	Policy / Paragraph	Main Modification
		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. To allow "nutrient neutral" development to take place within the catchments while the sites are in unfavourable condition without giving rise to additional pollution, Policy CC13 requires relevant developments to be supported by evidence to demonstrate that the development will have no detrimental impact on the habitats sites. 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 and reducing flood risk. Nature based solutions which improve biodiversity will be particularly supported.

MM Ref	Policy / Paragraph	Main Modification
4 Spatial Strategy		
MM10	Policy SS1	**(Amend policy wording)** 1. The majority of new development will be located in the larger towns and villages in the District having regard to their role as employment, retail and service centres, the identified need for new development and their individual capacity to accommodate sustainable growth. ~~Where sustainable alternatives are available,~~ Major development will not be permitted in the ~~North Norfolk Coast Area of Outstanding Natural Beauty~~ Norfolk Coast National Landscape unless there are exceptional circumstances, and it can be demonstrated that the proposal is in the public interest. Development will be located where it minimises the risk from flooding and coastal erosion and mitigates and adapts to the impacts of climate change. **Selected Settlements** Aldborough, Bacton, Badersfield, Beeston Regis Binham, Catfield, Corpusty & Saxthorpe, East Runton, Erpingham, Felmingham, Great Ryburgh, Happisburgh, High Kelling, Horning, Itteringham, Langham, Little Snoring, Little Walsingham, Neatishead, Northrepps, Overstrand, Potter Heigham, Roughton, Sculthorpe, Sea Palling, Southrepps, Stibbard, Sutton, Tunstead, Trunch, Walcott, Worstead, West Runton and Weybourne. 3. Outside of the defined boundaries of **Small Growth Villages** residential development will be permitted ~~only~~ where **all** of the following criteria are satisfied: 3a The site is immediately ~~abuts~~ adjacent to the defined **Settlement Boundary;** 3b The number of new dwellings granted planning permission (less any lapsed) ~~combined with those already approved since the date of adoption does not increase the numbers of dwellings in the defined settlement by usually more than 6%~~ since the adoption of the Plan is not significantly more than the Indicative growth figures for each settlement as set out in Table 3.~~as outlined in Table 2 - 'Small Growth Villages Housing Apportionment', (1);~~

MM Ref	Policy / Paragraph	Main Modification
		(Add new criterion after 3c) New dwellings on suitable sites within the defined settlement boundary, along with dwellings built under Policy SS 3 'Community-Led Development', building conversions and dwelling subdivisions within the defined settlement boundary, and those provided through Policy HOU 3 'Affordable Homes in the Countryside (Rural Exceptions Housing)' will not count towards the 9% indicative growth figure; ~~3e The proposal incorporates substantial community benefits, including necessary infrastructure and service improvements and improved connectivity to the village and wider GI network; and~~ 3f. ~~In the case of sites in excess of 0.25 hectares, the site, together with any adjacent developable land, has first been offered to local Registered Social Landlords on agreed terms which would allow its development for affordable homes, and such an offer has been declined.~~ On larger sites, suitable schemes proposed in partnership with a registered provider that deliver a minimum of 50% affordable housing will receive more favourable consideration. **(Delete footnote 1)** ~~[1] 6% allowance excludes dwellings built under, Policy SS 3 'Community-Led Development', Policy HOU 3 'Affordable Homes in the Countryside (Rural Exceptions Housing)' and, building conversions, and dwelling subdivisions~~ **(Amend text)**
	4.1.6	4.1.6 The **Large Growth Villages** have a limited number of services but the range is often limited and only Ludham, Mundesley, Briston and Blakeney ~~include a Primary School, convenience shop(s), doctors' surgery, some public transport, some local employment, and a limited selection of other services such as a public house, church, post office,, and village hall~~ have an appropriate range of services and facilities to warrant their designation as Large Growth Villages. They act as limited service hubs for other villages.
	4.1.7 - 4.1.13	4.1.7 The **Small Growth Villages** have a limited number of services but ~~none the less~~ they provide an important element of the Settlement Hierarchy where provision is made through **Policy HOU 1 'Delivering Sufficient Homes'** for a small proportion of total growth across the network of these smaller villages. In these smaller

MM Ref	Policy / Paragraph	Main Modification
		and more rural villages it would not be appropriate to allocate larger scale market housing given their more dispersed nature, smaller size, rural character and much more limited service provision and infrastructure availability. ~~Never the less~~ Nevertheless they provide an element of day to day services and growth at an appropriate scale that reflects the character of the villages, has the potential to aid their vitality and the viability or existing services. 4.1.9 The approach provides for approximately ~~6%~~ 9% growth ~~in~~ of any identified **Small Growth Village** from the date of adoption of the Plan delivered via ~~a process of infill developments within a defined settlement boundary and~~ developments ~~adjacent to the boundary which meet the specified policy criteria.~~ that are immediately adjacent to the defined settlement boundary, and which meet the specified policy criteria in Policy SS1 (3). Suitable sites should be sufficiently close to a settlement so as to contribute to the extension of the settlement of a scale appropriate to its size and role and should not be ruled out if they are physically separated by a road. Sites further afield that are judged to be more detached with clear separation by a parcel of land (e.g. a defined agricultural field) will not be supported. The figures set out in Table 3 present an indicative growth figure for each settlement rather than a specific requirement while Policy SS1 sets out the policy compliance criteria that proposals will need to adhere to in order to be supported. The indicative growth figures in Table 3 are derived from applying a percentage uplift to the published ONS population data for each parish divided by average household size of 2.3 (not the number of existing dwellings in a village). Monitoring post-adoption will be based upon annual completion of dwellings. The Small Growth Village policy approach does not allocate sites, and as such, allows more flexibility by providing greater opportunity for a selection of sites to come forward. The policy incentivises early delivery in each settlement and then across the SGV tier in the hierarchy. The reliance on sites coming forward is substantiated by the availability of sites identified in the HELAA and past delivery. Overall, the approach aligns with the NPPF paragraph 79 which advises that housing should be located to enhance or maintain the vitality of rural communities, and that opportunities should be identified for villages to grow and thrive, especially where this will support local services. A number of the villages have potential constraints and as such for land supply purposes only 80% of the potential yield is taken into account in the plans land supply figures~~.~~ ~~A number of the settlements are constrained by environmental factors, as such the figures in Table 2 'Small Growth Villages Housing Apportionment' are presented as an allowance rather than a specific target to be delivered~~. Potter Heigham, Sea Palling and Walcott in particular are constrained with large parts of these settlements situated within Flood Risk Zone 3b where housing development would not be acceptable. Therefore, no indicative allowance is put forward for these settlements. They do however have the level of service and facility provision to meet the classification and appropriate growth could be delivered should suitable development proposals come

MM Ref	Policy / Paragraph	Main Modification
		forward. Development in Horning is subject to a Joint Position Statement and updated Statement of Fact by Anglian Water. Issues in Horning relate to Water Recycling Centre permit compliance, increased flows due to groundwater and surface water infiltration and nutrient loading. The Council is working jointly with the Broads Authority, the EA and Anglian Water to resolve this. More details can be found in the Council's Infrastructure Delivery Plan. 4.1.10 The ~~6~~ 9% indicative housing ~~allowance~~ growth figure does not include any development that is brought forward through **Policy SS 3 'Community-Led Development', Policy HOU 3 'Affordable Homes in the Countryside (Rural Exceptions Housing)', or infill developments,** conversions and dwelling subdivisions within the defined settlement **boundaries**. 4.1.11 The indicative level of growth that this approach could deliver across the Small Growth Villages over the plan period is set out ~~below~~ in ~~the Housing Apportionment~~ Table 3, Small Growth Villages Indicative Growth Figures ~~below.~~ The Table also forms the basis … ~~4.1.12 Further information, including information on monitoring, is included in **'Appendix 4: Growth Levels in Small Growth Villages'**~~ 4.1.13 The delivery of affordable housing is a key priority of this Plan. ~~For those suitable development sites which are located outside of adopted development boundaries that might be suitable for affordable homes the policy requires that these are first offered to an affordable housing provider before being considered suitable for market housing~~. The policy seeks to encourage and support the delivery of higher amounts of affordable housing on larger sites adjacent to the settlement boundaries of the Small Growth Villages by stating that schemes proposed in partnership with registered providers which deliver a minimum of 50% affordable housing will receive more favourable consideration. All schemes will need to comply with the policy requirements for affordable housing as set out in Policy HOU 2 as a minimum.

MM Ref	Policy / Paragraph	Main Modification
	Table 2	**(Amend Table)**

Settlement (Parish)	Indicative ~~Housing Allowance~~ Growth Figures (dwellings) [1] ~~(Indicative, 31 March 2021)~~
Aldborough	~~15~~ 22
Bacton	~~31~~ 45
Badersfield (Scottow)	~~37~~ 70
Beeston Regis	43
Binham	~~8~~ 11
Catfield	~~27~~ 39
Corpusty & Saxthorpe ~~[2]~~	~~19~~ 29
East & West Runton	~~43~~ 64(2)
Erpingham	29
Felmingham	23
Great Ryburgh	26
Happisburgh	~~24~~ 36
High Kelling	~~17~~ 20
Horning (3)	~~29~~ 0
Itteringham	5
Langham	15
Little Snoring	~~16~~ 24
Little Walsingham (Walsingham)	~~21~~ 31
Neatishead	21
Northrepps	43
Overstrand	~~25~~ 38
Potter Heigham(3)	0
Roughton	~~24~~ 37
Sculthorpe	~~20~~ 28
Sea Palling(3)	0

~~[2] Indicative allowance allocated through adopted Neighbourhood Plan~~

MM Ref	Policy / Paragraph	Main Modification

Southrepps	~~21~~ 34
Stibbard	13
Sutton	~~30~~ 46
Trunch	~~24~~ 37
Tunstead	42
Walcott[3]	0
Weybourne	~~21~~ 20
Worstead	38
Total Housing Delivery @ ~~6~~ 9%	~~452~~ 929

Table 3 ~~Small Growth Villages Housing Apportionment~~ Small Growth Villages Indicative Growth Figures

(Amend table footnotes)

~~[1] Indicative allowance allocated through adopted Neighbourhood Plan~~

[1] For Policy HOU 1 and Housing Land Supply purposes it is assumed that 80% of the overall indicative growth figure is delivered over the plan period i.e. 743 dwellings.

[2] Housing figures in Small Growth Villages are based on ~~the existing housing stock as detailed in available census data. Census data is only available for East and West Runton settlements combined~~ ONS 2016 population projection data. The data available combines East & West Runton for this table - the indicative housing growth figures should be broadly distributed evenly between the two settlements.

[3] Indicates that although the settlement has the service and facilities to be considered ~~an infill village~~ a Small Growth Village, the settlement is environmentally constrained, and no growth is relied upon. Settlements referred to as a 'Constrained Small Growth Village.' Growth could however come forward through any suitable sites if the constraints can be overcome.

MM Ref	Policy / Paragraph	Main Modification
5 Delivering Well Connected, Healthy Communities		
MM11	Policy HC1	**(Amend policy wording)** 1. A Health Impact Assessment will be required for development proposals of ~~500~~ 250 dwellings or more. ~~For all non-allocated sites an accompanying HIA must be provided where there is the potential for significant impacts~~
MM12	Policy HC2	**(Amend policy wording)** 1 All new major residential developments of ~~11~~ 10 or more dwellings, ~~or with a combined gross floorspace of more than 1,000 square metres (gross internal area)~~ or where the site area is 0.5 hectares or more, shall provide on-site open space, or contribute towards off-site open space, in accordance with the standards set out in Table ~~3~~4 'Acceptable locations for Open Space associated with new developments' and **'Appendix 2: Open Space'** 5 Development on ~~visually important~~ open spaces ~~including those~~ designated as **Open Land Areas** and **Local Green Spaces** on the Policies Map will not usually be supported unless: • it enhances the open character and/or recreational use of the land; • it is surplus to requirements (taking into account all of the functions it can perform), or, • where provision of equal or greater benefit is re-provided in the locality **(Amend table)** Amend first column heading to ~~11~~ 10-19
MM13	Policy HC3	**(Amend policy wording)** 2 Development proposals that would result in the loss of premises currently, or last used for important local facilities[(1)] will not be permitted unless: a. alternative provision of an equivalent or better-quality facility is available in the vicinity or will be provided and made available prior to commencement of redevelopment; or b. it can be demonstrated that there is no reasonable prospect of retention of the facility; and, if it is a commercial operation;

MM Ref	Policy / Paragraph	Main Modification
		~~a. it has been marketed for a period of at least 12 months;[2]~~ ~~b~~ i. a viability test has demonstrated that the use is no longer viable and could not be made viable under alternative models of operation; and, ~~c~~ ii. ~~all reasonable~~ efforts have been made for 12 months to sell or let the property at a realistic market price[2]~~.~~ **(Delete footnote 2)** ~~[2] To accord with best practice guidance published by the LPA.~~
MM14	Policy HC4	**(Amend policy wording)** 1a meet the tests set out in NPPF[1] and the specific requirements set out throughout the Development Plan ~~and~~ taking account of the guidance in Supplementary Planning Documents 4b ~~the highest viable level of~~ affordable housing in compliance with Policy HOU2; 4c the delivery of community infrastructure, including but not limited to education, healthcare, libraries, community facilities, telecommunications and police infrastructure 4h visitor impact mitigation on European sites from additional recreational pressure ~~on Natura 2000 sites~~ in ~~line~~ accordance with the ~~emerging~~ Norfolk Green Infrastructure & Recreational Impact Avoidance & Mitigation Strategy ~~mitigation and monitoring strategy for recreational impact~~ or successor on those sensitive sites; 6 Proposals that are not accompanied by a viability assessment[3] will be ~~taken~~ required to be ~~as~~ fully policy compliant.
MM15	Policy HC5	**(Delete policy and replace with the following)** **Fibre to Premises (FTTP)** All dwellings and all new commercial buildings with more than 100sqm of floorspace shall be provided with fibre connections in accordance with the National Building Regulations. Where such connections are clearly shown not to be practical or viable, alternatives such as superfast fibre should be provided.

MM Ref	Policy / Paragraph	Main Modification
MM16	Policy HC7	**(Amend policy wording)** 4. Proposals will be expected to ~~comply with~~ take account of the requirements of the North Norfolk Design Guide SPD or any successive document In addition: 1. Development proposals ~~will~~ should provide electric vehicle charging facilities in accordance with **Policy CC 8 'Electric Vehicle Charging'**.
6 Environment		
MM17	Policy ENV1	**(Amend policy wording)** 2. Development proposals should seek to further the purposes of designation and contribute positively to the conservation and enhancement of the defined key qualities[1] of ~~and conserve and enhance~~ these valued landscapes and their settings through appropriate siting, scale, massing, materials, and design 3 Except when specifically allocated in this Plan or a Neighbourhood Plan, ~~P~~proposals for Major development ~~(1)~~[(2)] will be refused, unless exceptional circumstances exist and it can be demonstrated that the proposal is in the public interest. 4 Proposals located in, or within the setting of, a protected landscape ~~must~~ should demonstrate how they: **(Add footnotes)** [1] as defined in the Norfolk Coast Area of Outstanding Natural Beauty (AONB) Management Plan 2019-2024 (Revised 2022) or successor. [2] see footnote 60 of the NPPF (Sept 2023)

MM Ref	Policy / Paragraph	Main Modification
MM18	Policy ENV3	**(Amend policy wording)** 1. In the designated Heritage Coast and Undeveloped Coast, as defined on the Policies Map, development will only be permitted where it is specifically allowed by this plan or a neighbourhood plan or can be demonstrated to require a coastal location and which will not be significantly detrimental to the open coastal character.
MM19	Policy ENV6	**(Amend policy wording)** 3. In assessing the impact of development on the living and working conditions of existing or future occupants, proposals ~~will be in conformity with~~ should take account of the **North Norfolk Design Guide SPD** or provide a justification for any departure from this, having regard to the following considerations:
MM20	Policy ENV7	**(Amend policy wording)** 7. Development proposals, including alterations and extensions, that result in substantial harm to or total loss of significance of a non-designated heritage asset including any contribution to that significance by its setting will be required to provide sufficient information to demonstrate that any harm has been fully assessed. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
MM21	Policy ENV8	**(Amend policy wording)** 2. All development proposals should ~~be in conformity with~~ take account of the **North Norfolk Design Guide SPD** ~~or provide justification for a departure~~ and be informed by the Planning in Health Protocol.

