

# North Norfolk Design Guide: Sustainability Appraisal



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North Norfolk District Council



**North Norfolk District Council  
Planning Policy Team**

Telephone: 01263 516318

E-Mail: [planningpolicy@north-norfolk.gov.uk](mailto:planningpolicy@north-norfolk.gov.uk)

Write to: Jill Fisher, Planning Policy Manager,  
North Norfolk District Council, Holt Road, Cromer, NR27 9EN  
[www.northnorfolk.org/ldf](http://www.northnorfolk.org/ldf)

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## Foreword

North Norfolk District Council is preparing new planning documents which will replace the existing Local Plan with a new Local Development Framework (LDF). One of the documents making up the LDF is the North Norfolk Design Guide Supplementary Planning Document, which provides additional information and guidance to developers on how to achieve a number of Core Strategy policies relating to design and sustainable construction.

The North Norfolk Design Guide must contribute to sustainable development. To ensure this has been achieved a Sustainability Appraisal (SA) including a Strategic Environmental Assessment (SEA) has been undertaken throughout the Guide's preparation, to assess the Guide's objectives against sustainability objectives.

This document contains details of the Sustainability Appraisal process and methodology that was followed, and provides a summary of the main findings.

# 1 Summary

## What is a Sustainability Appraisal?

- 1.1** All development plan documents must contribute to sustainable development. The purpose of this Sustainability Appraisal is to appraise the social, environmental and economic effects of the objectives of the North Norfolk Design Guide SPD and promote sustainable development by ensuring that sustainability principles are integrated in the SPD from the outset.

## Why is a Sustainability Appraisal required?

- 1.2** Local planning authorities must comply with European Directive 2001/42/EC which requires formal Strategic Environmental Assessment (SEA) of certain plans and programmes which are likely to have significant effects on the environment. Sustainability Appraisal incorporates the requirements of the Strategic Environmental Assessment Directive and is mandatory for new or revised Development Plan Documents and Supplementary Planning Documents.
- 1.3** This document contains the methodology and findings of the North Norfolk Design Guide SPD Sustainability Appraisal process, and the key findings are summarised below.

## Likely significant effects of the SPD

- 1.4** Overall the SPD seeks to raise the profile of the issues of good quality and appropriate design and sustainable construction. It sets out in more detail the expectations of the Council with regard to these issues in new development, which in turn, should mean that the overall quality of development in the District improves.
- 1.5** A summary of the main impacts of the SPD is contained below and section 5 of this report provides more details on the appraisal.

## Summary of Environment Impacts

- Impacts on water supplies will be reduced through the promotion of a range of water efficiency measures.
- Waste will be minimised and recycling encouraged through promotion of the wise use of resources and the provision of recycling infrastructure.
- Contribution to climate change will be reduced through advocating the efficient use of resources and energy and the promotion and requirement of the use of renewable energy technologies.
- The risk of flooding will be reduced and managed through promotion of the use of Sustainable Urban Drainage Systems (SUDS) and the re-use of rainwater.
- The quality of landscapes and townscapes will be maintained and enhanced through the provision of detailed design advice.
- The historic environment will be conserved and enhanced through the provision of detailed conservation and design advice.

## Summary of Social Impacts

- Anti-social behaviour will be reduced through the provision of advice on how to 'design out crime'.



- Fuel poverty will be reduced through the promotion of energy efficiency measures and renewable energy infrastructure.
- There could be a negative impact on housing delivery due to the additional design and sustainable construction requirements on developers.

### Summary of Economic Impacts

- Efficient patterns of movement to support economic growth will be encouraged through the promotion of home offices and alternative methods of travel to work.

