

## **North Norfolk Local Plan Examination**

### **Schedule of Proposed (Further Consultation)**

### **Main Modifications**

January 2025

## Schedule of Proposed (Further Consultation) Main Modifications

This schedule represents the Council's proposed Main Modifications to the draft Local Plan as a result of the Further Consultation undertaken on additional material between 7 November and midday 19 December 2024.

The modifications are in addition to the those currently under review by the Inspector as provided to the Inspector following the earlier Hearings in February / March 2024. In some cases, the modifications proposed in this document supersede those previously discussed, and should they be accepted, there may well be further consequential changes required to those already with the inspector.

At this time the modifications proposed in this document remain as draft proposals to address the specific soundness issues raised in the Inspectors initial post-hearings letter (examination reference EH006 (f)). It is expected that work will be undertaken on a consolidated schedule of modifications following the conclusion of any further hearing sessions.

**Purple text** used in this document denote where a further modification has been proposed as a result of the consultation and/or consequential changes which are considered necessary as a result.

~~Strikethrough~~ denotes a textual or map deletion.

Please note that the page numbers and paragraph numbering below refer to the [submission version Local Plan](#) and therefore do not take account of the deletion or addition of text proposed in this document.

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification |
|----------------|---------------|------------------|--------------------------|----------------------------|
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**Site Allocations**

**Proposed Change 1 - Cromer: Land at Runton Road/Clifton Park (C10/1)**

|        |     |      |              |   |
|--------|-----|------|--------------|---|
| FCMM01 | 165 | NNDC | Section 10.4 | <p><b>Insert new site allocation policy and additional supporting text for site C10/1 as new Section 10.4.</b></p> <p><b>10.4 Residential: Land at Runton Road / Clifton Park (C10/1)</b></p> <p>The following site is allocated for residential development of approximately 70 dwellings, public open space, and associated on and off-site infrastructure:</p>  |
|--------|-----|------|--------------|---|

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               | FC520            |                         | <p><b>Description</b></p> <p><b>10.4.1</b> 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.</p> <p><b>Constraints</b></p> <p><b>10.4.2</b> Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• The amenity value of any local open space</li> <li>• 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.</li> <li>• <u>within the proposed open space there are underground Anglian Water assets comprising a final effluent pipe and three rising mains.</u></li> </ul> <p><b>Deliverability</b></p> <p><b>10.4.3</b> 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. <u>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.</u></p> |
|                |               | FC520            |                         | <p><b>Insert new draft policy:</b></p> <p><b>Policy C10/1</b><br/> <b>Land at Runton Road / Clifton Park, Cromer</b></p> <p>Land amounting to approximately 8 hectares, as defined on the Policies Map, is allocated for development of approximately 70 dwellings, public open space and associated on and off-site infrastructure.</p>   |

| Related MM Ref | Page (Reg 19) | Source reference               | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|--------------------------------|-------------------------|---|
|                |               | FC520<br><br>FC520<br><br>NNDC |                         | <p>Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>1. Provision of a convenient and safe vehicular access from either Runton Road and/or the adjacent Clifton Park development;</li> <li>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;</li> <li>3. Development should be located to the north of the site, and stepped-back from Runton Road to ensure an open frontage to the site;</li> <li>4. High-quality landscaping should be provided to the rear of the built development and adjacent to the railway line;</li> <li>5. Development should include the provision of approximately 5.3ha 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;</li> <li>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;</li> <li>7. Development should have careful attention to form and site layout in order to appropriately mitigate the amenity impacts from Cromer Wastewater Recycling Centre;</li> <li>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;</li> <li>9. 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;</li> <li>10. The submission, approval and implementation of a Foul Drainage Strategy providing details of any enhancements and <u>demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site</u> setting out how additional foul flows will be accommodated within the foul sewerage network and delivered prior to occupation of any dwellings; and,</li> <li>11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS);</li> <li>12. <u>Submission of details to demonstrate the safeguarding of suitable access for the maintenance of water supply infrastructure</u></li> </ol> <p>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.</p> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               |                  |                         | <p><u>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.</u></p> |

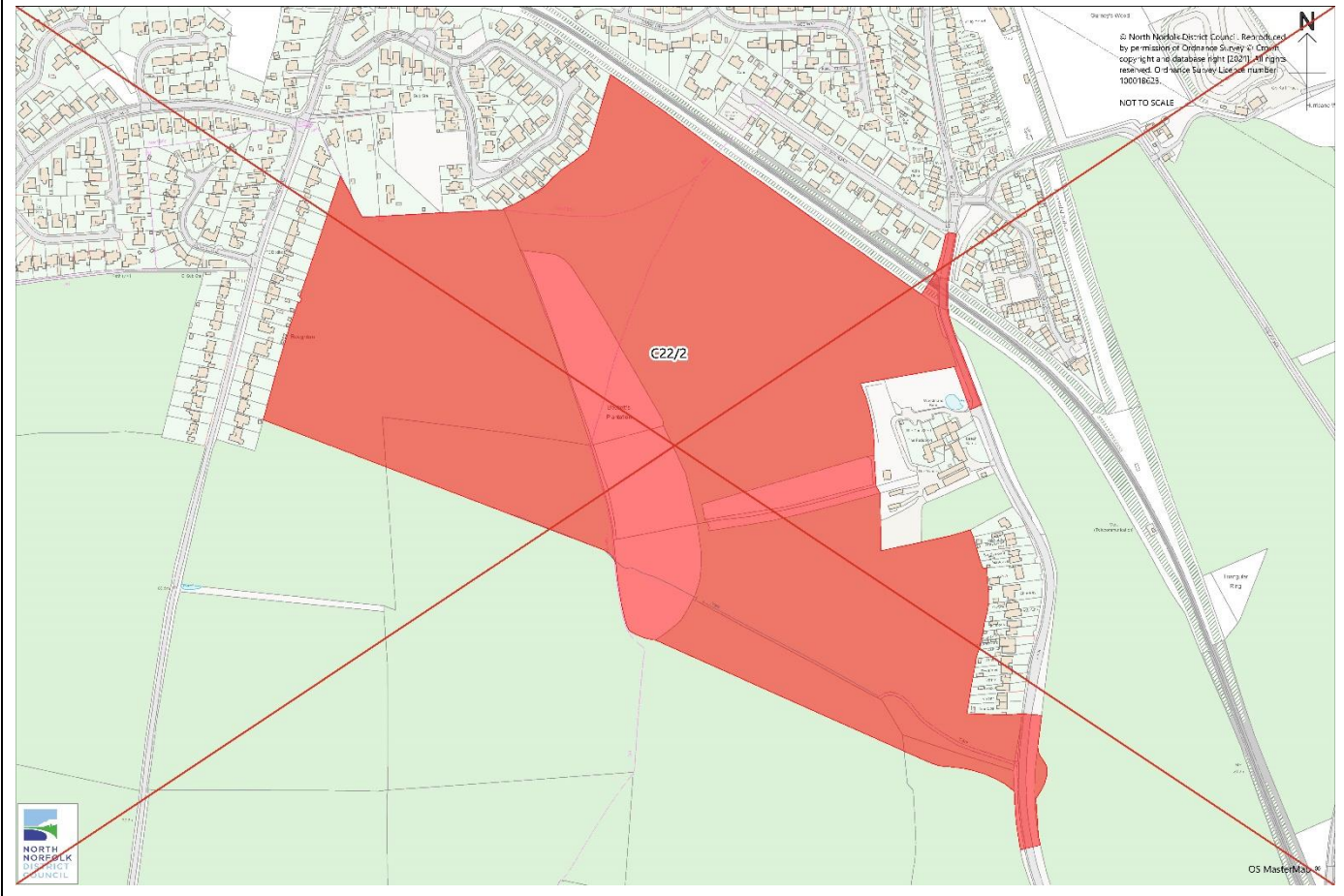
| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification |
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**Proposed Change 2 – Cromer: Land West of Pine Tree Farm (C22/4)**

|        |     |       |      |
|--------|-----|-------|------|
| FCMM02 | 162 | NNDCC | 10.3 |
|--------|-----|-------|------|

**Replace site allocation C22/2 and supporting text with extended site C22/4 and updated supporting text.**

~~**10.3 Mixed Use: Land West of Pine Tree Farm (C22/2)**~~  
~~**The following site is allocated for development of approximately 400 dwellings, specialist elderly persons accommodation, sport and recreational facilities and associated on and off site infrastructure:**~~