MM Ref	Policy / Paragraph	Main Modification
7 Housing		
MM22	7.1.1 - 7.1.8	**(Delete existing paragraphs 7.1.1 – 7.1.8 and replace with)** **7.1 Delivering Sufficient Homes** **The purpose of this policy** is to set a minimum housing requirement for the district that ensures that all existing and future housing needs are addressed in locations that comply with the Settlement Hierarchy in **Policy SS 1 'Spatial Strategy'**. 7.1.1 Over the period 2024-2040 the population of North Norfolk is projected to grow by around 8,452 (2018 subnational Projections) so that by the end of the Plan period 116,742 people are likely to live here. Much of this increase results from net inward migration mainly from elsewhere in the southeast by those retiring to the area. It is also expected that people will live longer, that average household sizes will remain low, and that around 8-10% of all dwellings in the district will continue to be used as second homes. These factors and others including the requirement for affordable housing will contribute towards significant housing pressures in the district over the period covered by this Plan. **Housing Supply** 7.1.2 The Plan was submitted for examination in May 2023 and consequently the housing needs of the district are assessed in accordance with national policy set out in the NPPF and PPG at the time. The then standard method for calculating Local Housing Need (LHN) has thus been used to calculate the minimum LHN for the Local Plan. As at March 2024, this provided a figure of 557 new homes per year. Over the 16-year Local Plan period (2024-2040) this amounts to an overall need for 8,900 new homes as set out below. 2014 based household projections for 2024 – 34 391dpa Latest affordability ratio (March 2024) 10.80 = uplift to: 1.425 Local Housing Need 2024 – 34 557dpa Local housing need, 2024-2040 (16 years) 8,900 dwellings The Plan includes provision for additional housing above the minimum identified need in order to allow for flexibility, choice, changes in market conditions and any slippage in the delivery of larger allocations through unforeseen events. Provision for **9,880 dwellings is made over the Plan period 2024-2040** as set out in Policy HOU 1.

MM Ref	Policy / Paragraph	Main Modification
		Five-year Housing Land Requirement 7.1.3 Paragraph 68 of the NPPF requires the Plan to identify a supply of specific deliverable sites for the first five years. At the time of writing (June 2025), using a 5% buffer and based on the 2023 housing monitoring data used for the examination, the Plan should deliver 3,712 dwellings over the five-year period 2025-2030 against a requirement of 3,144 dwellings, the equivalent of a 5.9-year supply. The latest position will be published by 1st October each year in an annual housing land supply statement. 7.1.4 The overall housing supply is made up of a number of sources and is reflective of existing permissions, site specific allocations contained in the Local Plan as set out in Policy DS 1, (but takes account of any subsequent permissions granted), and adopted Neighbourhood plans as well as growth anticipated adjacent to Small Growth Villages and through windfall development. SGV growth for land supply purposes is set at 80% of the potential yield. These totals by settlement are set out in Policy HOU 1 and Table 6. **Small Growth Villages** 7.1.5 The approach provides for approximately 9% growth in each Small Growth Village from the date of adoption of the Plan, delivered via development that is immediately adjacent to the defined settlement boundary, and which meets the specified policy criteria in Policy SS1 (Criteria 3). Figures set out in Table 3 present an indicative growth figure for each settlement rather than a specific requirement. A number of the villages have potential constraints and as such, for land supply purposes, only 80% of the potential yield is taken into account. **Neighbourhood Plans** 7.1.6 Adopted Neighbourhood Plans which contain site allocations are included in the Plan as part of the housing supply. The Council supports the production of Neighbourhood Plans in identifying appropriate, locally specific policies that are in general conformity with the strategic policies of this Local Plan as set out in Appendix 6 and in order to support growth in their local area. In particular, it is expected that neighbourhood plans will seek to deliver additional growth (i.e in addition to that set out in this Local Plan) to address identified local needs. Table 3 sets out an indicative housing requirement that can be planned for through specific site allocations in neighbourhood plans at villages designated as Small Growth Villages without the need to establish a further local housing need figure. Outside of these locations, parishes that choose to bring forward growth can do so at

MM Ref	Policy / Paragraph	Main Modification
		a scale informed by local need and a scale that is considered by the local planning authority to be in general conformity with the strategic policies of the local Plan e.g. at an appropriate scale to the overall development Plan, the appropriate scale to the settlement, and whether there is sufficient infrastructure to support the scale of development proposed. In addition, there needs to be demonstration that there is a realistic prospect of any site(s) being delivered in accordance with development plan policies on viability*. In line with national guidance, an indicative housing figure for these smaller parish/ settlements can be provided on request to the Local Planning Authority. **Windfall Allowance** 7.1.7 The windfall allowance which is considered a part of the anticipated supply has been calculated on a basis consistent with NPPF & PPG. There is compelling evidence that this will provide a reliable source of supply. The allowance is realistic and has regard to the Housing and Economic Land Availability Assessment (HELAA), historic windfall delivery rates, and expected future trends. The historical windfall position is derived from annual housing completion data from windfall sites between 2016 and 2024 and is considered a cautious figure well below the historical average of 270dpa. The approach applies a 33% reduction on past windfall delivery rates over most of the Plan period (180dpa) and a 50% discount rate (135dpa) in years two to five. Windfall itself is made up of a number of sources and it is important to note that such sites can come forward within settlement boundaries and from policies contained within the Plan and national policy, such as the policies that support community led planning, rural workers accommodation needs, affordable housing exception schemes, the reuse of buildings, allocations contained in future neighbourhood plans and from permitted development rights including those around the conversion of rural buildings. 7.1.8 Delivering sufficient homes means addressing a wide range of housing needs including for those who are unable to afford local homes and those who require specialist types of accommodation. The evidence indicates that there is a need for around 2,000 affordable homes and an existing and rising need for various types of elderly person's accommodation. This Plan includes proposals and policies designed to help address these particular needs including those of the gypsy and travelling community and those wishing to build their own homes. Where policies require a mix of homes the Council will require these to be provided in stages as the development progresses to ensure provision on the site in a timely and integrated way. As part of the Duty to Cooperate, the Council has considered the housing needs arising in all of the Norfolk Authorities and it has been agreed that North Norfolk need not make any allowance for needs which arise elsewhere in the County as these will be addressed in full by the Local Plans of the neighbouring Planning Authorities.

MM Ref	Policy / Paragraph	Main Modification
		*As set out in PPG Neighbourhood Planning Section Paragraph: 103 Reference ID: 41-103-20190509
	Policy HOU1	**(Amend policy wording)** **Policy HOU1** **Delivering Sufficient Homes** 1 ~~The Council will aim to deliver a minimum of 9,600 new homes over the plan period 2016-2036.~~ The housing requirement is for a minimum of 8,900 new homes over the plan period 2024-2040. As part of this total a minimum of 2,000 affordable dwellings will be provided. To achieve this specific development sites and new growth in Small Growth Villages suitable for not less than ~~4,900~~ 5,327 new dwellings are allocated. 2 Development will be permitted in accordance with the adopted settlement hierarchy and the table below. ~~If during the plan period the Council is unable to demonstrate a Five Year Land supply it will apply a presumption in favour of sustainable development.~~ 3 The Council will update and publish its five-year housing land supply position by 1st October each year. If, at any time during the plan period, the Council is unable to demonstrate a five-year supply, the presumption in favour of sustainable development will apply and favourable consideration will be given to the release of additional sites that are consistent with the spatial strategy of this plan.

MM Ref	Policy / Paragraph	Main Modification
		(Delete table and replace with new table below)

Settlement Hierarchy	Settlement / Location	Dwellings with Planning Permission (at 31/03/24)	Dwellings ~~provided~~ on Allocated Sites / SGV (Excluding specialist elderly accommodation)	Elderly Persons Accommodation on allocated sites (dwelling equivalent).[1]	Total (2024-2040)
Large Growth Towns ~~(51.3%)~~ (45%)	North Walsham	40	1,847	180	2,067
	Fakenham	965	450	67	1,482
	Cromer	109	688	100	897
Small Growth Towns ~~(16.2%)~~ (13.6%)	Holt	248	207	40	495
	Hoveton	30	200	40	270
	Sheringham	156	93	0	249
	Stalham	2	275	61	338
	Wells-next-the-Sea	12	68	0	80
Large Growth Villages ~~(3.4%)~~ (4%)	Blakeney	17	60	0	77
	Briston & Melton Constable	15	115	0	130
	Ludham	16	48	0	64
	Mundesley	6	45	0	51
Small Growth Villages ~~(7.6%)~~ (9.4%)	Villages named in Policy SS1	181	743	0	924

MM Ref	Policy / Paragraph	Main Modification

Remainder of District ~~(5.9%)~~ (2.4%)	All remaining settlements and countryside	236	0	0	236
Windfall Development (2025-2040) ~~(15.6%)~~ (25.5%)	Across entire District				2,520
Total HOU1		2,033	4,839	488	9,880

Table 6 Commitments and Planned New Growth by Settlement 2023 – 2040

[1] Ratio of 1.5 units :1 dwelling equivalent.

MM23

(Amend text)

7.2.1

The NPPF states that major housing developments should meet the need for affordable housing on-site. ~~, with at least 10% of the affordable homes available for affordable home ownership.~~ It also requires Local Plans to provide a mix of property types and sizes and a variety of affordable housing tenures, as well as meeting the needs of all groups in the community. ~~The provision of First Homes for purchase at discounted rates is the governments preferred tenure for low cost home ownership and at least 25% of affordable homes should be provided in this way.~~

7.2.5

The policy sets a general requirement for on-site affordable housing provision of ~~between~~ either 15% ~~and~~ or 35% on sites of qualifying size determined by site location within two defined Affordable Housing Zones. These are based on local evidence reflecting the viability of delivering housing in the respective parts of the District and the high level of affordable housing need throughout the area. ~~The Council will seek to deliver the highest proportion of affordable homes that is viable and save for very exceptional circumstances.~~ The Council seeks to deliver these proportions of affordable housing unless shown to be unviable on a particular site and save for very exceptional circumstances will require on site provision at the proportions required by policy.

7.2.6

The NPPF indicates that affordable homes should not normally be required on schemes of ~~10~~ 9 or fewer dwellings save for in Designated Rural Areas where, if the evidence supports it, a lower site size threshold can be applied.

MM Ref	Policy / Paragraph	Main Modification
	7.2.12	Much of North Norfolk is designated as a Rural Area and in light of the high need for affordable homes the Council will seek affordable housing on schemes in this area which propose six or more dwellings. To address the possible practical problems of providing affordable homes on small sites the policy includes an option to make an equivalent financial contribution of sufficient value to deliver the affordable homes requirement elsewhere. **(Add text to existing unnumbered paragraph and merge with 7.2.12)** The Council will therefore require a proportion of Specialist Elderly/Care provision within large development sites. The Council defines Specialist Elderly/Care as including…..

MM Ref	Policy / Paragraph	Main Modification
MM23 continued	Policy HOU2	**(Amend policy wording)** **Policy HOU 2** **Delivering the Right Mix of Homes** Unless the proposal is for a Rural Exceptions Scheme, Gypsy and Traveller accommodation, or specialist residential accommodation all new housing developments, including those for the conversion of existing buildings, shall provide for a mix of house sizes and tenures in accordance with the following table. Where development is proven to be unviable on a site, these standards may be relaxed but only as far as necessary to allow a suitable scheme to proceed.

Size of Scheme (Dwellings/ hectares)	~~%~~ Affordable Homes ~~Required of which a minimum should be provided as First Homes~~		Required Market Housing Mix	Required Affordable Housing Mix[1]	Number of Serviced Self-Build Plots[2]	Specialist Elderly/Care Provision[3]
	Affordable Zone 1[4]	Affordable Zone 2[4]				
0-5 dwellings or sites smaller than 0.2 hectares	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement
6-9 dwellings or sites larger than 0.2 ha in the Designated Rural Area[5]	At least 15% on site provision. Option of financial contribution	At least 35% on site provision. Option of financial contribution	Not less than 50% two or three bed properties in a mix comprising approx. 20% two-bed and 80% three-bed	~~Not more than~~ 25% of the affordable homes as ~~First Homes~~ Intermediate Housing with the remainder Rented in a mix comprising one, two and three-bed with the majority two-bed[6]	No requirement	No requirement
~~6~~ 10-25 or sites larger than 0.2 hectares~~[5]~~	At least 15% on site provision. ~~Option of financial contribution on schemes of 6-10 dwellings~~	At least 35% on site provision. ~~Option of financial contribution on schemes of 6-10 dwellings~~				
26-150 or sites larger than 4 hectares	At least 15% on site provision of affordable homes ~~delivered via~~	At least 35% on site provision of affordable homes ~~delivered via~~			At least one serviced plot or 2% of total number of units,	No requirement

	~~developer contribution~~	~~developer contribution~~			whichever is greater.		
151 dwellings or more							Minimum 60 units and further 40 units for each additional 250 dwellings thereafter

(Amend footnotes reference)

4 - ~~See Figure 11~~ 'Affordable Housing Zones'. Figure 10

5 - ~~See Figure 12~~ 'Designated Rural Area'. ~~Affordable homes will not be sought on schemes of 6-10 dwellings other than within the Designated Rural Area. See~~Figure 11 ~~'North Norfolk Rural Area'~~

MM Ref	Policy / Paragraph	Main Modification
MM24	Policy HOU5 and paragraphs 7.5.1 - 7.5.7	**(Replace and amend paragraphs 7.5.1 – 7.5.7 and Policy HOU5 with the following revised paragraphs and policy)** **The purpose of this policy** is to meet, as a minimum, the needs for both permanently occupied and transit pitches for the gypsy and traveller communities. 7.5.1 The accommodation needs of Gypsies and Travellers should be considered alongside the housing needs of the whole community. Gypsies are protected by the 2010 Equalities Act, and the Council has a duty to seek to eliminate unlawful discrimination and to promote equality of opportunity and good race relations in everything it does. 7.5.2 Government policy, through the NPPF, and supported by the updated 2023 'Planning Policy for Traveller Sites' (PPTS), requires Local Authorities to identify and meet any identified accommodation needs for Gypsies and Travellers, including households who have ceased to travel temporarily or permanently. It is recognised that the future need in North Norfolk mainly arises from the existing few families already resident in the district and that the location of sites needs to meet the dispersed working and living patterns of Gypsies and Travellers across the rural district and that this may include locations in the Countryside. However, it is also important to ensure that locations allow for access to essential services, such as education and health, are not damaging to the character of the area, and foster good community relations and be consistent with the wider sustainable development principles of the Local Plan. 7.5.3 In December 2023 the Court of Appeal judgment in the case of Smith v SSLUHC & Others (October 2022) determined that the 2015 PPTS was discriminatory by excluding households who had permanently ceased to travel from being recognised (for planning purposes) as Gypsies and Travellers. In response, the government amended the definition by re-inserting the word 'permanent'. As now set out in the subsequently updated PPTS, December 2023 for the purposes of planning policy, gypsies and travellers means: *'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants'* ***educational or health needs or old age have ceased to travel temporarily or permanently****, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.'*

MM Ref	Policy / Paragraph	Main Modification
		7.5.4 The PPTS does require the need to assess the accommodation needs of Gypsy and Traveller households who have ceased to travel temporarily or permanently, but only for the reasons due to education or health needs, or old age. 7.5.5 The updated 'Appendix 4: Gypsy & Traveller Accommodation Needs Assessment (2024)' provides the accommodation needs based on the updated PPTS 2023 definition and a further figure based on ethnic identity and broader ethnic definition. This approach acknowledges the distinctions between planning definitions under PPTS 2023 and broader cultural identities which includes any economic needs, ensuring that all relevant accommodation needs are considered, thereby aligning with legal obligations under the Equality Act to avoid discrimination and promote equality. The study recommends that the Council adopt the 'ethnic' definition of accommodation needs figures, i.e. meeting the accommodation needs of all households who ethnically identify as Gypsies and Travellers 7.5.6 The assessment identifies that there is an overall accommodation need across North Norfolk between 2024 and 2040 of 11 pitches (ethnic need) and 9 Pitches (PPTA,2023). There is no additional accommodation need for Travelling Showpeople. This need can be broken down as follows: **Period** / **Ethnic definition** / **PPTS 2023 definition** **2024-2029** / **7** / **5** **2029-2034** / **2** / **2** **2034-2040** / **2** / **2** **Total** / **11** / **9** Source: North Norfolk Gypsy, Traveller & Travelling Showpeople Accommodation Needs Assessment, September 2024 7.5.7 The existing two transit sites which provide for seasonal visits in the east and west of the district provide an additional 20 pitches collectively and are identified as sufficient to address the transient need. The study does however also recommend that, outside of the Local Plan provision and transient site use, a wider corporate approach could be developed to provide additional overnight stoppage through negotiated stopping arrangements.