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## 2 Introduction & Methodology

### How to use the Sustainability Appraisal

- 2.1** This document starts with an introduction to the Sustainability Appraisal process and then cites the sustainability issues and objectives for the District that were established in the Sustainability Appraisal Scoping Report. It then moves on to considering the SPD objectives in Section 5 which also discusses the findings of the SA process.
- 2.2** The relevant Core Strategy policies have been subject to Sustainability Appraisal, and as this SPD only provides further information and advice on these policies, then the Sustainability Appraisal report of the SPD should be considered to be comprised of the following three documents:
- The Sustainability Appraisal Scoping Report. 2005.
  - The Submission Core Strategy Sustainability Appraisal. 2007.
  - This North Norfolk Design Guide SPD Sustainability Appraisal
- 2.3** Copies of these documents can be downloaded from the Council website ([www.northnorfolk.org/ldf](http://www.northnorfolk.org/ldf)).
- 2.4** This approach is consistent with paragraph 4.1.9 of the Government guidance on Sustainability Appraisal.<sup>9</sup>

### Consultation arrangements

- 2.5** This Sustainability Appraisal report has been prepared to accompany the North Norfolk Design Guide SPD which is subject to a formal six week public consultation period from 9th June to 21st July 2008. Comments on the SPD may refer to this Sustainability Appraisal report. Copies of all documents are available to download from the Council's website ([www.northnorfolk.org/ldf](http://www.northnorfolk.org/ldf)) and copies are also available at Council offices in Cromer and Fakenham and all local libraries.

### 2.6 Purpose of the Sustainability Appraisal

- 2.7** The Sustainability Appraisal Report presents information on the effects of the North Norfolk Design Guide SPD and its purpose is to ensure that decisions are made that accord with sustainable development principles. The Government's Sustainable Development Strategy, 'Securing the Future', sets out five guiding principles to achieve sustainable development:

- Living within environmental limits;

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i *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. ODPM, November 2005*

- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and,
- Using sound science responsibly

2.8 Sustainability Appraisal is the means of assessing how far the SPD achieves these principles.

2.9 **Compliance with the Strategic Environmental Assessment Directive**

2.10 The Scoping Report published in November 2005, The Core Strategy Sustainability Appraisal and this Sustainability Appraisal Report together constitute the ‘Sustainability Appraisal Report’ required by Section 19(5) of the Planning and Compulsory Purchase Act 2004. Further information on the requirements is provided in Government guidance <sup>(ii)</sup>.

2.11 When preparing LDF documents, local planning authorities must comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Although Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) are separate processes, they have strong similarities and current government guidance advocates that they occur as a unified assessment and that the Environmental Report required by the Directive can be incorporated into the final Sustainability Appraisal Report.

2.12 The SEA topics of biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, and landscape relate very clearly to the SA objectives, and the table in Appendix 4 of the Core Strategy Sustainability Appraisal shows this relationship.

2.13 The table below sets out the information required for the Environmental Report and shows where this is covered in the North Norfolk Design Guide SPD Sustainability Appraisal Report.

**Table 2.1 Compliance with the SEA Directive**

Requirement of SEA Directive			
<b>Preparation of an environmental report</b> in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. <b>The Core Strategy Scoping Report, the Core Strategy SA and this report make up the SA report / environmental report.</b> The information to be given is set out below:	<b>Where covered in this Report</b>	<b>Where covered in the Sustainability Appraisal Scoping Report 2005</b>	<b>Where covered in submission Core Strategy Sustainability Appraisal Report 2007</b>
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Sections 4 & 5	Chapter 2 & Appendix 2	Sections 4 & 5 and the Core Strategy Document
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	‘do nothing’ (i.e. no SPD) was appraised in Section 4	Appendix 4	‘do nothing’ (i.e. existing Local Plan approach) was

ii Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. ODPM, November 2005



## North Norfolk Design Guide: Sustainability Appraisal

Requirement of SEA Directive			
			appraised in the draft SA report
c) The environmental characteristics of areas likely to be significantly affected;	n/a	Chapter 3 & Appendix 4	Section 3
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	n/a	Figure 4.1	Table 3.1
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	The SA objectives in Section 3	Chapter 5 & Appendix 3	The SA objectives
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Section 5	Appendices 4 & 5	The completed frameworks & section 5
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 5	n/a	The completed frameworks, section 5 of the draft SA report & Section 5 of the final SA report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 2, 3 and 4	Chapter 3	Sections 2, 3 and 4
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 6	Section 5.5 and Appendix 4	Section 6 & Appendix I
j) A non-technical summary of the information provided under the above headings.	Section 1	Executive summary	Section 1
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).			
<b>Consultation:</b> Authorities with environmental responsibility, when deciding on the scope and level of detail of the	n/a	Sections 3.2 & 5.6 Figures 3.14 to 3.23	Sections 2.13 & 3.4 & Appendix F of the draft SA report