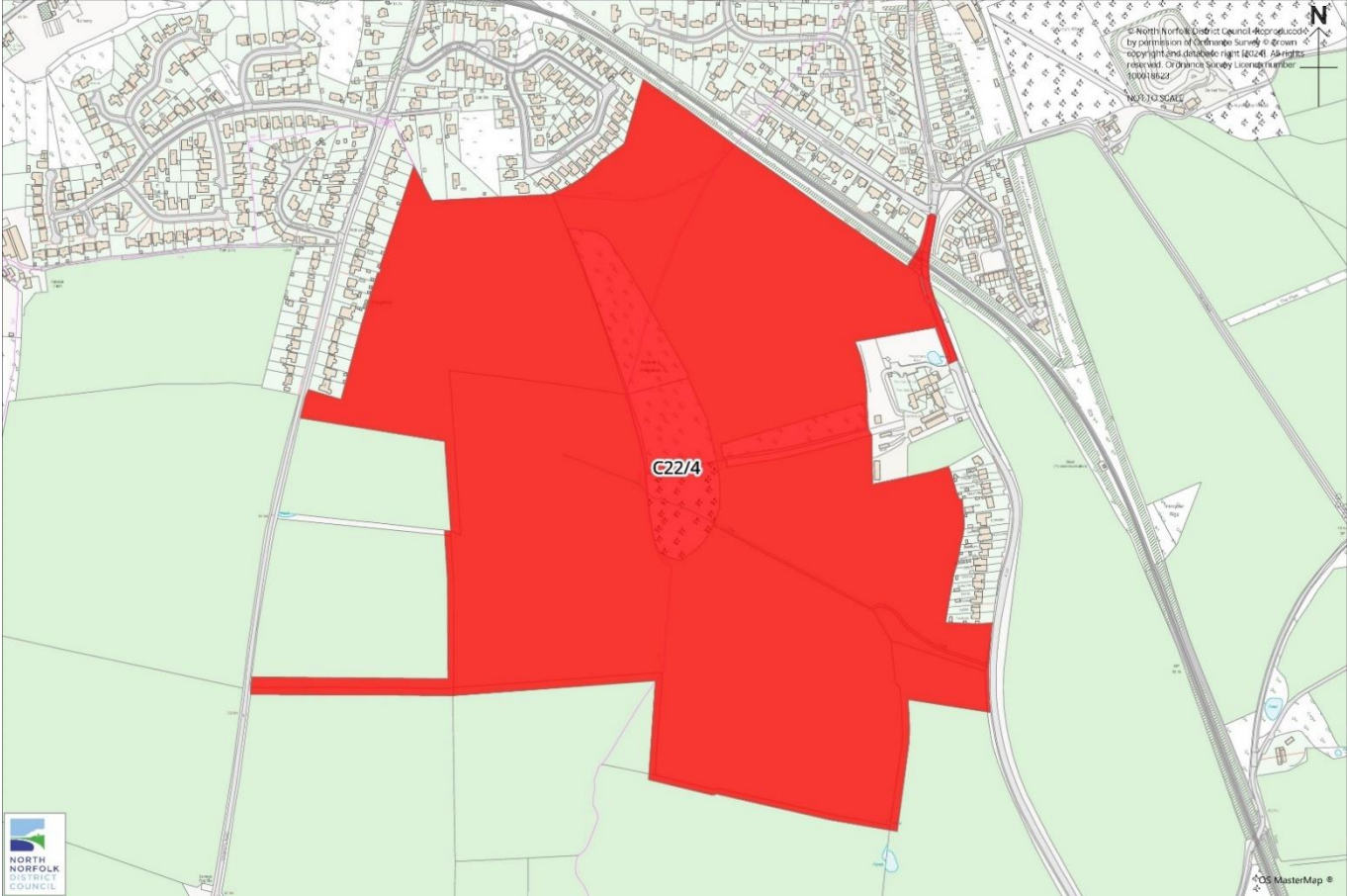


| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|--------------------------|--|
|                |               |                  |                          | <p><b>Land West of Pine Tree Farm (C22/2)</b></p> <p><b>Description</b></p> <p><b>10.3.1</b>— This is a greenfield site to the south of Cromer which borders residential development to the north and the east. The area consists of two parcels of land which are in agricultural use with woodland through the centre of the site and the rail line running along the north. The site is within walking distance to the schools and there is a bus stop located close to the site which provides a range of services.</p> <p><b>10.3.2</b>— The site is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and is visible from the south and the immediate surrounding 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. The area to the west of the woodland is located to the rear of existing residential development in Roughton Road and will require a significant landscape buffer along the southern boundary to mitigate landscape impacts.</p> <p><b>10.3.3</b>— The existing woodland on the site provides biodiversity benefits and the site layout should retain this area and include a landscaped buffer between development and the woodland.</p> <p><b>10.3.4</b>— The Highway Authority has indicated that safe access can be provided to Norwich Road. It is desirable for this to be in the form of a roundabout to the south of the frontage. A new footbridge should be provided over the railway line, or by a suitable alternative, enabling safe pedestrian access to the facilities and schools in Cromer. The layout of the site should provide for direct connections to this footpath network.</p> <p><b>10.3.5</b>— The evidence indicates a need for new sports pitch provision in Cromer (to replace Cabbell Park). The development should provide a suitably located, level area for sports pitch provision, parking and club house facilities.</p> <p><b>Constraints</b></p> <p><b>10.3.6</b>— Development proposals will have to take into account:</p> <p>Anglian Water advise that off-site water mains reinforcement will be required and enhancements to the foul sewerage network capacity may be required.</p> <p>Sports pitches and facilities are required on part of the site. A new roundabout access is required to Norwich Road.</p> |



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               |                  |                         | <p>Safe pedestrian routes to schools, health and town-centre facilities should be provided and this is likely to require a new footbridge over the railway line.</p> <p><b>Deliverability</b></p> <p><del>10.3.7</del> The site is suitable and available for development. The site is in multiple ownerships with the owners working together to promote and deliver a comprehensive development in accordance with the policies of this plan.</p> <p><b>Policy C22/2</b></p> <p><b>Land West of Pine Tree Farm, Norwich Road</b></p> <p>Land amounting to 25.7 hectares, as defined on the Policies Map, is allocated for development of approximately 400 dwellings, specialist elderly persons accommodation, sport and recreational facilities and associated on and off-site infrastructure.</p> <p>Planning permission will be granted subject to compliance with the policies of this Plan, and the following site specific requirements:</p> <ol style="list-style-type: none"> <li>1. Provision of a new segregated cycle/pedestrian footway along the Norwich Road including a dedicated footbridge (or suitable alternative) crossing over the railway;</li> <li>2. Provision of two vehicle access points onto the A149 including the provision of a roundabout at the southern access;</li> <li>3. The submission, approval and implementation of a Transport Impact Assessment to include analysis of the impact the development would have upon the road network, identify areas where mitigation may be required and provide solutions;</li> <li>4. Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast Area of Outstanding Natural Beauty;</li> <li>5. On site delivery of not less than 4.9 hectares of multi-functional open space together with measures for its on-going maintenance;</li> <li>6. The delivery of not less than 5 hectares of land suitable for sports pitch provision and agreed contributions towards delivery;</li> <li>7. Provision of additional green infrastructure on the site which maximises connectivity between the residential development and the open space. Biodiversity improvements and access should be provided to Beckett's Plantation;</li> <li>8. Retention and enhancement of hedgerows and trees around and within the site, including the protection of existing woodland within site and the provision of a landscaped buffer along the southern boundaries;</li> <li>9. The existing public footpath through the site should be retained and upgraded to a surfaced route within in a green corridor and a new route should be provided from the site to connect with Roughton Road;</li> </ol> |