MM Ref	Policy / Paragraph	Main Modification
		7.5.8 The evidence for North Norfolk, concluded that the future need for permanently occupied pitches mainly arises from the few Gypsy families already resident and dispersed across the district. This is mainly due to the requirement from new households' formation expected to arise from within existing family units. A smaller element of the need for pitches is also derived from households currently residing in bricks and mortar accommodation. As with the existing provision, sites are in private individual ownership and dispersed across the district. 7.5.9 The policy provides for the accommodation needs of Gypsies and Travellers by setting Criteria, aligned with the PPTS by which windfall planning applications can be approved. This flexible approach to meet the needs of gypsy and travellers will ensure that at least a further 11 pitches can come forward between 2024 and 2040 but also to allow more, subject to demand. As detailed in the PPTS, the approach is one that facilitates wider sustainability principles along with the traditional and nomadic life of travellers, while respecting the interests of the settled community and promotes the peaceful and integrated co-existence between the site and the local community. At the same time the approach ensures both the need to travel, that undue pressure on local infrastructure is avoided, and services such as health and education can be accessed. **(Amend policy wording)** **Policy HOU5** **Gypsy, Traveller & Travelling Showpeople's Accommodation** 1. ~~Development that meets the identified needs of Gypsies and Travellers and of Travelling Showpeople will be permitted.~~ The accommodation needs of the district's Gypsy & Traveller community will be met by the provision of a minimum of 11 permanent pitches. Development will be permitted for new site provision or for the expansion and intensification of existing sites provided that it is of an appropriate scale and nature and that it complies with all of the following criteria: a. the intended occupants meet the definition of Gypsies and Travellers, or the description of travelling showpeople;(13)(~~14)(15)~~

MM Ref	Policy / Paragraph	Main Modification
		(Add new criterion 3) 3 Proposals which result in the loss of existing authorised Gypsy and Traveller sites/yards or pitches/plots will not be supported unless: a. it can be demonstrated that there is no longer a need for such accommodation on the relevant site; or, b. replacement pitches or plots are provided within the District. **(Amend footnotes)** [13] As defined for the purposes of planning policy in the updated 'Planning Policy for Traveller Sites' (PPTS) 2023, or subsequent updates ~~[14] As defined for the purposes of planning policy in the Planning Policy for Traveller Sites, DCLG, 2015 and Planning Practice Guidance~~ ~~Paragraph: 001 Reference ID: 67-001-20190722, revision date 22.7.2019~~
MM25	Policy HOU6	**(Amend policy wording)** 1b. would comply with the provisions of Policy ENV8 'High Quality Design' and take account of the **North Norfolk Design Guide SPD.**
MM26	Policy HOU7	**(Amend policy wording)** a. it is demonstrated that the buildings are either redundant or disused ~~vacant or no longer required for their former use~~; b. the proposal involves the conversion of existing buildings without significant rebuilding, alteration or extension. It should be demonstrated that ~~all structural elements and~~ a substantial proportion of the structural elements and ~~the~~ existing fabric of buildings will be retained throughout the conversion; c. the proposal preserves or enhances the character and appearance of buildings and their setting ~~in accordance with~~ taking account of the provisions of the North Norfolk Design Guide SPD;

MM Ref	Policy / Paragraph	Main Modification
MM27	Policy HOU8 & paragraph 7.8.9	**(Amend policy wording)** 1b. a minimum of 5% of dwellings on sites of 20 units or more being provided as wheelchair ~~adaptable~~ user dwellings in accordance with the Building Regulations M4(3) Standard: Category 3.[1] 2. Exemptions will only be considered where the applicant can robustly demonstrate that compliance: a. is not practical to achieve given the physical characteristics of the site; ~~and~~, or 4 All residential development proposals ~~will~~ should set out in a Design & Access Statement [2] how each dwelling type complies with or exceeds the M4(2) and M4(3) standards **(Add additional paragraph after 7.8.9)** M4(3) wheelchair user requirements also allow for a specific design option between providing dwellings that can be adapted for wheelchair use or designing a dwelling(s) in accordance with specific wheelchair occupant(s) needs (i.e. purpose built) as set out in building regulations M4(3)2 below M4(3) 1 - Reasonable provision must be made for the people (wheelchair users) to: a - gain access to and b - use, the dwelling and its facilities 2 - The provision made must be sufficient to: a - allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or b - meet the needs of occupants who use wheelchairs. **By default**, requirement M4(3)2 (a) will apply requiring that dwellings should be wheelchair adaptable, and permissions should be subject to an appropriate planning condition. Where a specific need has been identified and M4((3)2(b) is intended to be evoked then permission will need to include a specific planning condition stating that the optional requirement M4(3)2(b) applies and on which dwellings, noting that M4(3)2(b) can only apply where the Council has nomination rights.

MM Ref	Policy / Paragraph	Main Modification
MM28	Policy HOU9	**(Amend policy wording)** 2. All residential development proposals ~~will~~ should set out in a Design & Access Statement[2] how each dwelling type complies or exceeds the minimum standards as set out in the technical requirements of the Nationally Described Space Standards. 3 Where exemptions are sought, these will need to be fully justified and will only apply to the minimum number of units necessary.
8 Economy		
MM29	Policy E1 and paragraph 8.1.4	**(Amend policy wording)** **Policy E 1** **Employment Land** For the period ~~2016-2036~~ 2024-2040, a total of ~~272.07~~ 263.84 hectares of land is designated/allocated and retained for employment generating developments. Employment creating developments will be approved on the following sites subject to compliance with **Policy E 2 'Employment Areas, Enterprise Zones & Former Airbases'.** Proposals which do not comply with Policy E2 will not be supported.

Location	Existing Employment Areas (Including Enterprise Zones*) Already Developed (Ha)	Existing Employment Areas (Including Enterprise Zones*) Undeveloped (Ha)	New Allocations	Total Employment Land
Catfield	11.69	0.34		12.03
Hoveton	7.80	1.02		8.82
Ludham	0.27	0.00		0.27
Mundesley	0.43	0.00		0.43
North Walsham	45.00	13.2	~~9.43~~ 7.00	~~67.63~~ 65.20
Scottow*	26.40	0.00		26.40

MM Ref	Policy / Paragraph	Main Modification

Stalham	1.40	0.00	~~2.00~~ 1.00	~~3.40~~ 2.40
Eastern Area Totals	**92.99**	**14.56**	**~~11.43~~ 8.00**	**~~118.98~~ 115.55**
Corpusty & Saxthorpe	1.16	0.00		1.16
Cromer	17.33	1.92		19.25
Holt	9.51	4.45	~~6.00~~ 0	~~19.96~~ 13.96
Sheringham	3.95	0.00		3.95
Melton Constable	8.08	0.00		8.08
Roughton	0.13	0.00		0.13
Central Area Totals	**40.16**	**6.37**	**~~6.00~~ 0**	**~~52.53~~ 46.53**
Blakeney	0.09	0.00		0.09
Fakenham	50.57	~~9.49~~ 10.69		~~60.06~~ 61.26
Egmere*	0.00	8.57		8.57
Wells-next-the-Sea	3.04	0.00		3.04
Tattersett	13.73	15.07		28.80
Western Area Totals	**67.43**	**~~33.13~~ 34.33**	**0.00**	**~~100.56~~ 101.76**
Total Across District	**200.58**	**~~54.06~~ 55.26**	**~~17.43~~ 8.00**	**~~272.07~~ 263.84**

(Amend text)

8.1.4 The conclusions of the study go on to set out that these scenarios underestimate what is happening on the ground and that a higher quantum of employment land would be required to ensure flexibility within the market and to ensure that any upturn in the market can be satisfied over the plan period. As such the Council ~~is proposing to~~ has designated a total of ~~272.07~~ 263.84 hectares of employment land inclusive of the 200.58 hectares which are already developed for employment purposes. This will increase the supply of undeveloped employment land in the District ~~to~~ by ~~71.49~~ 63.26 hectares and provide an increased supply in each area of the District in order to provide for choice and flexibility and to help meet the identified development and future needs.

MM Ref	Policy / Paragraph	Main Modification
MM30	Policy E3 and paragraphs 8.3 & 8.3.1	**(Amend policy wording)** 1 New employment development outside of designated **Employment Areas**, **Enterprise Zones**, **Employment Allocations** or **Mixed Use Allocations** will ~~only~~ be permitted where it can be demonstrated that: 1a there is no suitable and available land on designated or allocated employment areas; ~~and~~ or 2b it is demonstrated that the site is no longer suitable, available and/or economically viable, including evidence of ~~agreed (with the LPA)~~ marketing for a period of at least 12 months.[102] **(Amend Text)** 8.3 …where possible. For the purposes of applying this policy 'employment development' means those types of uses typically located on industrial estates and excludes retail and tourism which are subject to separate policies in this Plan. 8.3.1 ….Providing local opportunities for rural communities to live and work in close proximity. Outside of the designated settlements, new build employment developments will normally be restricted in accordance with Policies SS 2 and E3 (unless it can be clearly demonstrated that allocated and designated employment sites, or those located within the development boundary, are not suitable or available), and the Council will give favourable consideration to alternative sites which are well related to built-up area and comply with the policies of this Plan in the application of policy E3. Such developments should be solely limited to employment generating uses as set out in paragraph 8.3 unless the inclusion of other types of development is shown to be essential to enable the delivery of jobs which would not otherwise be provided. In particular, favorable consideration will be given to suitable new employment proposals well related to Holt in order to meet a local need.
MM31	Policy E5	**(Amend policy wording)** 1b sensitively designed and located having regard to the character of the building on which they are to be displayed reflecting the general characteristics of the locality ~~and conforming with~~ and taking account of the design principles contained in the North Norfolk Design Guide.

MM Ref	Policy / Paragraph	Main Modification
MM32	Policy E6	**(Amend policy wording)** 1. Proposals for new tourist accommodation, static holiday caravans and holiday lodges[1] will be supported where: a. the site is within the boundary of a **Selected Settlement** or is small scale and well related to such a settlement or established tourist business; or, 2. ~~Where the development is for a hotel, this should demonstrate compliance~~ Proposals for new hotel facilities will be supported subject to compliance with the sequential approach in accordance with national retail policy and **Policy E 4 'Retail & Town Centre Development'**. 3. Business expansion and extensions to existing tourist accommodation, ~~static caravans and holiday lodges~~ static caravan and holiday lodge sites will be supported where: 5. In all cases, any adverse impact of proposals will be balanced against the economic benefits of the sustainable growth and expansion of all types of tourism businesses in the rural area.
MM33	Policy E7	**(Add new criterion 4)** 4 In all cases, any adverse impact of proposals will be balanced against the economic benefits of the sustainable growth and expansion of all types of tourism businesses in the rural area.
MM34	Policy E8	**(Add new criterion 3**) 3. Any adverse impact of proposals will be balanced against the economic benefits of the sustainable growth and expansion of all types of tourism businesses in the rural area.
MM35	Policy E9	**(Amend policy wording)** 1. An independent viability assessment demonstrating that the use is no longer viable and that all reasonable efforts have been made to sell or let the property at a realistic price ~~in accordance with a~~ including evidence of marketing for a period of 12 months.[1] ~~strategy[1] which has first been agreed with the Local Planning Authority.~~

MM Ref	Policy / Paragraph	Main Modification
9 Places & Sites		
MM36	Policy DS1	**(Amend Paragraph 9.2.4)** In establishing the capacity for homes on each site a density of approximately 30 (villages) or 40(towns) dwellings per hectare has been used as a starting point. Allowance has been made to ensure each site can deliver the range of uses required, and where it is considered that sites may not be suitable for this density of development, perhaps because of local character considerations, an adjustment has been made. The Council will expect development proposals to make efficient use of developable land with the aim of accommodating the maximum amount of development that is consistent with protecting the character of the area and in ways that comply with the policies of this Plan. Dwelling numbers included in the policies are expressed as approximates, include specialist elderly accommodation in dwelling equivalents as ~~do not include any allowance for specialist elderly care units~~ required by Policy HOU 2 'Delivering the Right Mix of Homes', and should not be taken to mean that the number of dwellings indicated will always be acceptable. How many dwellings can be accommodated in a satisfactory way on any given site will be determined at planning application stage based on the merits of individual proposals and how they comply with the policies of this plan. **(Amend Policy DS1)**

Settlement	Site Name	Site Reference	Allocation Details
Blakeney	Land West of Langham Road	BLA01/B	Approx 30 dwellings, open space and supporting infrastructure.
Blakeney	Land East of Langham Road	BLA04/A	Approx 30 dwellings, open space and supporting infrastructure.
Briston	Land East of Astley Primary School	BRI01	Approx 25 dwellings, open space, ~~school parking~~ and supporting infrastructure.
Briston	Land West of Astley Primary School	BRI02/C	Approx 90 ~~40~~ dwellings, school parking, open space and supporting infrastructure.