Requirement of SEA Directive			
information to be included in the environmental report (Art. 5.4).			
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate timeframes to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).	Section 2	Sections 3.2, 3.3 & 5.6. Figures 3.6 to 3.23	Sections 2.1 – 2.3 & 2.15 & 3.4 of the draft SA report. Section 2.3 of the final SA report.
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	n/a	n/a	Section 3.4
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).	To be completed when consultation finished	n/a	Section 2 and paras 2.25 & 2.26 of the draft SA report. Section 2.14, 2.27 & 2.28 of final SA report
<p><b>Provision of information on the decision:</b></p> <p>When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>the plan or programme as adopted;</li> <li>a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>the measures decided concerning monitoring (Art. 9 and 10).</li> </ul>	To be completed when adopted	n/a	To be completed when adopted
<b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10).	Section 6	n/a	Section 6 & Appendix I
<b>Quality assurance:</b> environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).	This table	n/a	This table and Appendix B



## Appropriate Assessment

- 2.14** The Habitats Directive (92/43/EEC) introduces the requirement for Appropriate Assessment (AA) to assess the impacts of a land-use plan against the conservation objectives of a European Site <sup>(iii)</sup> and to ascertain whether it would adversely affect the integrity of that site.
- 2.15** An Appropriate Assessment was carried out on the Core Strategy and submitted in June 2007, and can be downloaded from the Council website. It concluded that none of the relevant Core Strategy Policies were likely to have a significant effect on the integrity of any European Wildlife sites. Given that this SPD only provides further details and advice on these Core Strategy policies, the Council is of the view that the Core Strategy Appropriate Assessment fulfils the requirements of the Habitats Directive in respect of this SPD.

## Appraisal methodology

### When the Sustainability Appraisal was carried out

- 2.16** The Sustainability Appraisal Scoping Report set out the issues that needed to be addressed and established a framework for assessing policy areas against sustainability objectives. It was prepared during 2005 and was subject to written consultation with the four statutory environmental bodies <sup>(iv)</sup> in November 2005 prior to publication.
- 2.17** Sustainability Appraisal of the emerging Core Strategy Policies was undertaken between 2005 – 2007. The Sustainability Appraisal of the Preferred Options Core Strategy document was published in September 2006 and the final Sustainability Appraisal report was published in June 2007 alongside the submission Core Strategy.
- 2.18** Sustainability Appraisals of the individual SPD objectives were undertaken as the SPD was developed during 2007, therefore allowing continuous refinement of approaches to ensure that they were the most appropriate.

### Who carried out the Sustainability Appraisal

- 2.19** The Sustainability Appraisal process was undertaken internally by officers in the Planning Policy team because it was considered essential to integrate it into plan preparation. Using external consultants could have led to the process being considered as a “bolt-on” extra at the end of the process, rather than informing preparation of advice and further information chapters as they developed.

### How the Appraisal was carried out

- 2.20** The appraisal was carried out in accordance with government guidance <sup>(v)</sup> which is summarised in the table below:

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iii *Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and sites on draft lists for protection as outlined in Regulation 10 of the Habitat Regulations 1994*

iv *The Countryside Agency, English Nature, Environment Agency and English Heritage*

v *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. ODPM, Nov 2005*

Table 2.2 How the appraisal was carried out

Stage	Task
Stage A	<ul style="list-style-type: none"> <li>Preparation of the scoping report (see section 3)</li> </ul>
Stage B	<ul style="list-style-type: none"> <li>Testing the SPD objectives against the SA framework (see section 5)</li> <li>Developing the SPD options (see section 4)</li> <li>Predicting and evaluating the effects of the SPD (see section 5)</li> <li>Proposing measures to monitor the effects of implementing the SPD (see section 6)</li> </ul>
Stage C	<ul style="list-style-type: none"> <li>Prepare the SA report</li> </ul>
Stage D	<ul style="list-style-type: none"> <li>Consult on the draft SA report and SPD</li> <li>Assess significant changes resulting from representations</li> <li>Make decisions and provide information (final SA report)</li> </ul>
Stage E	<ul style="list-style-type: none"> <li>Monitor significant effects of the SPD (see section 6)</li> </ul>

## 3 Sustainability issues and objectives

### The Scoping report

- 3.1** The Sustainability Appraisal scoping report published in 2005 is judged by the Council to meet the need in terms of setting the context, objectives, baseline and scope of the SPD SA. The SPD does not introduce any new policy requirements; its role is to provide further information and guidance on how to fulfil various Core Strategy Development Control Policies.
- 3.2** The Scoping report identifies the main Social, Environmental and Economic issues facing North Norfolk, which are summarised in table 3.1 of that report.