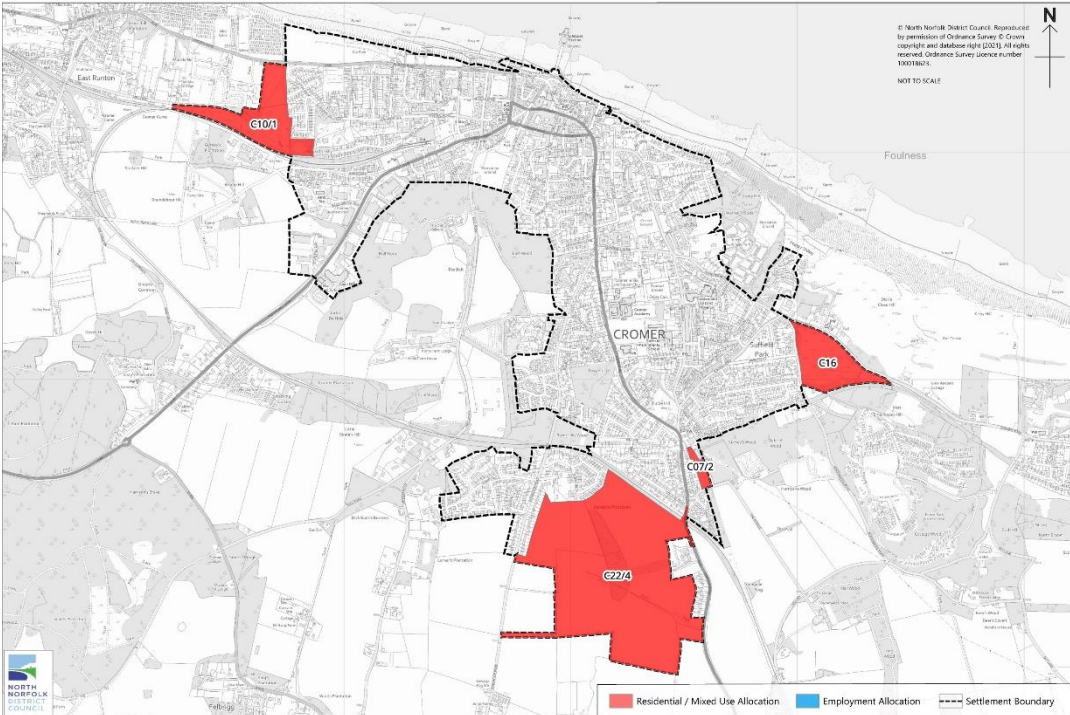
| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               |                  |                         | <p>10. The submission, approval and implementation of a Surface Water Management Plan ensuring that there is no adverse effects on European sites and greenfield run-off rates are not increased;</p> <p>11. The submission, approval and implementation of a Foul Drainage Strategy, details of any enhancements and setting out how additional foul flows will be accommodated within the foul sewerage network;</p> <p>12. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;</p> <p>13. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS);</p> <p>14. 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; and,</p> <p>15. Development should preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping.</p> <p>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.</p> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                | 162           | NNDC             | Section 10.3            | <p><b>Insert replacement section and supporting text:</b></p> <p><b>10.3 Mixed-Use: Land West of Pine Tree Farm (C22/4)</b></p> <p>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:</p>  |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               | NNDC             |                         | <p><b>Description</b></p> <p><b>10.3.1</b> This site is a combination of the existing proposed allocation C22/2, <b>This is a greenfield site to the south of Cromer which borders residential development to the north and east.</b> and an extended area to the south. The entire site is now referred to as C22/4. The combined site can deliver approximately 500 residential dwellings and 67 dwellings equivalent of specialist elderly persons accommodation, public open space and associated on-site and off-site infrastructure.</p> <p><b>10.3.2</b> Access would be onto Norwich Road with two access points, including a roundabout on the southerly access.</p> <p><b>10.3.3</b> 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 represent an appropriate addition to the town which is broadly in keeping with the character of the area.</p> <p><b>10.3.4</b> 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.</p> <p><b>Constraints</b></p> <p><b>10.3.5</b> Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• The site would extend further 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, especially for the extended area will be needed.</li> <li>• Anglian Water advise that off-site water mains reinforcement will be required and enhancements to the foul sewerage network capacity may be required.</li> <li>• Sports pitches and facilities are required on part of the site.</li> <li>• A new roundabout access is required to Norwich Road.</li> <li>• Safe pedestrian routes to schools, health and town centre facilities should be provided.</li> </ul> <p><b>Deliverability</b></p> |

| Related MM Ref | Page (Reg 19) | Source reference            | Policy/Para/ Map/Section | Proposed Main Modification   |
|----------------|---------------|-----------------------------|--------------------------|--|
|                |               | FC521                       |                          | <b>10.3.6</b> 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. <u>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.</u>   |
|                | 162           | <p>NNDC</p><br><p>FC567</p> | Section 10.3             | <p><b>Insert new draft policy:</b></p> <p><b>Policy C22/4</b><br/><b>Land West of Pine Tree Farm, Norwich Road</b></p> <p>Land amounting to 44 hectares, as defined on the Policies Map, is allocated for development of approximately 500 dwellings, in addition to 67 dwellings equivalent of specialist elderly persons accommodation, sport and recreational facilities and associated on and off-site infrastructure.</p> <p>Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>1. Unless alternative routes are agreed by the Local Planning Authority in consultation with the 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;</li> <li>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;</li> <li>3. The submission, approval and implementation of a Transport Impact Assessment, to be publicly consulted on, to include analysis of the impact of the development on the local road <u>transport networks</u>, including during construction, and to identify the mitigation and solutions that may be required;</li> <li>4. Careful attention to site layout, building heights and materials, with provision of landscape buffering along the southern boundary, in order to minimise the visual impact of the development on the Norfolk Coast National Landscape;</li> <li>5. The provision of not less than 4.9 hectares of multi-functional open space together with measures for its on-going maintenance;</li> <li>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;</li> <li>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;</li> </ol> |

| Related MM Ref | Page (Reg 19) | Source reference                       | Policy/Para/Map/Section      | Proposed Main Modification   |
|----------------|---------------|--|------------------------------|--|
|                |               | <p>FC521</p> <p>FC328</p> <p>FC532</p> |                              | <ol style="list-style-type: none"> <li>8. Retention and enhancement of hedgerows and trees around and within the site including the protection of existing woodland within the site;</li> <li>9. The existing public footpath through the site should be retained and upgraded to a surfaced route within in a green corridor and a new route should be provided from the site to connect with Roughton Road;</li> <li>10. The submission, approval and implementation of a Surface Water Management Plan ensuring that there is no adverse effects on European sites and greenfield run off rates are not increased;</li> <li>11. The submission, approval and implementation of a Foul Drainage Strategy, <b>providing</b> details of any enhancements and <b>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;</b> <del>setting out how additional foul flows will be accommodated within the foul sewerage network;</del></li> <li>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;</li> <li>13. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS);</li> <li>14. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses;</li> <li>15. Development should preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping, <b>including the enhancement of the tree belt and landscaping close to the Farmhouse.</b></li> </ol> <p><del>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.</del></p> <p><b><u>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.</u></b></p> |
| FCMM03         | 153           | NNDC                                   | Para. 10.0.3 & Para. 10.0.10 | <p><b>Amend supporting text: Para 10.0.3 &amp; para 10.0.10 of the Local Plan to the following:</b></p> <p><b>10.0.3</b> In terms of its function as a centre for housing, employment, retail, health, public administration and its extensive range of day to day services, Cromer could support relatively high levels of growth. However, its functional sustainability needs to be balanced against the importance of the national landscape designation which surrounds the town and contributes towards its attractiveness as a place to live and visit. For this reason this Plan does not propose the same scale of growth in Cromer as the other two identified Large Growth Towns, North Walsham and</p>   |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|--------------------------|---|
|                |               |                  |                          | <p>Fakenham, which are not subject to the same constraints. However in order to contribute towards addressing local housing needs and provide enhanced outdoor sports facilities in the town, the Plan allocates <del>three</del> <b>four</b> development sites which collectively would be suitable for around <del>570</del> <b>742</b> dwellings, together with <del>160</del> <b>units 107 dwellings equivalent</b> of specialist elderly persons accommodation, and new sports facilities. The location of these sites has been carefully considered in order to mitigate the potential impacts on designated landscapes and important visual gaps between settlements, relate new development to the main transport network and provide convenient access to existing facilities.</p> <p><b>10.0.10</b> <del>Three</del> <b>Four</b> sites are allocated for development to the east of Cromer collectively suitable for around <del>560</del> <b>742</b> dwellings, <del>160</del> <b>107 dwellings equivalent</b> of specialist elderly persons <del>accommodation</del> <b>units</b>, new sports pitches and associated facilities, open space and supporting infrastructure. These allocations are shown together on the following map, and in more detail within the individual site sections that follow.</p> |
| FCMM04         | 156           | NNDC             | Allocations in Cromer    | <p>Add replacement 'Allocations in Cromer' map to incorporate proposed allocations C10/1 and C22/4:</p>    |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification |
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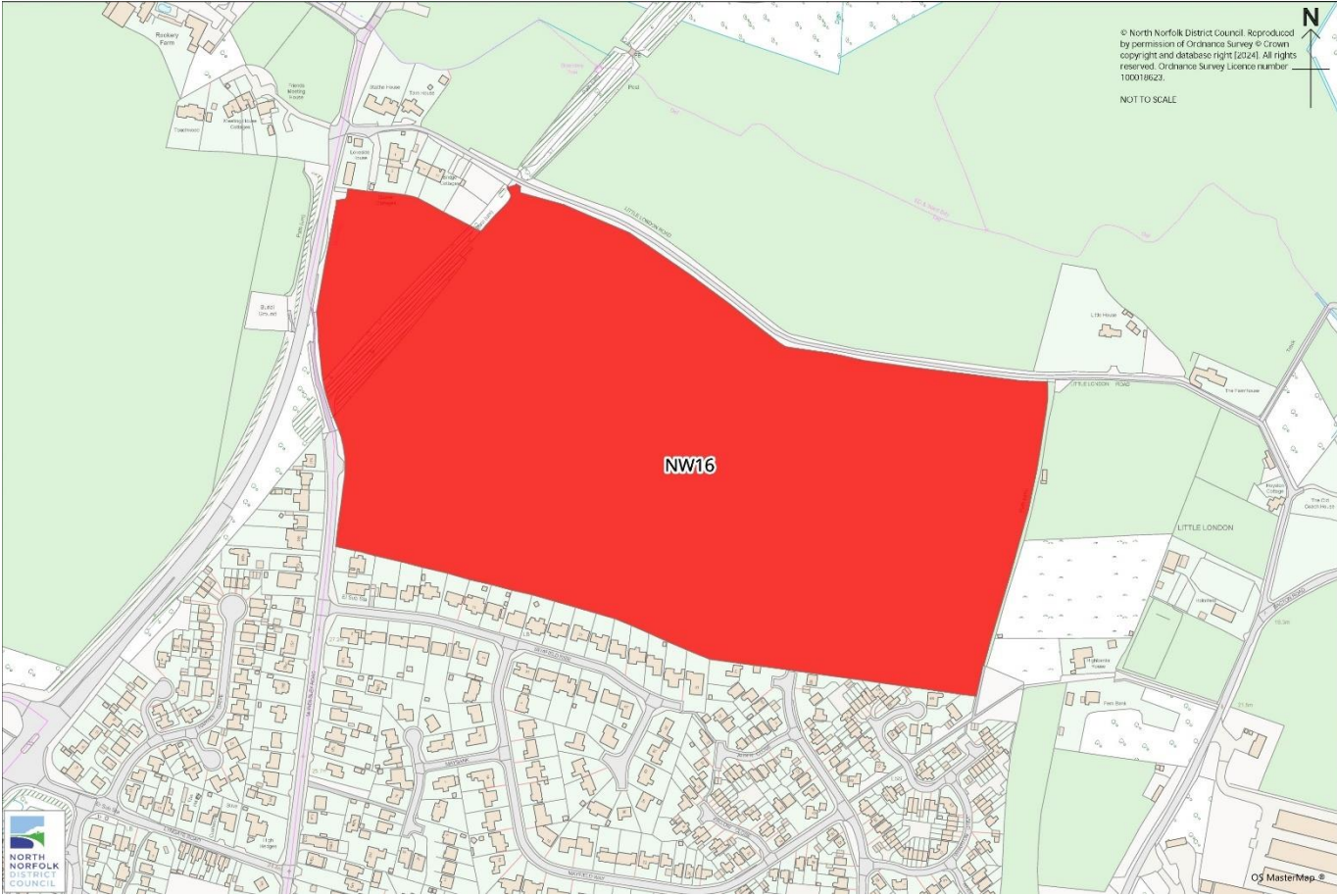
**Proposed Change 3 - North Walsham: Land at End of Mundesley Road (NW16)**