MM Ref	Policy / Paragraph	Main Modification

~~Cromer~~	~~Land at Cromer High Station~~	~~C07/2~~	~~Approx 22 dwellings, open space and supporting infrastructure.~~
Cromer	Land at Runton Road/Clifton Park	C10/1	Approx 70 dwellings, open space and supporting infrastructure.
Cromer	Former Golf Practice Ground, Overstrand Road	C16	Approx 150 dwellings, 60 units/40 dwellings equivalent of elderly care accommodation, open space and supporting infrastructure.
Cromer	Land West of Pine Tree Farm	C22/~~2~~4	Approx ~~400~~ 500 dwellings, sports facilities, open space, 100 units/67 dwellings equivalent of elderly care accommodation and supporting infrastructure.
Fakenham	Land North of Rudham Stile Lane	F01/B	Approx 560 dwellings, open space, 100 units/67 dwellings equivalent of elderly care accommodation and supporting infrastructure.
Fakenham	Land Adjacent Petrol Filling Station	F02	Approx 70 dwellings, open space and supporting infrastructure.
Fakenham	Land at Junction of A148 & B1146	F03	Approx 65 dwellings, open space and supporting infrastructure.
Fakenham	Land South of Barons Close	F10	Approx 55 dwellings, new public park and supporting infrastructure.
Holt	Land North of Valley Lane	H17	Approx 27 dwellings, open space and supporting infrastructure.
Holt	Land at Heath Farm	H20	Approx 180 dwellings, 60 units/40 dwellings equivalent of elderly care accommodation,open space and supporting infrastructure.
~~Holt~~	~~Land at Heath Farm~~	~~H27/1~~	~~Employment land.~~

MM Ref	Policy / Paragraph	Main Modification

Hoveton	Land East of Tunstead Road	HV01/~~B~~C	Approx ~~120~~ 150 dwellings, 60 units/40 dwellings equivalent of elderly care accommodation open space and supporting infrastructure.
Hoveton	Land at Stalham Road	HV06/A	Approx 50 dwellings, open space and supporting infrastructure.
Ludham	Land South of School Road	LUD01/~~A~~C	Approx ~~20~~ 60 dwellings, open space and supporting infrastructure.
~~Ludham~~	~~Land at Eastern End of Grange Road~~	~~LUD06/A~~	~~Approx 15 dwellings, open space and supporting infrastructure.~~
North Walsham	Land at Norwich Road & Nursery Drive	NW01/B	Approximately 350 dwellings, 100 units/67 dwellings equivalent of elderly care accommodation, open space, retention of existing commercial uses and supporting infrastructure.
North Walsham	Land at End of Mundesley Road	NW16	Approx 330 dwellings, 60 units/40 dwellings equivalent of elderly care accommodation, open space and supporting infrastructure.
North Walsham	Land West of North Walsham	NW62/A	Sustainable Urban Extension comprising approx. 1,800 dwellings, ~~460~~ 300 units/200 dwellings equivalent of elderly care accommodation, employment land, neighbourhood centre, primary school, health facilities, open spaces, and supporting infrastructure.
~~North Walsham~~	~~Land East of Bradfield Road~~	~~NW52~~	~~Employment land.~~
Mundesley	Land off Cromer Road & Church Lane	MUN03/~~B~~A	Approx ~~30~~ 45 dwellings, open space and supporting infrastructure.
Sheringham	Land Adjoining Seaview Crescent	SH04	Approx 45 dwellings, open space and supporting infrastructure.

MM Ref	Policy / Paragraph	Main Modification

~~Sheringham~~	~~Former Allotments, Weybourne Road, Adjacent to 'The Reef'~~	~~SH07~~	~~Approx 40 dwellings, open space and supporting infrastructure.~~
Sheringham	Land South of Butts Lane	SH18/1B	Approx 48 dwellings, open space and supporting infrastructure.
Stalham	Land at Brumstead Road	ST04/A	Approx 45 dwellings, public open space and supporting infrastructure.
Stalham	Land Adjacent Ingham Road	ST19/~~A~~B	Approx ~~70~~ 150 dwellings, open space and supporting infrastructure.
Stalham	Land North of Yarmouth Road, East of Broadbeach Gardens	ST23/2	Approx 80 dwellings, employment land, open space and supporting infrastructure.
Tattersett	Tattersett Business Park	~~E7~~ TAT01	Employment land.
Wells-next-the-Sea	Land South of Ashburton Close	W01/1	Approx 20 dwellings and supporting infrastructure.
~~Wells-next-the-Sea~~	~~Land Adjacent Holkham Road~~	~~W07/1~~	~~Approx 50 dwellings, open space and supporting infrastructure.~~

MM Ref	Policy / Paragraph	Main Modification
10 Cromer		
MM37	Policy C07/2	**(Delete Policy C07/2 and the corresponding supporting text)**
MM38	Policy C16	**(Amend policy wording)** **Policy C16** **Former Golf Practice Ground, Overstrand Road** Land amounting to approximately 6.4 hectares, as defined on the Policies Map, is allocated for development of approximately 150 dwellings, in addition to 60 units/40 dwellings equivalent of specialist elderly ~~care~~ persons accommodation, public open space and associated on and off-site infrastructure. 6. The submission, approval and implementation of a Surface Water Management Plan ensuring that there ~~is~~ are no adverse effects on European sites and greenfield run off rates are not increased; 9. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses; ~~including not less than 60 units of specialist elderly persons accommodation;~~ and, ~~The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.~~ This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
MM39	Paragraph 10.3	**(Delete supporting text. Replace with the following supporting text)** **Mixed-Use: Land West of Pine Tree Farm (C22/4)**

MM Ref	Policy / Paragraph	Main Modification
		The following site is allocated for a mixed-use development of approximately 500 dwellings, specialist elderly persons accommodation, sport and recreational facilities, public open space, and associated on and off-site infrastructure: **Description** This is a greenfield site to the south of Cromer which borders residential development to the north and east. The combined site can deliver approximately 500 residential dwellings and 100 units/67 dwellings equivalent of specialist elderly persons accommodation, public open space and associated on-site and off-site infrastructure. Vehicular access would be onto Norwich Road with two access points, including a roundabout on the southerly access. The site is within the Norfolk Coast National Landscape and is visible from the south and the immediate surrounding landscape. Although clearly a significant development in the context of the existing town it is considered that development of the site would appear as a natural extension to the settlement and could be carefully designed to minimise any adverse effect on the wider landscape and as such represents an appropriate addition to the town which is broadly in keeping with the character of the area. Due to the topography of the site, the surrounding development and landscaping, the eastern section is not overly prominent in the wider landscape. The impact of development in this area would be mitigated by retaining existing hedges/ trees around the site, incorporating internal open space and tree planting within the site, and introducing a landscaped buffer to the southern boundary. The site is adjacent to the Grade II Listed Pine Tree Farmhouse along Norwich Road. The development layout and landscaping should consider the impact on the listed building and wider landscape. **Constraints** Development proposals will have to take into account:

MM Ref	Policy / Paragraph	Main Modification
		• The site extends into the open countryside and the National Landscape. To mitigate this, landscape buffering along the southern boundary and careful consideration of the design and layout of the entire site will be needed. • Anglian Water advise that off-site water mains reinforcement will be required and enhancements to the foul sewerage network capacity may be required. • Sports pitches and facilities are required on part of the site. • A new roundabout access is required to Norwich Road. • Safe pedestrian/cycle routes to schools, health and town centre facilities should be provided. **Deliverability** The site is considered suitable and available for development. It is in single ownership. There are limited constraints on the site and development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.
	Policy C22/2	**(Delete Policy C22/2 and replace with Policy C22/4)** **Policy C22/4** **Land West of Pine Tree Farm, Norwich Road** Land amounting to 44 hectares, as defined on the Policies Map, is allocated for development of approximately 500 dwellings, in addition to 100 units/67 dwellings equivalent of specialist elderly persons accommodation, sport and recreational facilities and associated on and off-site infrastructure. Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements: 1. Unless otherwise agreed by the local highway authority, the provision of a new segregated cycle/pedestrian footway along the Norwich Road including a dedicated footbridge (or suitable alternative) crossing over the railway and a cycle/pedestrian link to Roughton Road;

MM Ref	Policy / Paragraph	Main Modification
		2. Provision of two vehicle access points onto the A149. The provision of a roundabout at the southern access should be provided prior to occupation of dwellings on the site; 3. The submission of a Transport Assessment, to be publicly consulted on, to include analysis of the impact of the development on the local transport networks, including during construction, and to identify mitigation and required; 4. Careful attention to site layout, building heights and materials, with provision of generous landscape buffering along the southern boundary, in order to minimise the visual impact of the development on the Norfolk Coast National Landscape; 5. The provision of not less than 4.9 hectares of multi-functional open space together with measures for its on-going maintenance; 6. Unless alternatives are first agreed by the Local Planning Authority, the provision of land suitable for a sports pitch(es), the size and type to be agreed in consultation with the Local Planning Authority, plus an agreed contribution towards delivery; 7. Provision of additional green infrastructure on the site should be designed to maximise connectivity between the residential development and the open space. Biodiversity improvements and access should be provided to Beckett's Plantation and opportunities should be sought for its enhancement and connectivity with open space to the south; 8. Retention and enhancement of hedgerows and trees around and within the site including the protection of existing woodland within the site; 9. The existing public footpath through the site should be retained and upgraded to a surfaced route within a green corridor and a new route should be provided from the site to connect with Roughton Road; 10. The submission, approval and implementation of a Surface Water Management Plan ensuring that there are no adverse effects on European sites and greenfield run off rates are not increased; 11. The submission, approval and implementation of a Foul Drainage Strategy, providing details of any enhancements and demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site prior to occupation of any dwellings; 12. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling, in accordance with the phasing strategy to be agreed for the site, to prevent detriment to the environment and comply with Water Framework Directive obligations; 13. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS);

MM Ref	Policy / Paragraph	Main Modification
		14. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses; 15. Development should preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping, including the enhancement of the tree belt and landscaping close to the Farmhouse. This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
MM40	New Policy C10/1 and supporting text	**(Insert new supporting text)** **Residential: Land at Runton Road / Clifton Park (C10/1)** The following site is allocated for residential development of up to 70 dwellings, public open space, and associated on and off-site infrastructure: **Description** The site is located to the west of the town and is bounded by residential development to the east, Runton Road to the north and a railway line to the south. The site is outside the Norfolk Coast National Landscape and gently slopes from the Runton Road up towards the railway and the start of the Cromer Ridge. There are good pedestrian and public transport links available. **Constraints** Development proposals will have to take into account: • It is important that landscaping and an open and stepped-back built frontage along Runton Road is provided to retain a green approach to the western side of the town. The site is adjacent to the Norfolk Coast National Landscape and consequently there should be suitable landscape treatment to the south of the site. The undulating landscape within the site and its impact on long-ranging views • The amenity value of any local open space

MM Ref	Policy / Paragraph	Main Modification
		• The railway line and Cromer Wastewater Recycling Centre lie to the south-west of the site and development of the site should have regard to the potential amenity impacts (noise and odours) arising from these uses. • within the proposed open space there are underground Anglian Water assets comprising a final effluent pipe and three rising mains. **Deliverability** The site is in single ownership and is being marketed for residential development. It is suitable and available for development and there are limited constraints. An area of indicative designated open space is identified on the Policies Map. Development should be achievable within the plan period. Developers should undertake early engagement with Anglian Water to safeguard our assets and take account of associated easements so these assets can be repaired and maintained as necessary.
		(Insert new Policy C10/1) **Policy C10/1** **Land at Runton Road / Clifton Park, Cromer** Land amounting to approximately 8 hectares, as defined on the Policies Map, is allocated for development of up to 70 dwellings, public open space and associated on and off-site infrastructure. Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements: 1. Provision of a convenient and safe vehicular access from the adjacent Clifton Park development; 2. Careful attention to site layout, design and building heights in order to minimise the visual impact of the development on long-ranging views from the National Landscape to the west; 3. Development should be located to the north of the site, but with a deep landscaped frontage along Runton Road (as a minimum no development proud of No. 19 Clifton Park) to ensure an open frontage to the site;

MM Ref	Policy / Paragraph	Main Modification
		4. High-quality landscaping should be provided to the rear of the built development and adjacent to the railway line, and the western edge of the housing should also be set back into the site to allow strategic landscaping along that boundary; 5. Development should include the provision of approximately 4.6ha of designated open space, as identified on the Policies Map (with a focus on retaining and enhancing ecology and wildlife habitats), which should be retained in perpetuity; 6. The delivery of on-site multi-functional open space together with measures for its on-going maintenance, taking into consideration public access and visual amenity needs; 7. Development should have careful attention to form and site layout in order to appropriately mitigate the amenity impacts from Cromer Wastewater Recycling Centre; 8. Provision of new, and enhancement of existing pedestrian/cycle links throughout the southern area of the site with appropriate access to the built development, and connectivity with Clifton Park, Mill Lane, Fulcher Avenue, Sandy Lane, as well as north-south pedestrian access between the site and Clifton Park; 9. Existing footpaths/bridleways running through the housing area should be provided with adjacent landscaping to maintain attractive recreational routes; 10. The submission, approval and implementation of a Surface Water Management Plan ensuring that there are no adverse effects on European sites and greenfield run off rates are not increased; 11. The submission, approval and implementation of a Foul Drainage Strategy providing details of any enhancements and demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site; and, 12. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS); 13. Submission of details to demonstrate the safeguarding of suitable access for the maintenance of water supply infrastructure 14. The retention and enhancement of hedgerows and trees around and within the site including the protection of existing woodland within the site This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.

MM Ref	Policy / Paragraph	Main Modification
11 Fakenham		
MM41	Policy F01/B	**(Amend policy wording)** **Policy F01/B** **Land North of Rudham Stile Lane** Land amounting to 26.5 hectares, as defined on the Policies Map, is allocated for residential development of approximately 560 dwellings, in addition to 100 units/67 dwellings equivalent of specialist elderly persons accommodation, public open space, and associated on and off-site infrastructure. 1. ~~The prior approval~~ Submission, approval and implementation of a Master Plan to address access and sustainable transport, layout, landscaping, phasing and conceptual appearance; 2. ~~Prior approval~~ Submission, approval and implementation of a comprehensive access strategy and Transport Assessment providing for safe and convenient access to the A148 together with any necessary junction improvements along the length of Fakenham by-pass including at the A148/B1105 and A148/A1065 junctions; 3. Appropriate provision of off-site mains water reinforcement; 5. Retention or replacement of existing sporting ~~uses~~ facilities including the rugby club and sports centre. Replacement facilities should be of equal or added value and suitable to serve the needs of Fakenham; 8. ~~Delivery of comprehensive development in accordance with agreed phasing~~ Submission and approval of a development phasing plan which ensures delivery of all aspects of the allocated uses ~~including not less than 100 units of specialist elderly persons accommodation;~~ and, ~~10. Prior demonstration that there is adequate capacity in road, drainage and educational infrastructure taking account of existing planned growth.~~

MM Ref	Policy / Paragraph	Main Modification
MM42	Policy F03	**(Amend policy wording)** **Policy F03** **Land at Junction A148 & B1146** **(Insert after first sentence)** Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements: **(Insert after Criterion 9)** ~~The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.~~ This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
MM43	Policy F10	**(Amend policy wording)** **Policy F10** **Land South of Barons Close** 5. No development shall be located in areas of flood risk, as demonstrated ~~by~~ through the submission of a site-specific Flood Risk Assessment;

MM Ref	Policy / Paragraph	Main Modification
		~~The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.~~ This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
12 Holt		
MM44	Policy H20	**(Amend policy wording)** **Policy H20** **Land at Heath Farm** Land amounting to 7.1 hectares, as defined on the Policies Map, is allocated for residential development of approximately 180 dwellings, in addition to 60 units/40 dwellings equivalent of specialist elderly persons accommodation, public open space, and associated on and off-site infrastructure. 1. Access being delivered off Nightjar Road ~~and new~~ via the existing A148 roundabout and delivery of footpath connections to footpath FP9a; 2. Provision of a landscape buffer, of approximately 1.3 hectares adjacent to the east and south-eastern boundary of the site; 3. Submission, approval and implementation of a Heritage Impact Assessment incorporating suitable open space and landscaping to preserve and enhance the setting of the Listed Buildings at Heath Farm to the south east of the site; 7. Submission, ~~and~~ approval and implementation of a ~~effective~~ Surface Water Management Plan ensuring that there is no increase in greenfield run off rates;

MM Ref	Policy / Paragraph	Main Modification
		8. Submission, approval and implementation of a Foul Drainage Strategy setting how additional foul flows will be accommodated within the foul sewerage network and implemented prior to first occupation of any dwellings; 9. On-site provision of open space will be delivered in accordance with the standards set out in the Local Plan; ~~minimum of 1.55 ha open space;~~ ~~The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.~~ This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
MM45	Policy H27/1	**(Delete Policy H27/1 and the corresponding supporting text)**
13 Hoveton		
MM46	Paragraph 13.1	**(Delete supporting text. Replace with the following supporting text)** **Residential: Land East of Tunstead Road, Hoveton (HV01/C)** The following site is allocated for residential development of approximately 150 dwellings and 60 units/40 dwellings equivalent of specialist elderly persons accommodation, public open space, and associated on-site and off-site infrastructure: **Description** The site can deliver approximately 150 dwellings and 60 elderly persons accommodation units (approx. 40 dwelling equivalent), public open space and associated on-site and off-site infrastructure.