### Sustainability Appraisal objectives and framework

- 3.3** The 29 Sustainability objectives identified in the Scoping report have been used to assess the SPD. These are found in Appendix 4 of the Scoping Report and are listed below.

ENV1	To maintain and enhance biodiversity, fauna and flora
ENV2	To improve water quality
ENV3	To ensure that sources of water supply remain sustainable
ENV4	To conserve and improve soil resources and quality
ENV5	To minimise the loss of undeveloped land
ENV6	To improve air quality
ENV7	To minimise noise, vibration and light pollution
ENV8	To reduce the effect of traffic on the environment
ENV9	To minimise the production of waste and support recycling of waste products



ENV1	To maintain and enhance biodiversity, fauna and flora
ENV10	To limit or reduce contributions to climate change
ENV11	To reduce vulnerability to coastal change
ENV12	To avoid, reduce and manage flood risk
ENV13	To maintain and enhance the quality of landscapes and townscapes
ENV14	To conserve and, where appropriate, enhance the historic environment
S1	To improve health of the population and promote a healthy lifestyle
S2	To reduce poverty, inequality and social exclusion
S3	To improve the education and skills of the population
S4	To provide everybody with the opportunity of a suitable and affordable home
S5	To provide opportunities for rewarding and satisfying employment
S6	To improve the quality of where people live
S7	To encourage a sense of community identity and welfare
S8	To reduce anti-social behaviour
S9	To improve accessibility to essential services and facilities
S10	To improve accessibility for those most in need
EC1	To encourage sustained economic growth
EC2	To reduce disparities in economic performance
EC3	To enhance the image of the area as a business location
EC4	To encourage and accommodate both indigenous and inward investment
EC5	To encourage efficient patterns of movement to support economic growth

**3.4** The Scoping Report also provides the framework for appraising subsequent Development Plan Documents. This framework provides detailed decision making criteria for each objective in order to carry out the appraisal process and assess the effects of each SPD objective. Appendix 5 of the scoping report lists the SA objectives and decision making criteria.

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## 4 SPD Options

### The main strategic options

**4.1** The two main options were identified;

1. Do nothing - use the existing Design Guide in the North Norfolk Local Plan
2. Produce a new Design Guide incorporating sustainable construction advice

### Appraisal of strategic SPD options against sustainability objectives

**4.2** These two options were then appraised against the Sustainability Objectives, see Appendix 1 for

the completed matrix. In summary, option 2 scores more positively as by including sustainable construction advice in the Design Guide, the SA objectives of sustainable water use, traffic minimisation and climate change are considered, whereas they are not in the existing Design Guide.

### Choosing the preferred option

- 4.3** Option 2 has a more overall positive effect compared to option 1. Option 2 will expand and provide detail on the Core Strategy policies listed in Section 5.1 and will demonstrate through illustrations, text and practical examples how these policies should be implemented. The SPD will be an invaluable source of further information and guidance to all those involved in the development control process and will result in an improvement in the overall quality of development in the District.

## 5 SPD Objectives

### Relevant Core Strategy Policies

- 5.1** The overall aim of the SPD is to provide further information on how to fulfil the following Core Strategy Development Control policies:

- SS4 Environment
- HO1 Dwelling mix and type
- HO9 Re-use of rural buildings as dwellings
- EN2 Protection and enhancement of landscape and settlement character
- EN4 Design
- EN5 Public Realm
- EN6 Sustainable construction and energy efficiency
- EN8 Protecting and enhancing the historic environment
- EN10 Flood Risk
- EC2 The re-use of buildings in the Countryside

- 5.2** These policies underwent a Sustainability Appraisal during the production of the Core Strategy. The table below indicates where these assessments can be found:

