

**Examination Library Document Reference A5.12.**

(Appendix L: Consultation Statement Examination Library Document Reference A5)

**Representations on the  
Proposed Submission Version Local Plan  
(Regulation 19 Stage)**

**Schedule 5  
Proposed Main Modifications**

## Schedule 5 - Proposed Main Modifications

The following table sets out a list of potential additional main modifications to the proposed submission North Norfolk Local Plan which the Council are proposing for consideration throughout the examination. The additional modifications are based on the review of suggested modifications put forward in representations at Regulation 19 stage. A summary of these and the Council's response are detailed in Schedule 3.

During the Examination of the North Norfolk Local Plan, the Council will request the appointed Inspector to consider the requested amendments as proposed additional modifications. The modifications are suggestions by the Council as modifications which could be made in order to address concerns raised by those who made representations on the Plan, however It will ultimately be at the Inspector's discretion whether these suggested modifications are necessary and appropriately worded. Main Modifications are those which are necessary for the plan to be found sound and/or materially affect the policies.

The table below relates to wording, tables, diagrams and maps in the North Norfolk Local Plan Proposed submission publication. The table sets out the following information:

1. Proposed modification reference
2. Page number - The page number of the North Norfolk Local Plan Proposed Submission publication
3. Policy / Site / Paragraph / Figure – The section North Norfolk Local Plan Proposed Submission publication
4. Proposed Modification – detail of the amendment proposed
5. Reason for change – details of why the change is proposed/justification for change

The following format has been used to denote modifications:

- Red text= new text suggested
- ~~Strikethrough text~~ = text proposed for removal

**Representations on the Proposed Submission Version Local Plan (Regulation 19 Stage)**

## Schedule 5 - Proposed Main Modifications

Proposed Mod Ref	Document Section	Policy / Para / Table / Figure / Map	Page	Representation Ref & Representor	Proposed Modification	Reason for change
PMAIN/3.13/01	3.13 Protecting Environmental Quality	3.13.5	56	NNDC	<p>Add new supporting text (see below) following para 3.13.5 in order to explain requirement to demonstrate Nutrient Neutrality in the designated catchment zones</p> <p><b>Conclusion</b> Agree to suggested modification</p>	In order to meet the legal requirements

### **Nutrient Neutrality**

- 3.13.6 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.
- 3.13.7 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.
- 3.13.8 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.
- 3.13.9 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.
- 3.13.10 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.
- 3.13.11 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.

Proposed Mod Ref	Document Section	Policy / Para / Table / Figure / Map	Page	Representation Ref & Representor	Proposed Modification	Reason for change
3.13.12 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.						
PMAIN/CC13/01	3.13 Protecting Environmental Quality	CC13	58	NNDC	<p>Add new criteria to policy</p> <p>6 All qualifying development (1) proposals located within the catchments of the River Wensum Special Area of Conservation (SAC), the Broads SAC and the Broadland Ramsar must provide evidence to enable the Local Planning Authority to conclude through a Habitats Regulations Assessment that the proposal will not have an adverse effect on the integrity of the habitats sites. Proposals that fail to demonstrate at least nutrient neutrality will not be permitted.</p> <p>Add Footnote (1)</p> <p>(1) Qualifying development: all development resulting in overnight stays.</p>	In order to meet the legal requirements
PMAIN/13.1/01	13.1 Land East of Tunstead Road, Hoveton	Policy HV01/B	195	LPS545, Mr Alastair Curran, Planning Places Ltd, FW Properties	<p>Amend first paragraph of the Policy to the following and update the relevant policy map:</p> <p>Land amounting to <del>6.4</del> <u>10.6</u> hectares, as defined on the policies map, is allocated for development of approximately <del>not more than 120</del> <u>150</u> dwellings, elderly persons accommodation, open space and associated on-site and off-site infrastructure.</p>	Modification is proposed in order to improve the effectiveness of the Plan. Additional land will assist in the provision of requirements set out in the site-specific policy.