MM Ref	Policy / Paragraph	Main Modification
		The site as a whole is situated on greenfield land, on the northern edge of Hoveton to the east of Tunstead Road. The site is level, predominately in arable agricultural use and lacks any specific topographical or landscape features, apart from the mature hedgerows that border it. The setting of this site has changed considerably in recent years with the development of the previous HV03 allocation at Stalham Road developed by Persimmon Homes as 'Brook Park'. It is well related to existing residential areas including this recent development. The site is located within walking distance of the key services including the rail station and the High School which is around 1.2 km from the primary school. There is a surfaced cycle and pedestrian path which links Tunstead Road and Stalham Road with bus services available on both. The hedgerow along the Tunstead Road frontage with the exception of the required access onto this road should be retained where appropriate and a landscaping buffer should be provided to soften the impact of development on the agricultural land to the north of the site. **Constraints** **13.1.5** Development proposals will have to take into account: • A water catchment strategy is required including a foul water drainage strategy which must complement or align with the overall catchment strategy. An acceptable foul water drainage strategy will involve appropriate / suitable mitigation measures to account for the new development flows discharging foul water while the existing foul water sewerage network is surcharged due to rainfall. Mitigation measures involve running underground pipes to the north of the existing Brook Park and then on to the site which will take foul water from the development directly to Belaugh Water Recycling Centre, where there is capacity. • Access to be provided off Tunstead Road with a through connection to Stalham Road and the adjoining allocation. • A public footpath and cycle path crosses the site.

MM Ref	Policy / Paragraph	Main Modification
		• The site's potential impact on existing heritage assets, including St. Peter's Church, a listed building which lies north of St. Peters Lane. • A water main crosses the site. **Deliverability** The site is considered suitable and available for development. It is in single ownership. There are limited constraints on the site and development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.
	Policy HV01/B	**(Amend policy wording):** **Policy HV01/~~B~~C** **Land East of Tunstead Road** Land amounting to ~~6.4~~ 10.7 hectares, as defined on the Policies Map, is allocated for development of approximately ~~120~~ 150 dwellings, in addition to 60 units/40 dwellings equivalent of specialist elderly persons accommodation, open space and associated on-site and off-site infrastructure. Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site-specific requirements: 1. Delivery of a carefully designed residential development that will integrate into the surrounding character;

MM Ref	Policy / Paragraph	Main Modification
		2. Provision of convenient and safe vehicular ~~highway~~ access which includes appropriate traffic calming onto Tunstead Road, and the provision of to provide a through connection for all vehicles to the adjoining allocation and the Brook Park/~~new~~Stalham Road roundabout; 3. Provision of pedestrian and cycle connections through the development and adjoining allocation which encourage walking and cycling into Hoveton and neighbouring areas, including green access corridors to the open space and to the existing cycle path which runs through the south west of the site; 4. Provision of a landscaping buffer to the north of the site to soften the boundary between the development and the agricultural land to the north and mitigate potential impacts on heritage assets, including the Hoveton Hall Park and Garden, St. Peter's Church and the Ice House; 5. Delivery of not less than 1.07 hectares of multi-functional open space together with measures for its on- going maintenance; 6. Retention of existing trees and hedgerows where appropriate around the site; 7. Submission of a Transport Assessment undertaken for this development and the adjoining allocation, HV06/A, identifying sustainable traffic mitigation measures that alleviate the potential cumulative impact on the road network; ~~Provision of developer contributions to the measures identified in the Wroxham and Hoveton Network Improvement Strategy Action Plan to help address existing transport constraints and improvements to facilitate the growth needed~~; 8. ~~Provision~~ Submission, approval and implementation of a site-specific Water Catchment and Foul Water Drainage Strategy ~~prior~~ incorporating new pipe work to the ~~commencement of development and be aligned with a wider catchment strategy produced by Anglian Water and~~ north of the allocation and Brook Park that includes direct foul water drainage connection to Belaugh WWTW, in agreement with Anglian Water, and aligned with the Anglian Water catchment strategy, and network improvements, ~~to ensure there is no adverse impact on the integrity of the Broads SAC/SPA;~~ 9. ~~Enhancement to~~ Delivery of sewerage infrastructure required to accommodate wastewater flows from the development should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations; 10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS); and, 11. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses. ~~including not less than 60 units of elderly persons accommodation.~~

MM Ref	Policy / Paragraph	Main Modification
		~~The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.~~ This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
MM47	New Policy HV06/A and supporting text	**(Insert new supporting text)** **Residential: Land at Stalham Road (HV06/A)** The following site is allocated for residential development of approximately 50 dwellings, public open space, and associated on and off-site infrastructure: **Description** This site is part of an agricultural field located to the north of Hoveton and would extend the existing linear ribbon form of development along the A1151 Stalham Road. The site is bounded by residential development to the south and abuts Stalham Road to the east where the site links to a string of existing dwellings at its northeast corner. The site abuts the more recent Brooke Park development to the south. The site has good connectivity to village centre services and other facilities and offers sustainable travel options. **Constraints** Development proposals will have to take into account:

MM Ref	Policy / Paragraph	Main Modification
		• The boundary adjacent to Stalham Road contains an existing hedgerow. • There is a moderate area in the centre of the site that may be susceptible to surface water flooding, however, the site is within Flood Zone 1. • Suitable access can be achieved onto Stalham Road, however, a wider transport assessment will be required in line with the Norfolk County Council's standard guidelines due to sensitive parts of the existing network. • The well-established hedgerow separating the site's frontage with Stalham Road. • The site's potential impact on existing heritage assets, including St. Peter's Church, a listed building which lies north of St. Peters Lane. • A water catchment strategy is required including a foul water drainage strategy which must complement or align with the overall catchment strategy. An acceptable foul water drainage strategy will involve appropriate / suitable mitigation measures to account for the new development flows discharging foul water while the existing foul water sewerage network is surcharged due to rainfall. **Deliverability** The site is in single ownership and is being marketed for residential development. It is suitable and available for development and there are limited constraints. Development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development
		(Insert new Policy HV06/A): **Policy HV06/A** **Land at Stalham Road** Land amounting to approximately 4.7 hectares, as defined on the Policies Map, is allocated for development of approximately 50 dwellings, public open space and associated on and off-site infrastructure.

MM Ref	Policy / Paragraph	Main Modification
		Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements: 1. Delivery of a carefully designed residential development that will integrate into the surrounding character; 2. Provision of a convenient and safe access onto Stalham Road; 3. Appropriate off-site mitigation improvements to the A1151/A1062 double mini roundabout prior to first occupation; 4. Provision of a 3.0m wide pedestrian/cycleway along the full extent of the site frontage onto Stalham Road and provision of pedestrian/cycle connection to the adjoining allocation (HV01/C); 5. Provision of a landscaping buffer to the north & north west of the site to soften the boundary between the development and the agricultural land to the north, and to mitigate potential impacts on the Hoveton Hall Park and Garden, St. Peter's Church and the Ice House; 6. Provision of landscaping which includes the retention and enhancement of the existing hedgerow fronting Stalham Road where appropriate; 7. Delivery of multi-functional open space together with measures for its on-going maintenance; 8. Submission of a Transport Assessment undertaken for this development and the adjoining allocation, (HV01/C), identifying sustainable traffic mitigation measures that alleviate the potential cumulative impact on the road network. 9. Submission, approval and implementation incorporating new pipe work north of the allocation and Brooke Park that includes direct foul water drainage connection to Belaugh WWTW, in agreement with Anglian Water, and aligned with the Anglian Water catchment strategy, and network improvements 10. Delivery of sewerage infrastructure required to accommodate wastewater flows from the development should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and to comply with the Water Framework Directive obligations; 11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS). This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.

MM Ref	Policy / Paragraph	Main Modification
14 North Walsham		
MM48	Policy NW01/B	**(Amend policy wording)** **Policy NW01/B** **Land at Norwich Road & Nursery Drive** Land amounting to 18.6 hectares, as defined on the Policies Map, is allocated for a mixed-use development including approximately 350 dwellings, in addition to 100 units/67 dwellings equivalent of specialist elderly persons accommodation, the retention 2 hectares of existing employment land and provision of 3.5 hectares of public open space and supporting infrastructure. **(Amend Criterion 4 and Criterion 9)** 4. Provision of an ~~landscape buffer~~ offset of no less than 6 metres between the development site and the existing properties at Norwich Road and Nursery Drive; 9. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses. ~~including not less than 100 units of specialist elderly persons accommodation.~~ **(Insert two new Criteria):** A transport assessment must be undertaken to identify mitigation measures if necessary, for the A149/B1150 and wider transport network; Retain and enhance landscaping along southern, south-western and north-eastern boundaries of the site, whilst retaining and strengthening existing hedgerows within the site boundary, with particular regard to the northern boundary adjacent to Nursery Drive;

MM Ref	Policy / Paragraph	Main Modification
		This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
MM49	Policy NW52	**(Delete Policy NW52 and the corresponding supporting text)**
MM50	Paragraph 14.3 14.3.1 14.3.3	**(Amend supporting text)** **The following site is allocated for approximately 1,800 dwellings, 300 units/200 dwellings equivalent of specialist elderly accommodation, 7 hectares of employment land, green infrastructure, community facilities and a road linking Norwich Road, and Cromer Road: ~~and the industrial estate:~~** **Description** North Walsham West covers a significant area of land that stretches from the railway line to the north west of the town, across arable land - around the west of the town, to Norwich Road to the south. The suggested development area covers a total of ~~108~~105 hectares and would envelop ~~Link Road~~the on-site link road, Greens Road, Aylsham Road, Tungate Road and Skeyton Road. It is proposed that North Walsham West would deliver the following: • approximately 1,800 dwellings and 300 units/200 dwellings equivalent of specialist/elderly persons accommodation; • a western link road - linking Cromer Road to Norwich Road ~~and via Links Road to North Walsham Industrial Estate;~~ • 7 hectares of serviced employment land; • ~~a new primary school;~~ land for a new two form primary school of approximately 2.5ha – the precise requirement will be agreed at planning application stage through discussions with Norfolk County Council; • significant areas of landscaping and public open space;

MM Ref	Policy / Paragraph	Main Modification
	14.3.4	• other required infrastructure, improvements and mitigation including, but not limited to, health services, drainage and power. **Constraints** Development proposals will need to take into account: • ~~A Transport Assessment will be required that will explore the benefits of the western link road and the impacts (with mitigation required) on the surrounding network including the route to Norwich via Coltishall~~. The development will have an impact on the road network within and around North Walsham and on the B1150 at Coltishall. Therefore, a Transport Assessment will be required that will explore the benefits of the western link road and the impacts (with mitigation required) on the surrounding network including the route to Norwich via Coltishall. The Transport Assessment should include an assessment of walking and cycling routes and a comprehensive strategy to promote walking and cycling and other modes of sustainable transport. • The site has a number of public rights of way running through it, including the Weaver's Way. These will need to be retained and enhanced as part of any proposal. • There is limited surface water drainage capacity to the west of North Walsham. A comprehensive SUDs scheme will be required.

MM Ref	Policy / Paragraph	Main Modification
	Policy NW62/A	**(Amend policy wording)** **Policy NW62/A** **Land West of North Walsham** Land to the west of North Walsham to provide a mixed-use sustainable urban extension amounting to ~~108~~ 105 hectares, as defined on the Policies Map, is allocated for approximately 1,800 dwellings, in addition to 300 units/200 dwellings equivalent of specialist elderly persons accommodation, 7 hectares of employment land, green infrastructure, community facilities, and a road linking Norwich Road, and Cromer Road. ~~and the industrial estate.~~ Planning permission will be granted subject to compliance with the relevant policies of this Plan and the following site specific requirements: **Development Brief & Design Code** 1. ~~Prior~~ Approval before the determination of the first application ~~and adoption~~ of a comprehensive Development Brief incorporating a site wide Vision and Master Plan demonstrating how the development will respond to the particular characteristics of the site and detailing the delivery of all of the uses and infrastructure required in this policy. 2. ~~Prior~~ Approval before the determination of the first application of a site wide Design Code to compliment the Development Brief detailing the design principles for all development and land uses. **Green infrastructure** 3. ~~Prior~~ Approval before the determination of the first application of a Green Infrastructure Strategy detailing the delivery of the green infrastructure including new areas of open spaces, play areas, sports pitches, strategic landscaping and green corridors. The Green Infrastructure Strategy should complement principles in the Design Code and Drainage Strategy. Delivery of on-site green infrastructure should provide the opportunity to contribute towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS);

MM Ref	Policy / Paragraph	Main Modification
		4. Development proposals will provide the following specific green infrastructure: i. ~~at least~~ approximately 17~~.47~~ hectares of new public open space including a new 'town park' of ~~at least~~ approximately 2ha, new sports pitches of 2ha and a minimum of 2.4ha of allotments; ii. a substantial area of strategic green infrastructure at a minimum of 10ha to the south and western countryside edge of the development to create a new green edge of the town; iii. enhancement of the Weavers Way corridor acting as a green access spine through the development including improving biodiversity along the corridor. It will provide a pedestrian & cycle crossing point across the link road that prioritises these uses over vehicle traffic; iv. a new green corridor which will traverse north to south through the development providing an access and biodiversity corridor; **Environmental Mitigation** 5. ~~Prior~~ Approval before the determination of the first application of a Drainage Strategy detailing the delivery of sustainable drainage and flood mitigation & storage measures that will be integral to the urban development and green infrastructure, including using surface water runoff as a resource that to contributes to water sensitive urban design (WSUD) and integrating the water cycle within the built and green environment; 6. Proposals should appropriately use design, layout and landscaping to protect and enhance heritage assets and their settings including designated and non-designated heritage assets including the 'Battlefield Site'. ~~This should include a design, layout and landscaping that protects and enhances~~ Landscape buffering and open space should be used to protect the Listed Buildings at Bradmoor Farm; 7. Retain and enhance existing hedgerows on Greens Road, and the south-eastern and western boundaries. Landscape buffers and/or green corridors will be provided along the existing urban edge of the town to protect the amenity of existing residential areas along Weaver's Way and the northernmost boundary. Retain existing mature trees along Skeyton Road and the eastern boundary of the site;