Core Strategy Policy	Location of Sustainability Appraisal
SS4 Environment	p61 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report
HO1 Dwelling mix and type	p33 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report
HO9 The re-use of rural buildings as dwellings	p16 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report
EN2 Protection and enhancement of landscape and settlement character	p67 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report



Core Strategy Policy	Location of Sustainability Appraisal
EN4 Design	p73 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report
EN5 Public Realm	p73 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report
EN6 Sustainable construction and energy efficiency	p89 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report
EN8 Protecting and enhancing the historic environment	P70 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report
EN10 Flood Risk	p83 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report
EC2 The re-use of buildings in the Countryside	p16 Appendix N Core Strategy Preferred Options Sustainability Appraisal Report

**5.3** Therefore this Sustainability Appraisal focuses on the detailed objectives of the Design Guide and tests these against the Sustainability Appraisal objectives listed in Section 3.3 to ensure that environmental, social and economic issues are fully considered.

### Testing the SPD objectives against the Sustainability Appraisal Framework

**5.4** The detailed objectives of the SPD are found at the start of each chapter and set out what the Design Guide is aiming to achieve in spatial planning terms. They are also listed below:

1. To promote qualitative modern architecture which is both genuinely innovative and locally distinctive, and which makes a positive contribution to the District.
2. To integrate new residential developments successfully into established settlements without harming their character or setting.
3. To ensure that all new residential developments provide safe environments for their residents and assist in crime prevention and community safety.
4. To ensure that all new extensions have regard to the appearance and character of their host building.
5. To incorporate footpaths and green links and networks to the surrounding area.
6. To make a clear distinction between public and private spaces and enhance the public realm.
7. To respect the residential amenity of nearby and new occupiers.
8. To ensure that new non-residential developments are compatible with their surroundings and provide, where applicable, innovative design which is locally distinctive.
9. To integrate new non-residential buildings successfully into existing settlements and the countryside without harming any heritage or landscape interests.
10. To promote an understanding of the importance of our diverse range of historic buildings and how they function and operate.
11. To preserve the character of our historic buildings by halting the progressive erosion of their character and by protecting their setting.
12. To enhance the character of our historic buildings by encouraging the reinstatement of lost architectural features and detailing.
13. To outline the circumstances in which energy efficiency measures and renewable technologies can be successfully incorporated into our historic buildings.

14. To promote an understanding of what Conservation Areas are and what makes them special.
15. To preserve the special interest of our Conservation Areas by seeking to halt the progressive erosion of their character.
16. To enhance the special interest of our Conservation Areas by encouraging the reinstatement of lost architectural features and detailing.
17. To outline the circumstances in which renewable technologies can be successfully incorporated in Conservation Areas.
18. To secure the sympathetic retention / reuse of our stock of redundant historic buildings.
19. To demonstrate the need for conversion solutions to be tailored to particular buildings.
20. To ensure that all shopfronts and advertisements preserve or enhance the appearance and character of their host building and the wider street scene.
21. To ensure businesses are able to brand themselves successfully in a way that does not harm the character and appearance of our historic town centres.
22. To ensure that all proposals in areas designated as Public Realm will enhance the overall appearance and usability of the area.
23. To protect and/or enhance sensitive landscapes and to ensure that all new developments are compatible with the District's Integrated Landscape Character Assessment.
24. To protect and/or enhance the landscape setting of all settlements, Conservation Areas and historic parks and gardens, including any important views into and out of these locations.
25. To protect and/or enhance our urban areas with appropriate hard and soft landscaping.
26. To ensure that all building materials are appropriate for their site and immediate setting.
27. To ensure that all building materials are compatible within the District of North Norfolk.
28. To ensure that all new development demonstrates how it minimises energy consumption compared to the current minimum required under part L of the Building Regulations.
29. To ensure that all new development demonstrates how it minimises resource consumption.
30. To ensure that all new development is located and designed to withstand the longer term impacts of climate change.
31. To ensure that all new dwellings achieve at least a 2 star rating under the Code for Sustainable Homes. This requirement will rise so that by 2010 new dwellings will achieve a 3 star rating and by 2013 a 4 star rating will be achieved.
32. To encourage all new developments to incorporate onsite renewable and/or decentralised renewable or low carbon energy sources. Development proposals over 1000 square metres or 10 dwellings will be required to include onsite renewable energy technology to provide for at least 10% of predicted total energy usage. By 2013 this requirement will rise to at least 20%. These proposals will be supported by an energy consumption statement.