|        |     |      |              |
|--------|-----|------|--------------|
| FCMM05 | 208 | NNDC | Section 14.4 |
|--------|-----|------|--------------|

**Insert new site allocation policy and supporting text for site NW16 as new section 14.4:**

**14.4 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:



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NOT TO SCALE

NORTH NORFOLK DISTRICT COUNCIL

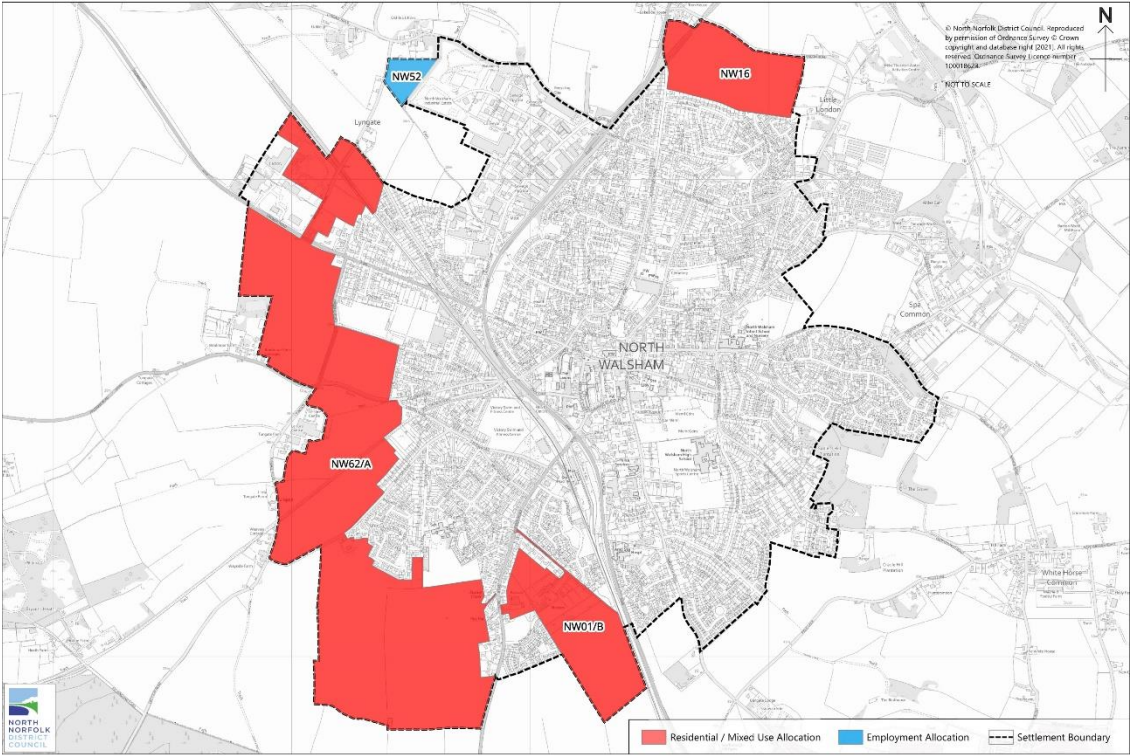
OJ MasterMap®



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               | FC241            |                         | <p><b>Description</b></p> <p><b>14.4.1</b> 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.</p> <p><b>14.4.2</b> 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.</p> <p><b>Constraints</b></p> <p><b>14.4.3</b> Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• The provision of a primary access onto the B1145 and the potential for a secondary access onto Mundesley Road/Lyngate Road. Provision of and a pedestrian/cycle link to Acorn Road. A new bridge will need to be provided over Paston Way to facilitate access to the B1145.</li> <li>• The presence of existing heritage assets within the vicinity of the site, <a href="#">including Thatched Cottage and Quaker Meeting House.</a></li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Deliverability</b></p> <p><b>14.4.4</b> 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. <a href="#">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.</a></p> |
|                |               | FC522            |                         |  |