MM Ref	Policy / Paragraph	Main Modification
		Sustainable Transport **(Amended and new Criteria)** 8. The p~~P~~rovision of a network of interconnected streets, squares, green corridors and public spaces which prioritise moving around on foot and by cycle over the use of private motor vehicles; 9. The d~~D~~elivery of appropriate public transport measures on site providing facilities and regular services to/from the town and key services; ~~10. Provision of off-site pedestrian and cycle route improvements to the town centre, key services and railway station;~~ 10. ~~11.~~ The delivery of a new road designed as an attractive main ~~residential~~ street through the development with mixed-use frontage usages and segregated cycle paths and footways. This new road should be suitable for HGV traffic (including high sided vehicles) and will connect Norwich Road to Cromer Road. ~~and provide a suitable route over the railway for access to the Lyngate/Folgate Rd industrial estate together with appropriate junctions.~~ It should be delivered, at the earliest opportunity, in accordance with a phasing plan agreed as part of the first planning application; 11. The road design must not prejudice the potential long-term expansion of the road to the north over the railway line or south to the A149; 12. A Transport Assessment, the scope and methodology of which is to be agreed with the Local Highway Authority, will be undertaken to identify appropriate off-site highway improvements and mitigation measures. These will include, but are not limited to: I. Traffic and speed management measures and capacity improvements on the B1150 at Coltishall and Horstead. Unless otherwise agreed with the Local Highway Authority (which will have regard to land allocated under Policy NW16 and the cumulative impacts) this will include a new right turn lane at the junction of the B1150 and B1354, Coltishall and a new bus stop cage on the B1150 High Street, Coltishall; II. Pedestrian safety improvements at Coltishall and Horstead. Unless otherwise agreed with the Local Highway Authority, this will include works to improve crossing facilities at Ling Way, High Street and the B1150/Mill Road/B1354 junction; III. Improvements to the signalised junction at Norwich Road, North Walsham;

MM Ref	Policy / Paragraph	Main Modification
		IV. Measures to discourage the use of Aylsham Road and Skeyton Road, North Walsham by motor vehicles; V. Provision of off-site pedestrian and cycle improvements to North Walsham town centre, key services and the railway station following a detailed assessment of walking and cycling routes to and from the town to identify desire lines and to remedy any gaps in provision. ~~12. Off-site improvements to the highways and transport network including key junctions that require intervention and mitigation;~~ ~~13. Delivery of appropriate restrictions on the amount of proviate traffic (including HGV vehicles) that can travel along the Aylsham Road and Skeyton Road;~~ 13. The agreed off-site highway mitigation measures will be delivered in accordance with a Phasing and Delivery Plan that will be agreed as part of the first planning application for the site(s). Unless otherwise agreed with the Local Highway Authority, the above mitigation measures required at Coltishall and Horstead will be delivered at the beginning of the first phase of development, to ensure that construction impacts are appropriately mitigated and minimise any impact from the early phases of development on the functioning of the highway network; **Community Facilities & Employment** 14. Provision of community facilities including a new 2 form entry primary school of not less than 2.5ha of land focused in a broadly central location within the development, a local centre providing options for local convenience retail and health services and other community uses; 15. Options for the enhancement of facilities at North Walsham Football Club should be considered in line with local and national standards and guidance from Sport England and other sports bodies, as part of the wider Green Infrastructure Strategy for the site; 16. Delivery of approximately 7 hectares of employment land located ~~to the north of the allocation site~~ in the Cromer Road/Bradfield Road area, reflecting the prevailing character of the town and recent development provided with direct access from the new link road and major road network.

MM Ref	Policy / Paragraph	Main Modification
		New Homes 17. Delivery of approximately 1,800 homes built with a mix of dwelling types, sizes and tenures in accordance with Policy HOU2 of this Plan. A range of densities and layouts will provide variety within the scheme in line with the approved Design Code; 18. The phased provision of not less than 300 units/200 dwellings equivalent of specialist elderly accommodation in accordance with Policy HOU2 of this Plan. **(Add new Criteria)** **Proportionate Funding** 19. The delivery of necessary Highway infrastructure and mitigation as part of the development through proportionate works and/or contributions from NW62/A and NW16, taking account of their relative impacts. The requirements for each development and its funding will be agreed and detailed as part of the phasing and delivery plan(s) prior to determination and secured by legal agreements. 20. Unless otherwise agreed by the Local Education Authority, proportionate educational contributions will be required from NW62/A and NW16 taking account of their relative pupil generation to ensure the necessary school provision is delivered at the right time in line with the phasing of the strategic allocations in North Walsham This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.

MM Ref	Policy / Paragraph	Main Modification
MM51	New Policy NW16 and supporting text	**(Insert new supporting text)** **Mixed-Use: Land at End of Mundesley Road (NW16)** The following site is allocated for a mixed-use development including approximately 330 dwellings, specialist elderly persons accommodation, public open space and associated on and off-site supporting infrastructure: **Description** This site is a greenfield site located on the northeast edge of North Walsham. The former railway line, which now forms the Paston Way trail and Knapton Cutting County Wildlife Site, intersects diagonally across the northwestern part of the site and has a lower elevation. The site is bounded by existing residential properties along its southern and part of the western boundaries. The main part of the site is relatively flat, sloping gently downwards to the southeast. The site has reasonable connectivity to town centre services and facilities. North Walsham has good public transport links with both bus and rail being available and there is an existing employment area located to the southwest of the site, which can be easily accessed. **Constraints** Development proposals will have to take into account: • The provision of a primary access onto the B1145 and the potential for a secondary access onto Mundesley Road/Lyngate Road. Provision of a pedestrian/cycle link to Acorn Road. A new bridge will need to be provided over Paston Way to facilitate access to the B1145. • The presence of existing heritage assets within the vicinity of the site, including Thatched Cottage and Quaker Meeting House.

MM Ref	Policy / Paragraph	Main Modification
		• The presence of a gas pipeline to the north-west of the site following the route of the former railway line, which will require an off-set from residential development. • The existing mature hedgerows and trees north and east of the site will need to be retained and enhanced to mitigate the site's impact on wider views. Development should be located adjacent to existing built form south of the site, and extensive open space and landscape planting provided to the north. **Deliverability** The site is considered suitable and available for development. It is in single ownership and the owner confirms its availability for development. There are limited constraints on the site and development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.
		(Insert new Policy NW16) Policy NW16 Land at End of Mundesley Road Land amounting to approximately 16 hectares, as defined on the Policies Map, is allocated for development of approximately 330 dwellings, in addition to 60 units/40 dwellings equivalent of specialist elderly persons accommodation, public open space and associated on and off-site infrastructure. Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements: 1. As part of the first phase of the development, provision of convenient and safe vehicular access via a roundabout onto the B1145 and additional access provided onto Mundesley Road/Lyngate Road; 2. An internal layout that minimises additional vehicular traffic utilising Mundesley Road and Lyngate Road;

MM Ref	Policy / Paragraph	Main Modification
		3. An ecological appraisal to assess the impact of development on nearby wildlife sites and protected species to inform a detailed mitigation and enhancement plan to be implemented as part of the development; 4. Provision of a bridge over the Paston Way trail that facilitates access to the B1145 and the rest of the site. Careful attention should be given to its design, layout and ability to mitigate and enhance the character and wildlife value of the Paston Way trail and Knapton Cutting County Wildlife Site, ensuring the north-western triangle of land is used for access and landscaping only; 5. Retention and enhancement of the existing mature hedgerows and trees along the northern and eastern boundary of the site, and strengthening of the tree belt associated with the former railway embankment where appropriate; 6. Development should be located to the south of the site with careful attention to site layout and design which incorporates significant open space to the north along with a suitable and enhanced landscaping buffer; The southern boundary alongside existing housing should include a landscaped buffer; 7. Provision and enhancement of access to the Paston Way trail and FP11 pedestrian/cycle link with a new pedestrian/cycle link connecting both, and the provision of a new pedestrian/cycle link providing access to Acorn Road; 8. The delivery of multi-functional open space together with measures for its ongoing maintenance; 9. The submission, approval and implementation of a Surface Water Management Plan to demonstrate that greenfield run off rates from the site are not increased; 10. The submission, approval and implementation of a Foul Drainage Strategy providing details of any enhancements and demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site prior to occupation of any dwellings; 11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS). 12. A Transport Assessment, the scope and methodology of which is to be agreed with the Local Highway Authority, and which will have regard to land allocated under Policy NW62/A and the cumulative impacts will be undertaken to identify appropriate off-site highway improvements and mitigation measures. These will include, but are not limited to: I. Traffic and speed management measures and capacity improvements on the B1150 at Coltishall and Horstead. Unless otherwise agreed with the Highway Authority, this will include a new right turn lane at the junction of the B1150 and B1354, Coltishall and a new bus stop cage on the B1150 High Street, Coltishall;

MM Ref	Policy / Paragraph	Main Modification
		II. Pedestrian safety improvements at Coltishall and Horstead. Unless otherwise agreed with the Highway Authority, this will include works to improve crossing facilities at Ling Way, High Street and the B1150/Mill Road/B1354 junction; III. Improvements to the signalised junction at Norwich Road, North Walsham; IV. Provision of off-site pedestrian and cycle improvements to North Walsham town centre, key services and the railway station following a detailed assessment of walking and cycling routes to and from the town to identify desire lines and to remedy any gaps in provision. 13. The agreed off-site highway mitigation measures will be delivered in accordance with a Phasing and Delivery Plan that will be agreed as part of the first planning application for the site(s).Unless otherwise agreed with the Highway Authority, the above mitigation measures required at Coltishall and Horstead will be delivered at the beginning of the first phase of development to ensure that construction impacts are appropriately mitigated and minimise any impact from the early phases of development on the functioning of the highway network; **Proportionate Funding** 13. The delivery of necessary Highway infrastructure and mitigation as part of the development through proportionate works and/or contributions from NW62/A and NW16, taking account of their relative impacts. The requirements for each development and its funding will be agreed and detailed as part of the phasing and delivery plan(s) prior to determination and secured by legal agreements. 14. Unless otherwise agreed by the Local Education Authority, proportionate educational contributions will be required from NW62/A and NW16 taking account of their relative pupil generation to ensure the necessary school provision is delivered at the right time in line with the phasing of the strategic allocations in North Walsham. This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.

MM Ref	Policy / Paragraph	Main Modification
15 Sheringham		
MM52	Policy SH07	**(Delete Policy SH07 and the corresponding supporting text)**
MM53	Policy SH18/1B	**(Amend policy wording)** **Policy SH18/1B** **Land South of Butts Lane** 4. Submission, approval and implementation of a comprehensive foul drainage strategy; ~~(standard wording);~~
16 Stalham		
MM54	Policy ST23/2	**(Amend policy wording)** **Policy ST23/2** **Land North of Yarmouth Road, East of Broadbeach Gardens** Land amounting to approximately ~~4.1~~ 4.6 hectares, as defined on the Policies Map, is allocated for mixed use development of approximately 80 dwellings, not less than 1 hectare of employment land, open space, and associated on and off-site infrastructure. 4. ~~Provision~~ Submission, approval, and implementation of a Transport Assessment ~~to assess whether~~ that assesses appropriate off-site highway mitigation works ~~are necessary~~. Specifically, consideration is required ~~of~~ for traffic capacity at any junctions between the site and the A149; 6. ~~Provision~~ Submission, approval and implementation of a foul drainage strategy setting how additional foul flows will be accommodated within the foul sewerage network, prior to the commencement of

MM Ref	Policy / Paragraph	Main Modification
		development clear plans should be agreed for any necessary sewerage infrastructure improvements which will need to be confirmed at a project level HRA; 7. ~~Layout, design and landscaping,~~ Appropriate layout, and design of landscape buffering, particularly on the eastern and western boundaries of the site, should be implemented in order to protect and ~~respect~~ enhance the settings of the adjacent Listed Buildings, other nearby heritage assets and the Stalham ~~and~~ Conservation Area; ~~9. Provision of landscape buffering on the western boundary of the site to mitigate impacts on nearby heritage assets and the Stalham Conservation Area;~~ 12. ~~Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses~~. Provides for a layout of development which will allow for comprehensive development for the entirety of the allocation. ~~The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.~~ This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
MM55	Paragraph 16.1	**(Delete supporting text. Replace with the following supporting text)** **Residential: Land Adjacent Ingham Road (ST19/B)** The following site is allocated for residential development of approximately 150 dwellings, public open space, and associated on and off-site infrastructure: **Description** The site can deliver approximately 150 dwellings, public open space and associated on-site and off-site infrastructure.

MM Ref	Policy / Paragraph	Main Modification
		The site is greenfield land located on the north-eastern edge of Stalham comprising a large arable field located on Ingham Road. Existing dwellings are located adjacent to the southwestern and majority of the north-western boundaries of the site, along with linking to two properties in the northwest corner. The site is well related to existing residential areas and to facilities and services within the town being only a short distance from the town centre and local schools. There are footpath links along Ingham Road and bus services available **Constraints** Development proposals will have to take into account: • The site consists of Grade 1 agricultural land. However, its allocation would have a minimal impact on the overall supply in the town. • Anglian Water advised that off-sites mains reinforcement is required and enhancements to the foul sewerage network capacity may be required before development can proceed. **Deliverability** The site is considered suitable and available for development. It is in single ownership. There are limited constraints on the site and development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development

MM Ref	Policy / Paragraph	Main Modification
	Policy ST19/A	**(Delete Policy ST19/A and Insert new Policy ST19/B)** Policy ST19/B Land Adjacent Ingham Road Land amounting to approximately 7.2 hectares, as defined on the Policies Map, is allocated for residential development of approximately 150 dwellings, public open space, and associated on and off-site infrastructure. Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site-specific requirements: 1. Provision of a convenient and safe vehicular access to Ingham Road; 2. Provision of a 2.0m footway along the full width of the southern frontage that provides a connection to, and enhances, the public ROW, FP4; 3. Widening of Ingham Road carriageway to 6.0m where necessary as agreed by the Highway Authority; 4. Submission, approval, and implementation of a Transport Assessment to assess transport impacts and identify necessary whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149; 5. Delivery of layout, design and landscaping of the site that respects the setting of the site on the edge of the town and careful attention to building heights and materials; 6. Provision of a suitable landscaping scheme including, where appropriate, the retention of existing mature trees and the planting of new trees within the site; 7. Provision of appropriate landscape buffering including the retention of existing mature trees along the northern boundary to soften the impact on adjacent dwellings and to mitigate the wider views from the north of the site. Retention and enhancement of existing landscaping along the south-eastern boundary of the site; 8. The submission, approval and implementation of a Foul Drainage Strategy demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site setting how additional foul flows will be accommodated within the foul sewerage network prior to the commencement of development. Clear plans should be agreed for any necessary sewerage infrastructure improvements which will need to be confirmed at a project level HRA;

MM Ref	Policy / Paragraph	Main Modification
		9. Delivery of multi-functional open space together with measures for its on- going maintenance; 10. Site layout and design should take account of a redundant water main within the site; and, 11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS). This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
MM56	New Policy ST04/A and supporting text	**(Insert new supporting text)** **Residential: Land at Brumstead Road (ST04/A)** The following site is allocated for residential development of approximately 45 dwellings, public open space, and associated on and off-site infrastructure: **Description** The site is flat and there are moderately long views of the site available however this is broken up by the presence of existing and well-established field boundaries to the north and north-east. The site abuts the existing built form of Stalham which in this location, the residential area immediately south of the site is considered to be of a high density. A mature hedgerow adjacent to Lyndford Road separates the entryway of Lyndford Road to the south. **Constraints** Development proposals will have to take into account: • The presence of the existing mature hedgerow adjacent to Lyndford Road, which should be retained and enhanced. • The site extends into the open countryside without any existing field boundaries to the north. A new, landscaped boundary should be established that creates a soft edge that appropriately enhances the local character.