**5.5** A matrix approach was used to score these objectives against the SA objectives and the results can be found in Appendix 2. In general the SPD has a positive effect on nearly all of the SA objectives, with significant effects listed below:

### Significant Environmental Effects

- Impacts on water supplies will be reduced through the promotion of a range of water efficiency measures.
- Impacts on air and noise pollution will be reduced.
- The effect of traffic on the environment will be reduced as developments will encourage and enable the use of alternative modes of transport thus reducing use of the private car.
- Waste will be minimised and recycling encouraged through promotion of the wise use of resources and the provision of recycling infrastructure.



- Contribution to climate change will be reduced through advocating the efficient use of resource and energy and the promotion and requirement of the use of renewable energy infrastructure.
- The risk of flooding will be reduced and managed through promotion of the use of Sustainable Urban Drainage systems (SUDs) and the re-use of rainwater.
- The quality of landscapes and townscapes will be maintained and enhanced through the provision of detailed design advice.
- The historic environment will be conserved and enhanced through the provision of detailed conservation and design advice.

### Significant Social effects

- Fuel poverty will be reduced through the promotion of energy efficiency measures and renewable energy infrastructure.
- The quality of where people live will be improved through the provision of suitable standards of amenity.
- Anti-social behaviour will be reduced through the provision of advice on how to 'design out crime'.
- It may have a negative effect in the supply of housing and affordable housing as there will be a increased cost associated with construction.

### Significant Economic Effects

- Efficient patterns of movement to support economic growth will be encouraged through the promotion of home offices and alternative methods of travel to work.
- Housing developers may feel the SPD will negatively effect the growth of their businesses through increasing the cost of housing.
- New micro-generation businesses may be encouraged into the area.

### Mitigation measures

- 5.6** The possible negative effect on the supply of housing will be addressed through pre-application negotiations with developers regarding the viability of providing affordable housing and achieving sustainable construction targets.
- 5.7** The beneficial effects identified will be enhanced through pre-application discussions between developers and relevant officers for major development proposals, and through officers providing further advice to applicants and development control officers as necessary during the development control process.

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## 6 Implementation & Monitoring

### How the SPD will be implemented

- 6.1** Table 4.3 of the Core Strategy identifies the implementation mechanism for the relevant Core Strategy Policies.
- 6.2** Development Control decisions will refer to the Design Guide as a material consideration.

- 6.3** A Design and Access statement will be required for all planning applications, with the exception of the following:
- A material change in the use of land or buildings only.
  - Engineering or mining operations.
  - Householder developments, unless the house lies within a “Designated Area”, in which case a Statement will be required. “Designated Areas” include Conservation Areas, Sites of Special Scientific Interest, the Norfolk Coast Area of Outstanding Natural Beauty and the Broads National Park.
- 6.4** Design and Access statements will also be required for listed building consent applications.
- 6.5** Their aim is to demonstrate how design and access has been taken into account in the planning application. A Council advice note containing further information can be found on the Council website.
- 6.6** The sustainable construction checklist and energy consumption statement (see Chapter 11 of the SPD) are local requirements for certain types of planning application under the 1App standard planning application form process. They will assist developers in demonstrating compliance with policy EN6 and will be used by the Council to assess compliance with the policy.