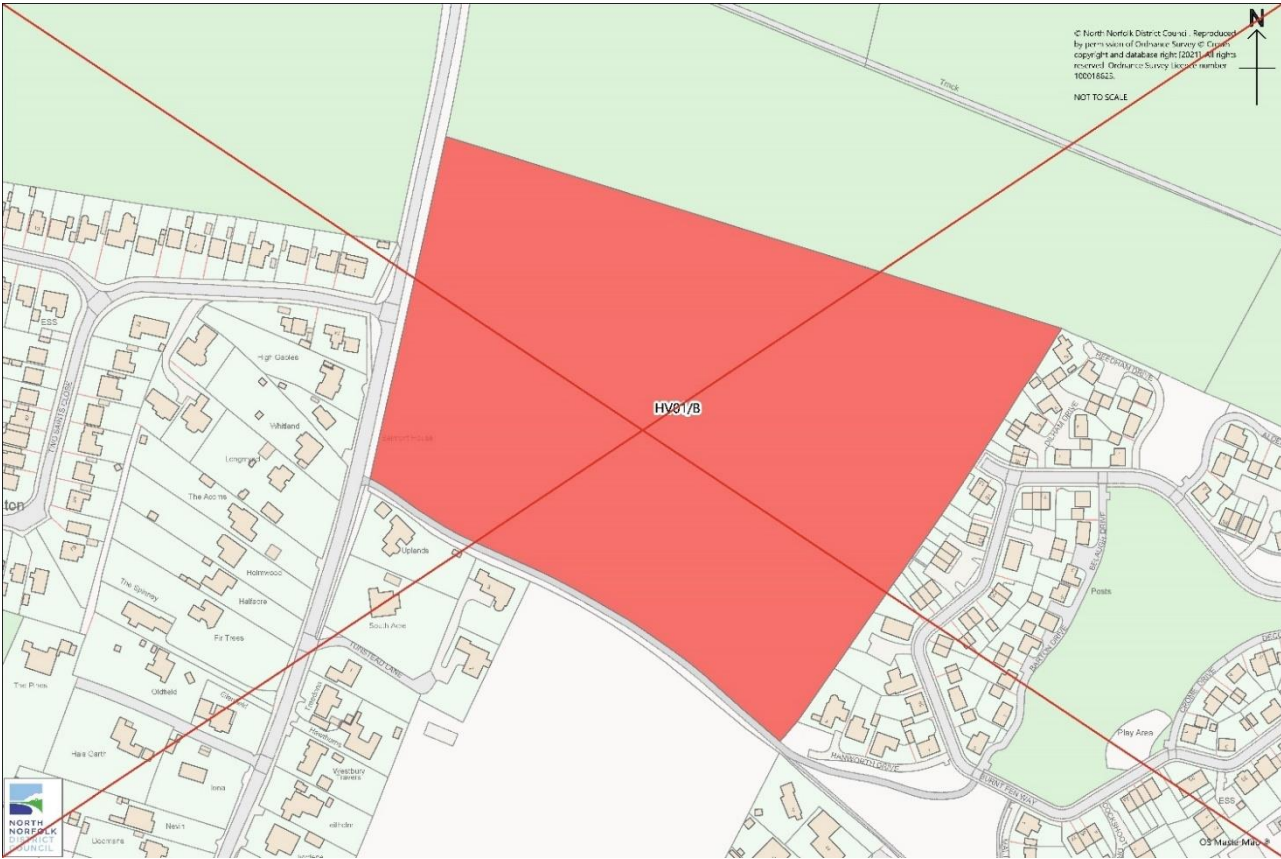
| Related MM Ref | Page (Reg 19) | Source reference   | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|--|-------------------------|--|
|                | 208           | <p data-bbox="398 268 472 292">NNDC</p> <p data-bbox="398 759 528 818">FC326, 337, 282, 280</p> <p data-bbox="398 1185 472 1209">FC241</p> |                         | <p data-bbox="757 268 1016 292"><b>Insert new Draft Policy:</b></p> <p data-bbox="757 336 1106 395"><b>Policy NW16<br/>Land at End of Mundesley Road</b></p> <p data-bbox="757 435 2112 523">Land amounting to approximately 16 hectares, as defined on the Policies Map, is allocated for development of approximately 330 dwellings, in addition to 40 dwellings equivalent of specialist elderly persons accommodation, public open space and associated on and off-site infrastructure.</p> <p data-bbox="757 563 2029 622">Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements:</p> <p data-bbox="757 662 2011 721">1. Provision of convenient and safe vehicular access onto the B1145 and additional access provided onto Mundesley Road/Lyngate Road;</p> <p data-bbox="757 761 2112 820"><u>A Transport Assessment, the scope and methodology of which is to be agreed with the Local Highway Authority, should be undertaken to identify appropriate off-site highway mitigation measures. These should include, but are not limited to:</u></p> <p data-bbox="757 860 2078 949"><u>2. Traffic and speed management measures and capacity improvements on the B1150 at Colitshall and Horstead. Unless otherwise agreed with the Highway Authority, this will include a right turn lane at the junction of the B1150 and B1534, Colitshall, and a new bus stop cage on the B1150 High Street, Colitshall;</u></p> <p data-bbox="757 957 2085 1016"><u>3. Pedestrian safety improvements at Colitshall 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;</u></p> <p data-bbox="757 1056 2092 1145">24. 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 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;</p> <p data-bbox="757 1153 2112 1212">35. Retention and enhancement of the existing mature hedgerows and trees along the northern and eastern boundary of the site, <u>and strengthening of the tree belt associated with the former railway embankment where appropriate;</u></p> <p data-bbox="757 1220 1973 1279">46. 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 suitable and enhanced landscaping buffer;</p> <p data-bbox="757 1287 2107 1347">57. 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;</p> <p data-bbox="757 1355 1850 1378">68. The delivery of multi-functional open space together with measures for its ongoing maintenance;</p> <p data-bbox="757 1386 2096 1445">79. The submission, approval and implementation of a Surface Water Management Plan to demonstrate that greenfield run off rates from the site are not increased;</p> |

| Related MM Ref | Page (Reg 19) | Source reference   | Policy/Para/ Map/Section     | Proposed Main Modification  |
|----------------|---------------|--------------------|------------------------------|---|
|                |               | FC522<br><br>FC533 |                              | <p><del>§10.</del> The submission, approval and implementation of a Foul Drainage Strategy providing details of any enhancements and <b><u>demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site</u></b> <del>setting out how additional foul flows will be accommodated within the foul sewerage network and delivered prior to occupation of any dwellings;</del></p> <p><del>911.</del> Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS).</p> <p><b><u>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.</u></b></p>   |
| FCMM06         |               | NNDC               | Para. 14.0.1 & Para. 14.0.12 | <p>Amend Paragraphs 14.0.1 &amp; 14.0.12 of the Local Plan to the following:</p> <p><b>14.0.1</b> North Walsham is the largest town in the District with a recorded population of 12,634 at the 2011 census. The town offers a broad range of services and local employment. It has strong links with Norwich, with the close proximity of the city encouraging relatively high levels of out commuting for jobs and services. <del>Two</del> <b>Three</b> sites for mixed use allocation have been identified for North Walsham which would be suitable for approximately <del>2,150</del> <b>2,480</b> new dwellings and other uses across the two sites. When added to potential small scale developments within the town this Plan proposes that some 23% of all housing growth in the District is located in North Walsham which by around 2040 would see the population of the town increase by approximately 5,000.</p> <p><b>14.0.12</b> <del>Two</del> <b>Three</b> sites for mixed use are allocated for approximately <del>2,150</del> <b>2,480</b> new dwellings. Land at Cornish way is allocated as an extension to the town's industrial estate.</p> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section     | Proposed Main Modification   |
|----------------|---------------|------------------|------------------------------|--|
| FCMM07         | 199           | NNDC             | Allocations in North Walsham | <p>Add replacement 'Allocations in North Walsham' map to incorporate proposed allocation NW16:</p>  <p>The map displays the town of North Walsham with several designated land use allocations. Allocation NW16, located in the northern part of the town, is highlighted in red, indicating it is a Residential / Mixed Use Allocation. Other allocations shown include NW52 (Employment Allocation, blue), NW62/A (Residential / Mixed Use Allocation, red), and NW01/B (Residential / Mixed Use Allocation, red). The map also shows the settlement boundary, which is outlined in black. A legend at the bottom of the map identifies the colors used for the allocations: red for Residential / Mixed Use Allocation, blue for Employment Allocation, and a dashed line for Settlement Boundary. A north arrow and a scale bar are also present in the top right corner of the map area.</p> |