MM Ref	Policy / Paragraph	Main Modification
		• Access should be onto Brumstead Road. **Deliverability** The site is in single ownership and is being marketed for residential development. It is suitable and available for development and there are limited constraints. Development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development
		(Insert new Policy ST04/A) **Policy ST04/A** **Land at Brumstead Road** Land amounting to approximately 5 hectares, as defined on the Policies Map, is allocated for development of approximately 45 dwellings, public open space and associated on and off-site infrastructure. Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements: 1. Provision of convenient and safe vehicular access onto Brumstead Road. 2. Provision and enhancement of the existing footpath along the frontage of the site and Brumstead Road to create an improved pedestrian/cycle link that connects with the existing footpath at Lyndford Road; 3. Provision of a new pedestrian/cycle link that connects the site to FP10 and provides a through connection to Brumstead Road; 4. Retention and enhancement of the existing hedgerow adjacent to Lyndford Road and the enhancement of the existing hedgerows and mature trees fronting Brumstead Road where appropriate; 5. Delivery of layout, design and landscaping of the site that respects the setting of the site on the edge of the town and careful attention to building heights and materials;

MM Ref	Policy / Paragraph	Main Modification
		6. Provision of a landscaped buffer north of the site to establish a new boundary that softens the views from the north of the site; 7. The submission, approval and implementation of a Surface Water Management Plan to demonstrate that greenfield run off rates from the site are not increased; 8. Delivery of multi-functional open space together with measures for its on-going maintenance; 9. The submission, approval and implementation of a Foul Drainage Strategy demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site prior to the commencement of development**. C**lear plans should be agreed for any necessary sewerage infrastructure improvements which will need to be confirmed at a project level HRA; 10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS). This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
17 Wells-next-the-Sea		
MM57	Policy W07/1	**(Delete Policy W07/1 and supporting text)**
18 Blakeney		
MM58	New Policy BLA01/B and supporting text	**(Insert new supporting text)** **Residential: Land West of Langham Road, Blakeney (BLA01/B)** The following site is allocated for residential development for approximately 30 dwellings, public open space, and associated on and off-site infrastructure:

MM Ref	Policy / Paragraph	Main Modification
		Description The site comprises of part of an agricultural field located on the south-west side of Blakeney on the south side of Morston Road, where the majority of land sits adjacent to the existing built form. Existing residential dwellings, including the previous allocation now built out at Harbour Way bound the site to the north, east and partly to the west. Vehicular access is from Langham Road. The site is within the Norfolk Coast National Landscape and the western boundary lies immediately adjacent to the nationally geologically significant, Wiveton Downs Site of Special Scientific Interest (SSSI). Acceptable proposals will need to pay particular attention to the landscape impacts of development. Successful schemes will only be supported where built form is concentrated on the northern part of the site, abutting the existing residential development, and not on the higher ground to the south and west. Acceptable proposals will need to pay particular attention to the fluctuating elevation of the site in relation to landscape, visual and neighbouring residential impacts of development. Building heights, roofing materials, proliferation of glazing and the overall design and layout should aim to minimise the impact of development. Vehicular and pedestrian access should be provided to Langham Road with pedestrian access also onto Morston Road. Off-site improvements to footpaths and crossing points are required to ensure safe walking routes to the village and services. **Constraints** Development proposals will have to take into account: • The provision of a vehicular and a pedestrian access onto Langham Road which is suitable and safe, landscaped, and well-designed. • The provision of a pedestrian/cycle link to Morston Road.

MM Ref	Policy / Paragraph	Main Modification
		• The site is within the Norfolk Coast National Landscape and within 300m of national and European conservation sites (SPA, SAC, SSSI and RAMSAR). In order to mitigate the site's impact, the built development should be located to the north-east of the site, adjacent to the existing built form and design should incorporate appropriate on-site open space to reduce increased recreational disturbance on these sites, and development should demonstrate no adverse physical impacts on the adjacent SSSI. • A Scheduled Monument (Two Bowl Barrows) is located to the west and is located within the Wiveton Downs SSSI. Therefore, development will need to provide effective mitigation which includes the enhancement of existing natural boundaries to mitigate the impact on its setting. • A new footpath will be required from the site access to Morston Road, eastwards to connect to the core of the settlement, alongside improvements to existing crossing points. • An extension will also be required to Langham Road footway in order to connect to the existing footway at the junction of Harbour Way. • Anglian Water advise that enhancements to the local foul water drainage network may be required, and any development of the site should comply with the conclusions of a comprehensive foul and surface water strategy. **Deliverability** The site is in single ownership and is being marketed for residential development. It is suitable and available for development and there are limited constraints. Development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.
		(Insert new Policy BLA01/B) **Policy BLA01/B** **Land West of Langham Road**

MM Ref	Policy / Paragraph	Main Modification
		Land amounting to approximately 3.1 hectares, as defined on the Policies Map, is allocated for development of approximately 30 dwellings, public open space and associated on and off-site infrastructure. Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements: 1. Provision of convenient and safe vehicular access including alterations onto Langham Road, including carriageway widening at the site frontage to a minimum of 5.0m; 2. Residential development should be limited to the north and east of the site adjacent to the existing built form and design should incorporate appropriate on-site open space to reduce increased recreational disturbance; 3. Delivery of high-quality design which pays careful attention to site layout, building heights, materials and glazing in order to minimise the impact of the development on the National Landscape and wider landscape views of Blakeney Marshes, and to protect the residential amenities of adjacent occupiers; 4. Provision of footway improvements along Langham Road, including the provision of a 2.0m wide footway along the site frontage where appropriate, and extending within the highway to the junction of Harbour Way; 5. Provision of a new pedestrian/cycle link that connects the site to Morston Road including associated off-site improvements, connecting through to Langham Road; 6. Provision of a high-quality landscaping buffer along the western boundary to Morston Road, and the creation of a soft edge to the southern site boundary and access road to Langham Road, including the retention and enhancement of the existing boundary trees and hedgerows; 7. On-site delivery of multi-functional open space together with measures for its on-going maintenance; 8. Development should conserve, and where appropriate enhance the significance of bowl barrows scheduled monument to the west of the site and provide appropriate mitigation for the impact of development on their setting; 9. Submission, approval and implementation of a Surface Water Management Plan ensuring that there are no adverse effects on European Sites and greenfield run off rates are not increased.

MM Ref	Policy / Paragraph	Main Modification
		10. Submission, approval and implementation of a Foul Water Drainage Strategy demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site; 11. Appropriate on-site open space and contributions towards wider mitigation measures as identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS); 12. Submission and approval of an impact assessment in relation to local recreational pressures on Wiveton Downs SSSI, development will need to provide effective mitigation which includes the enhancement of existing natural boundaries to mitigate the impact on its setting This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
MM59	Policy BLA04/A	**(Amend policy wording)** **Policy BLA04/A** **Land East of Langham Road** 6. Provision of high quality landscaping along the northern, eastern and southern site boundaries, including the retention and enhancement of all existing boundary trees and hedgerows, having particular regard to the northern boundary and integration of public footpath FP6 into the development to facilitate access and protect the residential amenities of the adjacent occupiers; ~~amenity.~~
19 Briston		
MM60	Paragraph 19.1.4 and Policy BRI01	**In paragraph 19.1.4 add new bullet point: Potential impacts on heritage assets to the east.** **(Amend policy wording)**

MM Ref	Policy / Paragraph	Main Modification
		Policy BRI01 **Land East of Astley Primary School** 1. Retention of existing roadside hedges except where removal is required to facilitate access and setting back of development on both road frontages; ~~2. Provision of a car parking area for the school (pick up and drop off);~~
MM61	Paragraph 19.2	**(Delete supporting text. Replace with the following supporting text)** **Residential: Land West of Astley Primary School (BRI02/C)** The following site is allocated for residential development of approximately 90 dwellings, public open space, school parking, and associated on and off-site infrastructure: **Description** This site can deliver approximately 90 dwellings, public open space and associated on-site and off-site infrastructure. This site is well located in the village with good pedestrian access to key village facilities including the primary school, village shops, doctors' surgery and recreational facilities. Vehicular access to the site would be from Fakenham Road which borders the northern boundary of the site. **Constraints** Development proposals will have to take into account: • Provision of an on-site car parking (pick up and drop off) facility for the school.

MM Ref	Policy / Paragraph	Main Modification
		• Pedestrian / cycleway connections across the site from the adjoining existing housing to the Primary School should be delivered. • Water main crosses the site and enhancement to the foul sewerage network capacity will be required. • Ecological impacts including on north-south wildlife movements through the site **Deliverability** The site is suitable and available for development. It is in single ownership. There are limited constraints on the site and development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development
	Policy BRI02	**(Delete Policy BRI02 and replace with Policy BRI02/C)** **Residential: Land West of Astley Primary School (BRI02/C)** The following site is allocated for residential development of approximately 90 dwellings, public open space, school parking, and associated on and off-site infrastructure: **Policy BRI02/C** **Land West of Astley Primary School** Land amounting to approximately 5.65 hectares, as defined on the Policies Map, is allocated for residential development for approximately 90 dwellings, public open space, school parking and associated supporting on and off-site infrastructure. Planning permission will be granted subject to compliance with the policies of this Plan and the following site-specific requirements:

MM Ref	Policy / Paragraph	Main Modification
		1. Setting back of development from the road frontage along Fakenham Road unless an alternative design approach is identified as more practical and feasible; 2. Provision of a convenient and safe vehicular access from Fakenham Road and/or Hillside; 3. Provision of a car parking area for the school (drop-off and pick-up); 4. Development layout that does not prejudice the potential development/ redevelopment of land to the west including provision of a vehicular access point and ensures any potential long-term expansion of the school is not prejudiced; 5. An ecological appraisal to assess the impact of development and to identify enhancement measures 6. Provision of landscaping, green wildlife links throughout the site, and pedestrian/cycle access to the existing network; 7. Submission, approval and implementation of a Foul Drainage Strategy demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site; 8. Delivery of multi-functional open space together with measures for its on-going maintenance; 9. Retention and enhancement of existing hedgerows and landscaping along the southern boundary to mitigate the impact of wider views from the south and west and elsewhere within the site; 10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS). This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
20 Ludham		
MM62	Paragraph 20.1	**(Delete supporting text. Replace with the following supporting text)** **Residential: Land South of School Road (LUD01/C)**

MM Ref	Policy / Paragraph	Main Modification
		The following site is allocated for residential development of approximately 60 dwellings, public open space, and associated on and off-site infrastructure: **Description** The site can deliver approximately 60 dwellings, public open space and associated on-site and off-site infrastructure. This site **comprises** of an agricultural field with hedgerow to the western boundary adjacent to Pound Lane. It lies adjacent to established residential development to the north, east and south. Convenient pedestrian links are available to the primary school, recreation ground and general store. A development which accommodates a comprehensive landscaping scheme that reflects the site's prominent edge of settlement location can be suitable in this location. **Constraints** Development proposals will have to take into account: • The eastern boundary of the site, abutting the existing built development is in Flood Zone 2, which should have a minor impact on the layout of the site. However, development should still ensure that any part of the site demonstrated to be at risk of flooding during the lifetime of the development remains undeveloped. A flood risk assessment / or Flood Warning & Evacuation Plan may be required as part of a planning application to assess all forms of flooding to and from the development and inform the inclusion of suitable control measures. The settlement is located within a larger dry island. • Anglian Water advises that there is a sustainability reduction at Ludham water treatment works and off-site water mains reinforcement and enhancement to the water recycling centre will be required. Enhancements to the foul sewerage network may also be required before development can proceed. Anglian water's final Drainage and Wastewater Management Plan 2023 confirms the medium-term plan includes multiple solutions at the WRC and in the network. Investment in additional WRC flow capacity is planned between

MM Ref	Policy / Paragraph	Main Modification
		2020 – 2025. In the medium-term a new permit with increased capacity is proposed at the WRC. Mixed strategies are planned for the network with a main solution of SuDS. The long-term strategy includes infiltration reduction and 25% surface water removal from the network as a solution to address the internal and external sewer flooding risk • Wider views of St. Catherine's Church. • There is a foul sewer crossing the southern area of the site and the southern access. Early engagement with Anglian Water is needed to safeguard this asset and take account of associated easements so this assets can continue to be repaired and maintained as necessary. • A former and disused public ROW, FP3 runs through the site from Norwich Road and connects to Pound Lane. **Deliverability** The site is suitable and available for development. It is in single ownership. There are limited constraints on the site and development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development
	Policy LUD01/A	**(Delete Policy LUD01/A and replace with Policy LUD01/C):** **Policy LUD01/C** **Land South of School Road** Land amounting to approximately 3.4 hectares, as defined on the Policies Map, is allocated for residential development of approximately 60 dwellings inclusive of open space and associated on and off-site infrastructure. Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site-specific requirements:

MM Ref	Policy / Paragraph	Main Modification
		1. Provision of a convenient and safe vehicular access via Norwich Road and/or Willow Way to accommodate development to the south of the site. No access should be provided from Norwich Road to land north of the designated open space as shown on the Policies Map. 2. Provision of pedestrian footway to connect with the school bus service stop on School Road, and a pedestrian/cycle link that connects development to the north and south of the designated open space as shown on the Policies Map; 3. Delivery of a high quality landscaping scheme particularly along the western and northern boundary; 4. Development should have careful attention to form and site layout by providing approximately 0.7ha of designated open space to the east of the site as shown on the policies map in order to allow for wider views from School Road to the Grade I Listed, St Catherine's Church; 5. Delivery of multi-functional open space together with measures for its on-going maintenance; 6. Submission, approval and implementation a foul drainage strategy demonstrating either that there is capacity available in the sewerage network and at the receiving water recycling centre or that a package treatment plant can be provided on-site to accommodate wastewater flows from the site; 7. Provision of required off-site water mains reinforcement; 8. Provision of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA, addressing issues 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; 9. Provision of a satisfactory Flood Risk Assessment and completion of any necessary flood mitigation measures; and, 10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS); 11. Submission of details to demonstrate the safeguarding of suitable access for the maintenance of waste infrastructure; 12. Consider the enhancement and alignment of the public Right of Way, FP3 through the site.
MM63	Policy LUD06/A	**(Delete Policy LUD06/A and supporting text)**

MM Ref	Policy / Paragraph	Main Modification
21 Mundesley		
MM64	Paragraph 21.1	**(Delete supporting text and replace with the following supporting text)** **Residential: Land off Cromer Road & Church Lane (MUN03/A)** The following site is allocated for residential development of approximately 45 dwellings, public open space, and associated on and off-site infrastructure: **Description** The site can deliver approximately 45 dwellings, public open space and associated on-site and off-site infrastructure. This site is located just outside the residential area of Mundesley with the former railway embankment abutting the western boundary. The site has three distinct characteristics: 1) the northern section is an elevated pasture field in a prominent part of the village; 2) the former railway embankment with scrub and trees; and 3) the southern part of the site is an open pasture field. The openness of both the northern and southern parts of the site should be carefully considered and developed in a way that does not negatively harm the surrounding landscape. The site is well located to the existing infrastructure and services in the historic village center (Station Road and the High Street) and additional services along Beach Road. The openness of both the northern and southern parts of the site and the potential impact of development on the landscape will influence design and layout. Furthermore, the site is adjacent to the Conservation Area and the northern part is directly opposite the Grade II listed church. Therefore, any development will require a considered design and landscape led approach to the layout and design of the development. The former railway embankment and associated trees and scrub in the middle of the site would provide open space. **Constraints**