#### How the SPD will be monitored

- 6.7** The significant sustainability effects of implementing a Local Development Document must be monitored in order to identify any unforeseen adverse effects and to be able to undertake appropriate remedial action. Appendix 4 of the Scoping Report contains suggested indicators and baseline information in order to monitor each of the SA objectives, however these may not all be collected due to limited resources and difficulty in data availability or collection.
- 6.8** Section 4.5 of the Core Strategy contains information on how the relevant policies will be monitored. Indicators and targets are identified that will be used to assess the effectiveness of the relevant policies and highlight where a change may be required because the desired effect is not being achieved. Many of these Core Strategy targets and indicators relate to sustainability objectives and will cover predicted sustainability effects, however further SA indicators may be required in certain areas to satisfy the Sustainability Appraisal process and check whether the predicted effects are correct and if the Core Strategy is contributing to the achievement of SA objectives. Therefore Appendix J of the Core Strategy Sustainability Appraisal report shows how the SA objectives could be monitored.
- 6.9** Submission of a Design and Access statement and the sustainability checklist and energy consumption statement for relevant planning applications will help enable the effectiveness of the Design Guide to be monitored.
- 6.10** The new Local Performance Framework will also assist in the monitoring of the SPD, with the following national indicator being the most relevant:
- 186: Per capita reduction in CO2 emissions in the LA area
- 6.11** If new development complies with policy EN6 then there should be a reduction in the per capita CO2 emissions in the District.



## A Appraisal of strategic SPD options against sustainability objectives

Scoring system: 2: Strong positive 1: Slight positive 0: Neutral / Uncertain -1: Slight conflict -2: Strong conflict			Option 1 Do nothing	Option 2 Incorporate Sustainable Construction
Sustainability Appraisal Objectives			1	2
<b>Environmental</b>	ENV1	To maintain and enhance biodiversity, fauna and flora	1	1
	ENV2	To improve water quality	0	1
	ENV3	To ensure that sources of water supply remain sustainable	0	2
	ENV4	To conserve and improve soil resources and quality	0	0
	ENV5	To minimise the loss of undeveloped land	0	1
	ENV6	To improve air quality	0	1
	ENV7	To minimise noise, vibration and light pollution	0	1
	ENV8	To reduce the effect of traffic on the environment	0	1
	ENV9	To minimise the production of waste and support recycling of waste products	0	1
	ENV10	To limit or reduce contributions to climate change	1	2
	ENV11	To reduce vulnerability to coastal change	0	0
	ENV12	To avoid, reduce and manage flood risk	0	1
	ENV13	To maintain and enhance the quality of landscapes and townscapes	2	2
	ENV14	To conserve and, where appropriate, enhance the historic environment	2	2
<b>Social</b>	S1	To improve health of the population and promote a healthy lifestyle	0	0
	S2	To reduce poverty, inequality and social exclusion	0	1
	S3	To improve the education and skills of the population	0	0
	S4	To provide everybody with the opportunity of a suitable and affordable home	0	0

Scoring system: 2: Strong positive 1: Slight positive 0: Neutral / Uncertain -1: Slight conflict -2: Strong conflict			Option 1 Do nothing	Option 2 Incorporate Sustainable Construction
	S5	To provide opportunities for rewarding and satisfying employment	0	0
	S6	To improve the quality of where people live	1	1
	S7	To encourage a sense of community identity and welfare	0	0
	S8	To reduce anti-social behaviour	0	1
	S9	To improve accessibility to essential services and facilities	0	0
	S10	To improve accessibility for those most in need	0	0
<b>Economic</b>	EC1	To encourage sustained economic growth	0	0
	EC2	To reduce disparities in economic performance	0	0
	EC3	To enhance the image of the area as a business location	0	0
	EC4	To encourage and accommodate both indigenous and inward investment	0	0
	EC5	To encourage efficient patterns of movement to support economic growth	0	1