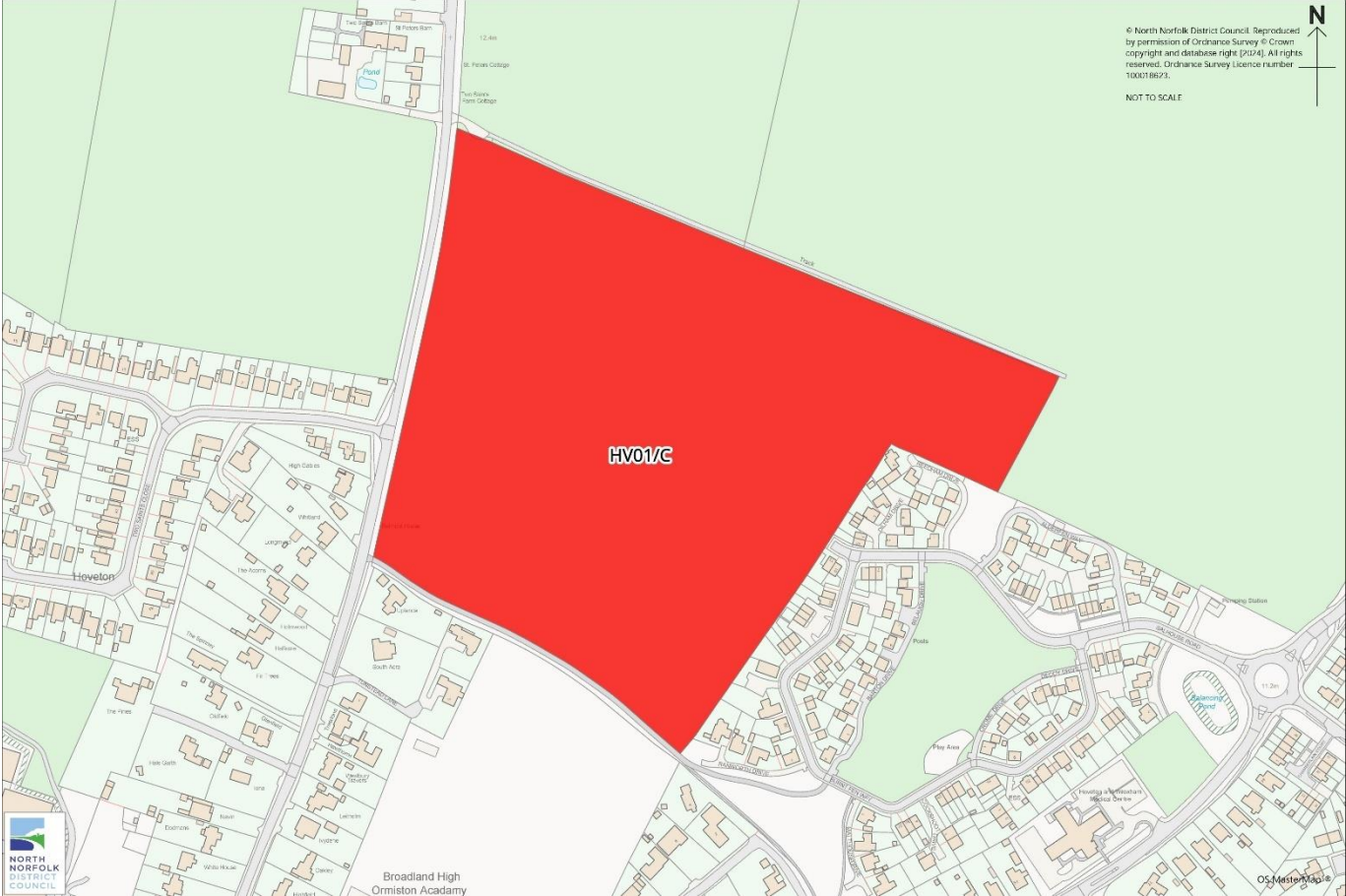
| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification |
|----------------|---------------|------------------|--------------------------|----------------------------|
|----------------|---------------|------------------|--------------------------|----------------------------|

**Proposed Change 4 - Hoveton: Land East of Tunstead Road (HV01/C)**

|        |     |      |      |   |
|--------|-----|------|------|---|
| FCMM08 | 194 | NNDC | 13.1 | <p><b>Replace site allocation HV01/B and supporting text with extended site HV01/C and updated supporting text.</b></p> <p><del><b>13.1 Residential: Land East of Tunstead Road (HV01/B)</b></del></p> <p><del><b>The following site is allocated for approximately 120 dwellings, elderly persons accommodation, open space and associated on-site and off-site infrastructure:</b></del></p>  <p>The map displays a residential area with a large red-shaded polygon labeled 'HV01/B' in the center. The area is bounded by Tunstead Road to the north and Hoveton Road to the east. Surrounding streets include 'The Green', 'The Grove', 'The Orchard', 'The Pines', 'The Willows', 'The Birches', 'The Cedars', 'The Oaks', 'The Maples', 'The Chestnuts', 'The Sycamores', 'The Alders', 'The Hawthorns', 'The Laurels', 'The Magnolias', 'The Camellias', 'The Azaleas', 'The Hibiscus', 'The Begonias', 'The Fuchsias', 'The Geraniums', 'The Petunias', 'The Impatiens', 'The Lilies', 'The Tulips', 'The Daisies', 'The Ranunculus', 'The Anemones', 'The Pinks', 'The Roses', 'The Hydrangeas', 'The Gladioli', 'The Iris', 'The Narcissus', 'The Alliums', 'The Scilla', 'The Crocus', 'The Snowdrops', 'The Primula', 'The Ranunculus', 'The Anemones', 'The Pinks', 'The Roses', 'The Hydrangeas', 'The Gladioli', 'The Iris', 'The Narcissus', 'The Alliums', 'The Scilla', 'The Crocus', 'The Snowdrops', 'The Primula'. A north arrow and copyright information are in the top right corner. The North Norfolk Council logo is in the bottom left corner.</p> |
|--------|-----|------|------|---|

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               |                  |                         | <p><b>Land East of Tunstead Road (HV01/B)</b></p> <p><b>Description</b></p> <p><b>13.1.1</b>—The site 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 area including the recent development.</p> <p><b>13.1.2</b>—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.</p> <p><b>13.1.3</b>—The hedgerow along the Tunstead Road frontage should be retained and a landscaping buffer should be provided to soften the impact of development to the agricultural land to the north of the site.</p> <p><b>Constraints</b></p> <p><b>13.1.4</b>—Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>•—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.</li> <li>•—Access to be provided off Tunstead Road with a through connection to Stalham Road.</li> <li>•—A public footpath and cycle path crosses the site.</li> <li>•—A water main crosses the site.</li> </ul> <p><b>Deliverability</b></p> <p><b>13.1.5</b>—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.</p> <p><b>Policy HV01/B</b><br/><b>Land East of Tunstead Road</b></p> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               |                  |                         | <p>Land amounting to 6.4 hectares, as defined on the Policies Map, is allocated for development of approximately 120 dwellings, elderly persons accommodation, open space and associated on-site and off-site infrastructure.</p> <p>Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:</p> <ol style="list-style-type: none"> <li>1. Delivery of a carefully designed residential development that will integrate into the surrounding character;</li> <li>2. Provision of highway access on Tunstead Road to provide a through connection for all vehicles to the new Stalham Road roundabout;</li> <li>3. Provision of pedestrian and cycle connections through the development 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;</li> <li>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;</li> <li>5. Delivery of not less than 1.07 hectares of multi-functional open space together with measures for its on-going maintenance;</li> <li>6. Retention of existing trees and hedgerows around the site;</li> <li>7. 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;</li> <li>8. Provision of a site-specific Water Catchment and Foul Water Drainage Strategy prior to the commencement of development and be aligned with a wider catchment strategy produced by Anglian Water and ensure there is no adverse impact on the integrity of the Broads SAC/SPA;</li> <li>9. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;</li> <li>10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS); and,</li> <li>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.</li> </ol> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                | 194           | NNDC             | 13.1                    | <p><b>Insert replacement section and supporting text:</b></p> <p><b>13.1 Residential: Land East of Tunstead Road, Hoveton (HV01/C)</b></p> <p>The following site is allocated for residential development of approximately 150 dwellings and 40 dwellings equivalent of specialist elderly persons accommodation, public open space, and associated on-site and off-site infrastructure:</p>  |



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               | NNDC             |                         | <p><b>Description</b></p> <p><b>13.1.1</b> This site is a combination of the existing allocation, HV01/B and an extended area to the north of the site. The entire site is now referred to as HV01/C. The combined sites 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.</p> <p><b>13.1.2</b> 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.</p>   |
|                |               | NNDC             |                         | <p><b>13.1.3</b> The extended 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.</p> <p><b>13.1.4</b> 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 to the agricultural land to the north of the site.</p> <p><b>Constraints</b></p> <p><b>13.1.5</b> Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Access to be provided off Tunstead Road with a through connection to Stalham Road and the adjoining allocation.</li> <li>• A public footpath and cycle path crosses the site.</li> <li>• The site's potential impact on existing heritage assets, including St. Peter's Church, a listed building which lies north of St. Peters Lane.</li> <li>• A water main crosses the site.</li> </ul> |