MM Ref	Policy / Paragraph	Main Modification
		Development proposals will have to take into account: • Anglian Water identify that for new development of over 10 dwellings that some enhancement to the foul sewerage network capacity will be required and off-site mains water supply reinforcement may be required. • There is no footway fronting the site's entrance. A footway will need to be provided along Church Lane and connect to All Saints Way. • Access to the northern section of the site will need to be provided from Cromer Road. Access for the southern section of the site should be onto Church Lane and avoided from Links Road as it of a higher elevation. **Deliverability** The site is considered suitable and available for development. It is in single ownership and the owner confirms availability for development. There are limited constraints on the site and development should be achievable within the plan period. Developers must undertake early engagement with Anglian Water to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.
	Policy MUN03/B	**(Delete Policy MUN03/B and replace with Policy MUN03/A)** **Policy MUN03/A** **Land off Cromer Road & Church Lane** Land amounting to approximately 3.2 hectares, as defined on the Policies Map, is allocated for residential development of approximately 45 dwellings inclusive of open space and associated on and off-site infrastructure. Planning permission will be granted subject to compliance with the relevant policies of this Plan and the following site-specific requirements: 1. Development proposals should be stepped back from Church Lane and the Coastal Change Management Area to take account of coastal change and maintain key landscape and heritage views through siting, scale,

MM Ref	Policy / Paragraph	Main Modification
		massing, materials, vernacular style and design to conserve, and where appropriate enhance the Mundesley Conservation Area and grade II listed All Saints Church; 2. Careful attention to layout and building design to ensure no unacceptable overlooking or overshadowing of properties on Church Lane; 3. Retention and enhancement of existing mature trees and hedgerows which form the sites western boundary; 4. Provision of a convenient and safe access from Cromer Road for land north-east of the designated open space as identified on the Policies Map or, if not feasible, from Church Lane to the satisfaction of the Highway Authority. An additional access should also be provided for land south of the area of designated open space, onto Church Lane; 5. Provision of approximately 0.5ha of designated open space as shown on the Policies Map that incorporates the railway embankment which provides a pedestrian/cycle link between Cromer Road and Church Lane, and connects to a new footway along the site's frontage on Church Lane to All Saints Way; 6. Delivery of multi-functional open space together with measures for its on-going maintenance; 7. Submission, approval and implementation of a Surface Water Management plan, ensuring that there is no increase of surface water run-off from the site; 8. Delivery of sewerage infrastructure required to accommodate wastewater flows from the development should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations; 9. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS). This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
22 Tattersett		
MM65	Paragraph 22.1.4	**(Amend supporting text)** Add additional bullet under constraints

MM Ref	Policy / Paragraph	Main Modification
		• The potential presence of nesting Stone Curlew and other protected species on any suitable habitat, outside of Sculthorpe Airfield, within at least 1,500m of the development site
	Policy E7	**(Amend policy wording and add new criterion)** **Policy ~~E7~~TAT01** **Land at Tattersett Business Park** Land amounting to 28.8 hectares, as defined on the Policies Map, is allocated for general employment development. Development will be subject to compliance with adopted Local Plan policies and the following criteria: 1. ~~Prior approval~~ Submission, approval and implementation of a Master Plan providing for landscaping of the whole of the allocated area, phasing of development, access arrangements, and removal of stored tyres from the site; 6. Two scheduled monuments are situated to the southwest of the site. Development of the site should preserve or enhance these designated heritage assets and their settings. This site is underlain by a defined Mineral Safeguarding Area for sand and gravel resource; therefore, investigation and assessment of the mineral will be required, to the satisfaction of the Mineral Planning Authority, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not take place.
23 Housing Trajectory		
MM66	Section 23	**(Amend text)** 23.0.2 This Plan sets a minimum housing requirement of ~~9,600~~ 8,900 new homes between ~~2016 and 2036~~ 2024 and 2040, equating to an annual average rate of ~~around~~ ~~480~~ 557 dwellings per annum ~~per year, or 2,400 every five years~~. The Plan sets this as the ~~minimum~~ requirement but includes policies and specific development site proposals that together allow for the delivery of at least ~~12,000~~ 9,880 new homes in the plan period

MM Ref	Policy / Paragraph	Main Modification
		2024- 2040, thus providing a contingency. This assumes the small growth villages deliver 80% of their maximum potential. 23.0.3 ~~The strategy anticipates that housing delivery rates will be variable year on year and that of the 12,000 dwellings planned for, approximately 1,500 located on the strategic allocations at North Walsham West and Fakenham *may* not be built within the Plan period.~~ The Plan also allocates land for a further 1,030 dwellings at Fakenham and North Walsham that is likely to be developed after 2040, but which could potentially be brought forward. 23.0.6 In this Plan total housing delivery is derived from ~~three~~ five sources: 1. Commitments - these are homes which are either in progress / already built or have deliverable planning consents. 2. New site allocations identified in the Plan. 3. Allocations contained in adopted Neighbourhood Plans 4. Growth in identified Small Growth Villages in line with Policy SS1; and, ~~3~~.5 The continued delivery of new homes over the rest of the Plan period on unidentified sites (windfalls). 23.0.7 The expected yields (taking into account those site allocations already permitted) from these sources are shown below. The distribution is set out in section 7.1 and in **Policy HOU 1 'Delivering Sufficient Homes'**, ~~namely~~ **(Delete Table 8 and replace with)** Source | Number of dwellings in Plan period 2024-2040 | Number of dwellings 2024-2040 + beyond 2040 Allocations | **4,584** | 5,614 Small Growth Villages | **743** | 743 Large sites with Permission | **1,646** | 1,646

MM Ref	Policy / Paragraph	Main Modification

Small sites with permission	**387**	387
Windfall	**2,520**	2,520
Neighbourhood Plan allocations	*(45)**	(45)*
Total	**9,880**	**10,910**

Table 9 Housing Delivery by Source (2023 - 2040+) Includes specialist elderly person accommodation as dwelling equivalents.

*Neighbourhood Plan allocation included in allocation total

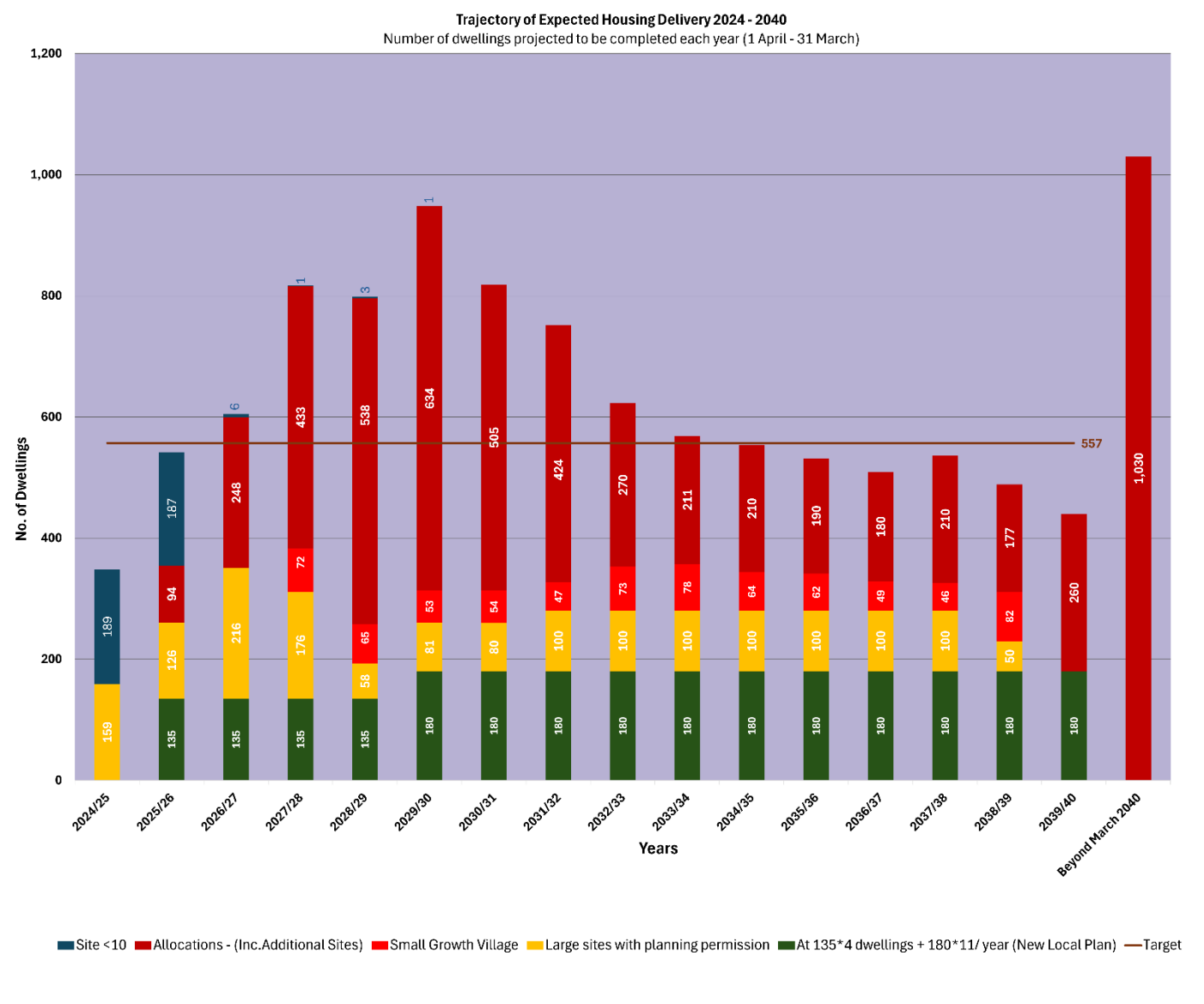
(Delete 23.0.8 and table 9)

(Amend text)

23.0.9 In establishing when homes are likely to be provided the following approach has been taken:

1. Where planning applications have already been made, but a decision is pending, delivery ~~is unlikely before 2023/24~~ is expected as set out in the trajectory.
2. Where the site is owned/under option to a house builder and detailed discussions /pre-application process has taken place, ~~delivery may commence by 2025/26, allowing a period of 4 years to secure the required planning permissions.~~ Many applications are advanced, and delivery is expected to commence within the first five years following adoption.

23.0.10 The result of this process will be kept under regular review and further details published in Annual Five-Year Land Supply Statements. The position ~~as of 30th March 2021~~ for the Plan period 2024-2040, based on 2023 monitoring data is illustrated overleaf and in the following table.

MM Ref	Policy / Paragraph	Main Modification
		

MM Ref	Policy / Paragraph	Main Modification

(Delete para 23.0.11)

~~The trajectory will be updated annually and published through the Five Year Housing Land Supply Statements and Annual Monitoring reports~~

23.0.12 The table below provides further information on the expected delivery rates from individual development sites and from the other expected sources of housing growth.

(Replace existing table with the following)

Site Ref	Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Total 2024-40	Beyond March 2040
BLA01/B	Land West of Langham Road, Blakeney					10	10	10										30	
BLA04/A	Land East of Langham Road, Blakeney		10	20														30	
BRI01	Land East of Astley School, Briston			10	15													25	
BRI02/C	Land West of Astley School, Briston			10	60	20												90	
C10/1	Land at Runton Road / Clifton Park, Cromer				30	40												70	
C16	Former Golf Practice Ground, Overstrand Road, Cromer				30	50	71											151	
C22/4	Land West of Pine Tree Farm, Cromer				10	30	50	83	84	80	50	50	80	50				567	
F01/B	Land North of Rudham Stile Lane, Fakenham												10	30	50	77	160	327	300
F02	Land Adjacent Petrol Filling Station, Fakenham					10	30	30										70	
F03	Land at Junction of A148 and B1146, Fakenham					25	40											65	
F10	Land South of Barons Close, Fakenham				10	30	15											55	
H17	Land North of Valley Lane, Holt		13	14														27	
H20/1	Land at Heath Farm, Holt				30	60	60	60	10									220	
HV01/C	Land East of Tunstead Road, Hoveton					50	50	50	40									190	
HV06/A	Land at Stalham Road, Hoveton						50											50	
LUD01/C	Land South of School Road, Ludham			24	24													48	
NW01/B	Land at Norwich Road & Nursery Drive, North Walsham			40	40	40	43	73	70	40	41							387	

MM Ref	Policy / Paragraph	Main Modification

Site Ref	Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Total 2024-40	Beyond March 2040
NW16	Land at End of Mundesley Road, North Walsham			10	50	50	90	50	50	50	20							370	
NW62/A	Land West of North Walsham, North Walsham					30	60	100	160	100	100	160	100	100	160	100	100	1,270	730
MUN03/A	Land off Cromer Road & Church Lane, Mundesley			15	15	15												45	
SH04	Land Adjoining Seaview Crescent, Sheringham					10	10	15	10									45	
SH18/1B	Land South of Butts Lane, Sheringham		10	30	8													48	
ST04/A	Land at Brumstead Road, Stalham			30	15													45	
ST19/B	Land Adjacent Ingham Road, Stalham				36	40	40	34										150	
ST23/2	Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham		61	40	40													141	
W01/1	Land South of Ashburton Close, Wells-next-the-sea			5	10	8												23	
WNS3	Land at Two Furlong Hill, Wells-next-the-Sea				10	20	15											45	
Allocations			94	248	433	538	634	505	424	270	211	210	190	180	210	177	260	4,584	1030
Deliverable Planning Permissions		348	313	222	177	61	82	80	100	100	100	100	100	100	100	50	0	2,033	
Future Expected Windfall			135	135	135	135	180	180	180	180	180	180	180	180	180	180	180	2,520	
Small Growth Villages indicative growth @ 80%					72	65	53	54	47	73	78	64	62	49	46	82		743	
Totals		**348**	**542**	**605**	**817**	**799**	**949**	**819**	**751**	**623**	**569**	**554**	**532**	**509**	**536**	**489**	**440**	**9,880**	**1,030**

Table 11 Site Allocation Phasing

MM Ref	Policy / Paragraph	Main Modification
Appendix 4: Growth Levels in Small Growth Villages		
MM67	Appendix 4	**(Delete Appendix 4)**
New Appendix: Strategic Policy Identification		
MM68	New Appendix	**(Add New Appendix)** **New Appendix – Strategic Policy Identification** In line with the requirements of the NPPF, paragraph 20, and the guidance set out in the PPG, the following table provides a comprehensive list of the policies of the Local Plan, indicating which are strategic, hybrid, and non-strategic. The table identifies the connections between the policies, the Plan's strategic aims and the considerations set out in both the Framework and PPG. The NPPF sets out that neighbourhood plans should support the delivery of strategic policies contained in Local Plans. The updated table is based on the review carried out in Background Paper 12 Strategic Policies Identification February 2023 [examination reference C12] **(Add New Appendix) - see Annex 1 published as part of Main Modifications for Public Consultation - August 2025.**