## B Appraisal of SPD objectives against sustainability objectives

**Table B.1 Appraisal of SPD objectives against sustainability objectives**

Scoring system: 2: Strong positive 1: Slight positive 0: Neutral / Uncertain -1: Slight conflict -2: Strong conflict		SPD Objectives															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Sustainability Appraisal Objectives</b>																	
<b>Environmental</b>																	
ENV1	To maintain and enhance biodiversity, fauna and flora	0	0	0	0	2	0	0	0	1	0	0	0	0	0	0	0
ENV2	To improve water quality	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
ENV3	To ensure that sources of water supply remain sustainable	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
ENV4	To conserve and improve soil resources and quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENV5	To minimise the loss of undeveloped land	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
ENV6	To improve air quality	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
ENV7	To minimise noise, vibration and light pollution	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
ENV8	To reduce the effect of traffic on the environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENV9	To minimise the production of waste and support recycling of waste products	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENV10	To limit or reduce contributions to climate change	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
ENV11	To reduce vulnerability to coastal change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENV12	To avoid, reduce and manage flood risk	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
ENV13	To maintain and enhance the quality of landscapes and townscapes	2	2	0	2	2	1	0	2	1	0	0	0	0	2	2	2
ENV14	To conserve and, where appropriate, enhance the historic environment	2	2	0	2	0	0	0	2	1	2	2	2	2	2	2	2
<b>Social</b>																	
S1	To improve health of the population and promote a healthy lifestyle	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
S2	To reduce poverty, inequality and social exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S3	To improve the education and skills of the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Scoring system: 2: Strong positive 1: Slight positive 0: Neutral / Uncertain -1: Slight conflict -2: Strong conflict		SPD Objectives															
S4	To provide everybody with the opportunity of a suitable and affordable home	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S5	To provide opportunities for rewarding and satisfying employment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S6	To improve the quality of where people live	0	0	0	0	1	1	1	0	1	0	0	0	0	0	0	0
S7	To encourage a sense of community identity and welfare	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
S8	To reduce anti-social behaviour	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0
S9	To improve accessibility to essential services and facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S10	To improve accessibility for those most in need	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Economic</b>																	
EC1	To encourage sustained economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EC2	To reduce disparities in economic performance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EC3	To enhance the image of the area as a business location	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EC4	To encourage and accommodate both indigenous and inward investment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EC5	To encourage efficient patterns of movement to support economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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Scoring system: 2: Strong positive 1: Slight positive 0: Neutral / Uncertain -1: Slight conflict -2: Strong conflict		SPD objectives															
		17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
<b>Sustainability Appraisal Objectives</b>																	
<b>Environmental</b>																	
ENV1	To maintain and enhance biodiversity, fauna and flora	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
ENV2	To improve water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
ENV3	To ensure that sources of water supply remain sustainable	0	0	0	0	0	0	0	0	1	0	0	1	1	1	2	0
ENV4	To conserve and improve soil resources and quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENV5	To minimise the loss of undeveloped land	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENV6	To improve air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
ENV7	To minimise noise, vibration and light pollution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
ENV8	To reduce the effect of traffic on the environment	0	0	0	0	0	0	0	0	1	0	0	1	1	0	1	0
ENV9	To minimise the production of waste and support recycling of waste products	0	0	0	0	0	0	0	0	1	0	0	1	1	0	2	0
ENV10	To limit or reduce contributions to climate change	2	0	0	0	0	0	0	0	2	0	0	2	2	0	2	2
ENV11	To reduce vulnerability to coastal change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENV12	To avoid, reduce and manage flood risk	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
ENV13	To maintain and enhance the quality of landscapes and townscapes	2	0	1	1	1	2	2	2	0	2	2	0	0	0	0	0
ENV14	To conserve and, where appropriate, enhance the historic environment	2	2	1	1	1	2	2	2	0	2	2	0	0	0	0	0

Scoring system: 2: Strong positive 1: Slight positive 0: Neutral / Uncertain -1: Slight conflict -2: Strong conflict		SPD objectives															
Social																	
S1	To improve health of the population and promote a healthy lifestyle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S2	To reduce poverty, inequality and social exclusion	0	0	0	0	0	0	0	0	1	0	0	1	1	1	1	1
S3	To improve the education and skills of the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0
S4	To provide everybody with the opportunity of a suitable and affordable home	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S5	To provide opportunities for rewarding and satisfying employment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S6	To improve the quality of where people live	1	0	0	0	0	2	0	0	0	0	0	0	0	0	2	0
S7	To encourage a sense of community identity and welfare	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
S8	To reduce anti-social behaviour	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
S9	To improve accessibility to essential services and facilities	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0
S10	To improve accessibility for those most in need	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0
Economic																	
EC1	To encourage sustained economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EC2	To reduce disparities in economic performance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EC3	To enhance the image of the area as a business location	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EC4	To encourage and accommodate both	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0



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<b>Scoring system:</b> 2: Strong positive 1: Slight positive 0: Neutral / Uncertain -1: Slight conflict -2: Strong conflict		SPD objectives																
	indigenous and inward investment																1	0
EC5	To encourage efficient patterns of movement to support economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0