| Related MM Ref | Page (Reg 19) | Source reference                        | Policy/Para/ Map/Section | Proposed Main Modification  |
|----------------|---------------|---|--------------------------|---|
|                |               | FC523                                   |                          | <p><b>Deliverability</b></p> <p><b>13.1.6</b> 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. <u><a href="#">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.</a></u></p>  |
|                | 195           | <p><b>FC188</b></p> <p><b>FC242</b></p> | 13.1                     | <p><b>Insert new draft policy:</b></p> <p><b>Policy HV01/C</b><br/><b>Land East of Tunstead Road</b></p> <p>Land amounting to <del>10.6</del> <u>10.7</u> hectares, as defined on the Policies Map, is allocated for development of approximately 150 dwellings, in addition to 40 dwellings equivalent of specialist elderly persons accommodation, open space, and associated on and off-site infrastructure.</p> <p>Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>1. Delivery of a carefully designed residential development that will integrate into the surrounding character;</li> <li>2. Provision of convenient and safe vehicular access which includes appropriate traffic calming onto Tunstead Road, and the provision of a through-connection for all vehicles to the adjoining allocation and the Brook Park/Stalham Road Roundabout;</li> <li>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;</li> <li>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, <u><a href="#">St. Peter's Church and the Ice House;</a></u></li> <li>5. Delivery of not less than 1.07 hectares of multi-functional open space together with measures for its on- going maintenance;</li> <li>6. Retention of existing trees and hedgerows where appropriate around the site;</li> <li>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.</li> </ol> |

| Related MM Ref | Page (Reg 19) | Source reference  | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|---|-------------------------|--|
|                |               | <p data-bbox="398 400 472 424"><b>FC523</b></p> <p data-bbox="398 663 472 687"><b>FC534</b></p> |                         | <ol style="list-style-type: none"> <li data-bbox="801 272 2092 395">8. Submission, approval and implementation of a site-specific Water Catchment and Foul Water Drainage Strategy incorporating new pipe work to the 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;</li> <li data-bbox="801 400 2033 491">9. Enhancement to <b>Delivery of</b> sewerage infrastructure <b>required to accommodate wastewater flows from the development</b> should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;</li> <li data-bbox="801 496 1995 555">10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS);</li> <li data-bbox="801 560 2107 619">11. Delivery of comprehensive development in accordance with agreed phasing which ensures delivery of all aspects of the allocated uses.</li> </ol> <p data-bbox="757 663 2119 754">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.</p> <p data-bbox="757 794 2092 885"><b><u>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.</u></b></p> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification |
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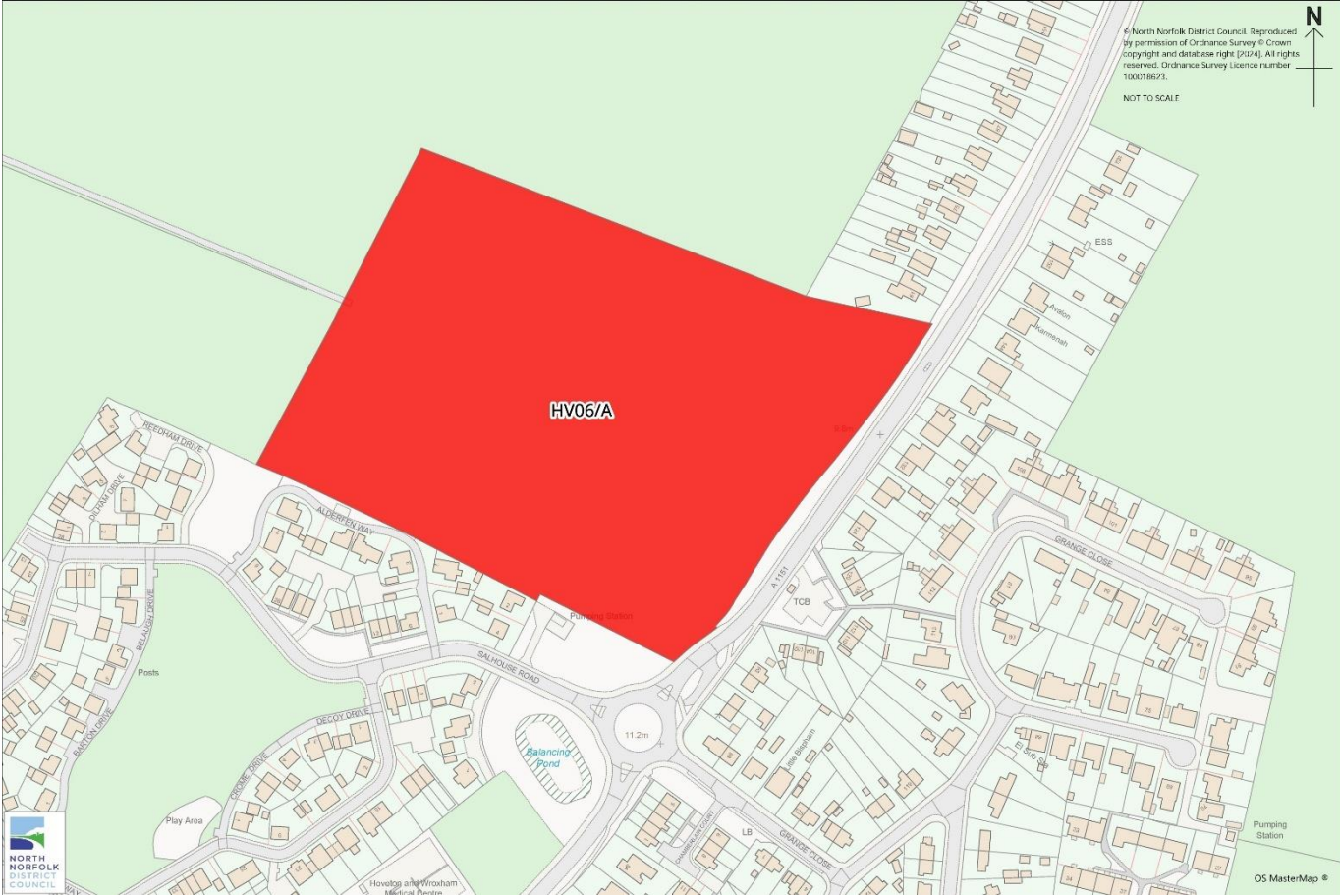
**Proposed Change 5 - Hoveton: Land at Stalham Road (HV06/A)**

|        |     |      |      |
|--------|-----|------|------|
| FCMM09 | 196 | NNDC | 13.2 |
|--------|-----|------|------|

**Insert new site allocation policy and additional supporting text for site HV06/A as new section 13.2.**

**13.2 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:



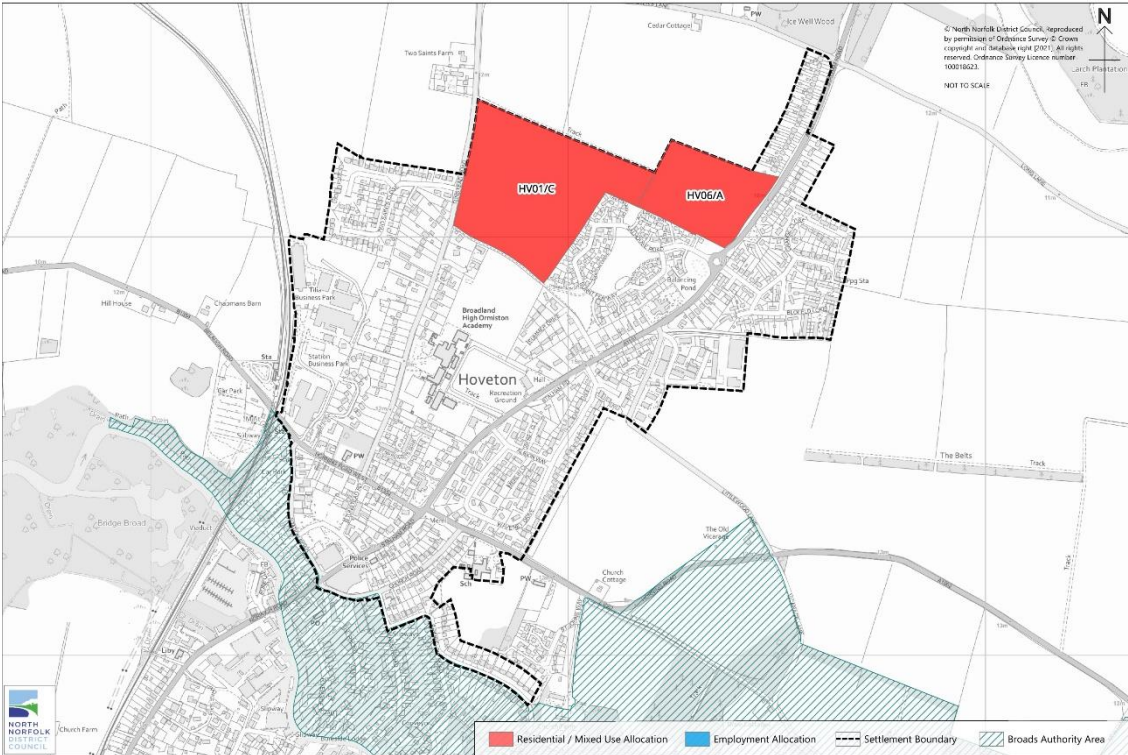
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| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               | FC524            |                         | <p><b>Description</b></p> <p><b>13.2.1</b> 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.</p> <p><b>13.2.2</b> The site has good connectivity to village centre services and other facilities and offers sustainable travel options.</p> <p><b>Constraints</b></p> <p><b>13.2.3</b> Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• The boundary adjacent to Stalham Road contains existing hedgerow.</li> <li>• 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.</li> <li>• 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.</li> <li>• The well-established hedgerow separating the site’s frontage with Stalham Road.</li> <li>• The site’s potential impact on existing heritage assets, including St. Peter’s Church, a listed building which lies north of St. Peters Lane.</li> <li>• 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.</li> </ul> <p><b>Deliverability</b></p> <p><b>13.2.4</b> 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. <u>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</u></p> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                | N/A           | FC189            | 13.2                    | <p><b>Insert new draft policy:</b></p> <p><b>Policy HV06/A</b><br/><b>Land at Stalham Road</b></p> <p>Land amounting to approximately <del>2.9</del><b>4.66</b> 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.</p> <p>Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>1. Delivery of a carefully designed residential development that will integrate into the surrounding character;</li> <li>2. Provision of a convenient and safe access onto Stalham Road;</li> <li>3. Appropriate off-site mitigation improvements to the A1151/A1062 double mini roundabout prior to first occupation;</li> <li>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 adjoining allocation;</li> <li>5. Provision of a landscaping buffer to the north <b>&amp; north west</b> of the site to soften the boundary between the development and the agricultural land to the north and mitigate potential impacts on the Hoveton Hall Park and Garden, <u><b>St. Peter’s Church and the Ice House</b></u>;</li> <li>6. <u><b>Provision of landscaping which includes the</b></u> retention and enhancement of the existing hedgerow fronting Stalham Road where appropriate;</li> <li>7. Delivery of multi-functional open space together with measures for its on-going maintenance;</li> <li>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.</li> <li>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</li> <li>10. Enhancement to <u><b>Delivery of</b></u> sewerage infrastructure <u><b>required to accommodate wastewater flows from the development</b></u> should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;</li> <li>11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS).</li> </ol> <p><u><b>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.</b></u></p> |
|                |               | FC243            |                         |  |
|                |               | FC524            |                         |  |
|                |               | FC535            |                         |  |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
| FCMM10         | 191           | NNDC             | Para. 13.0.2            | <p>Amend Para. 13.0.2 of the Local Plan to the following:</p> <p><b>13.0.2</b> The land <b>Two</b> allocations for Hoveton seeks to deliver approximately <b>120 200</b> dwellings, including affordable housing, accommodation for the elderly and other necessary infrastructure.</p> |
| FCMM11         | 193           | NNDC             | Allocations in Hoveton  | <p>Add replacement 'Allocations in Hoveton' map to incorporate proposed allocations HV01/C and HV06/A:</p>   |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification |
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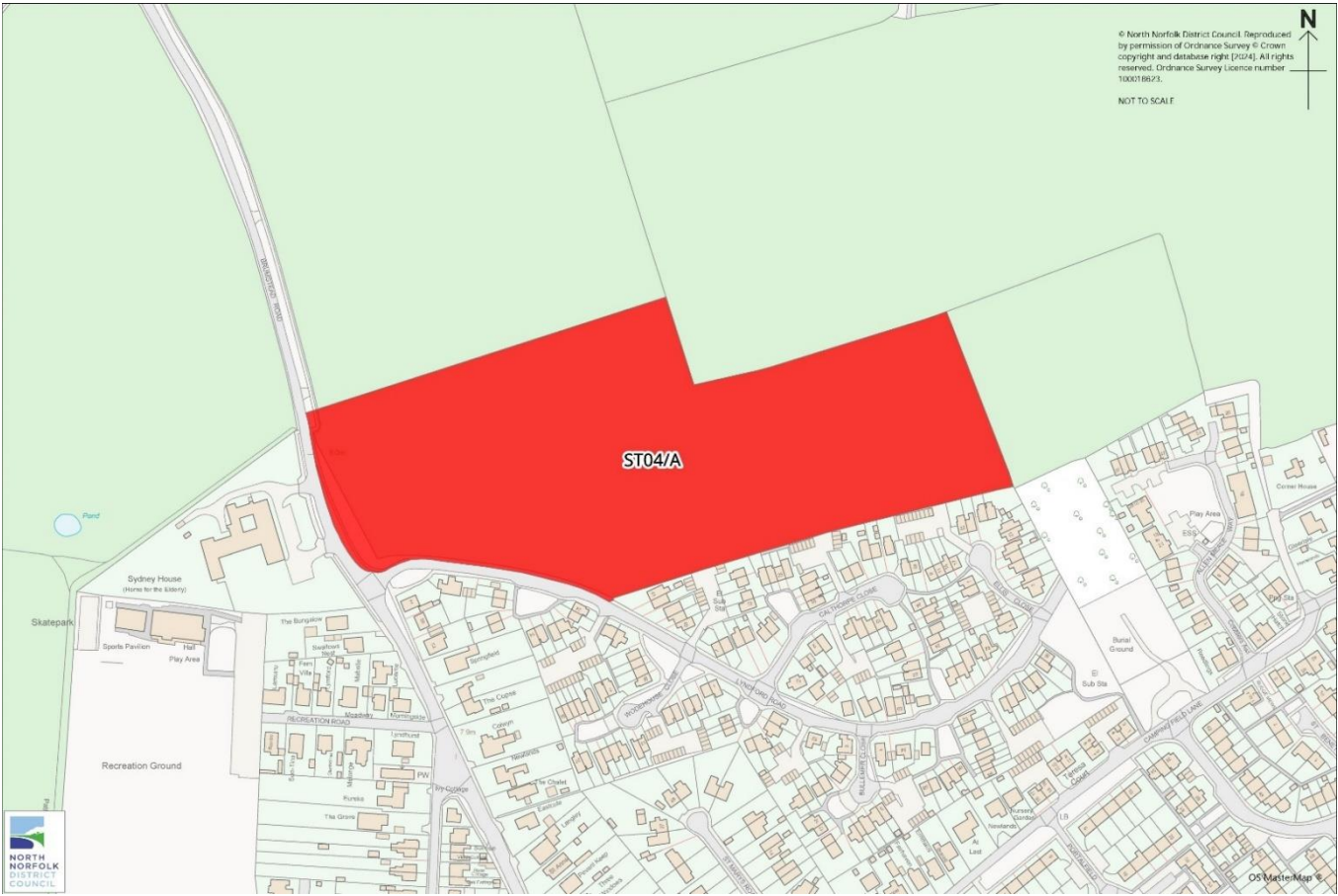
**Proposed Change 6 - Stalham: Land at Brumstead Road (ST04/A)**

|        |     |      |      |
|--------|-----|------|------|
| FCMM12 | 230 | NNDC | 16.3 |
|--------|-----|------|------|

**Insert new site allocation policy and supporting text for site ST04/A as new section 16.3:**

**16.3 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:



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ST04/A

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| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               | FC525            |                         | <p><b>Description</b></p> <p><b>16.3.1</b> 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.</p> <p><b>Constraints</b></p> <p><b>16.3.2</b> Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• The presence of the existing mature hedgerow adjacent to Lyndford Road, which should be retained and enhanced.</li> <li>• 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.</li> <li>• Access should be onto Brumstead Road.</li> </ul> <p><b>Deliverability</b></p> <p><b>16.3.3</b> 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. <u>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</u></p> |
|                |               |                  |                         | <p><b>Insert new draft policy:</b></p> <p><b>Policy ST04/A</b><br/><b>Land at Brumstead Road</b></p> <p>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.</p> <p>Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>1. Provision of convenient and safe vehicular access onto Brumstead Road.</li> </ol>   |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               | FC525            |                         | <ol style="list-style-type: none"> <li>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;</li> <li>3. Provision of a new pedestrian/cycle link that connects the site to FP10 and provides a through connection to Brumstead Road;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>8. Delivery of multi-functional open space together with measures for its on-going maintenance;</li> <li>9. The provision of a Foul Drainage Strategy <u>demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site</u> <del>setting how additional foul flows will be accommodated within the foul sewerage network</del> 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;</li> <li>10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS).</li> </ol> <p>The site is partly 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.</p> <p><u>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.</u></p> |
|                |               | FC537            |                         |   |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification |
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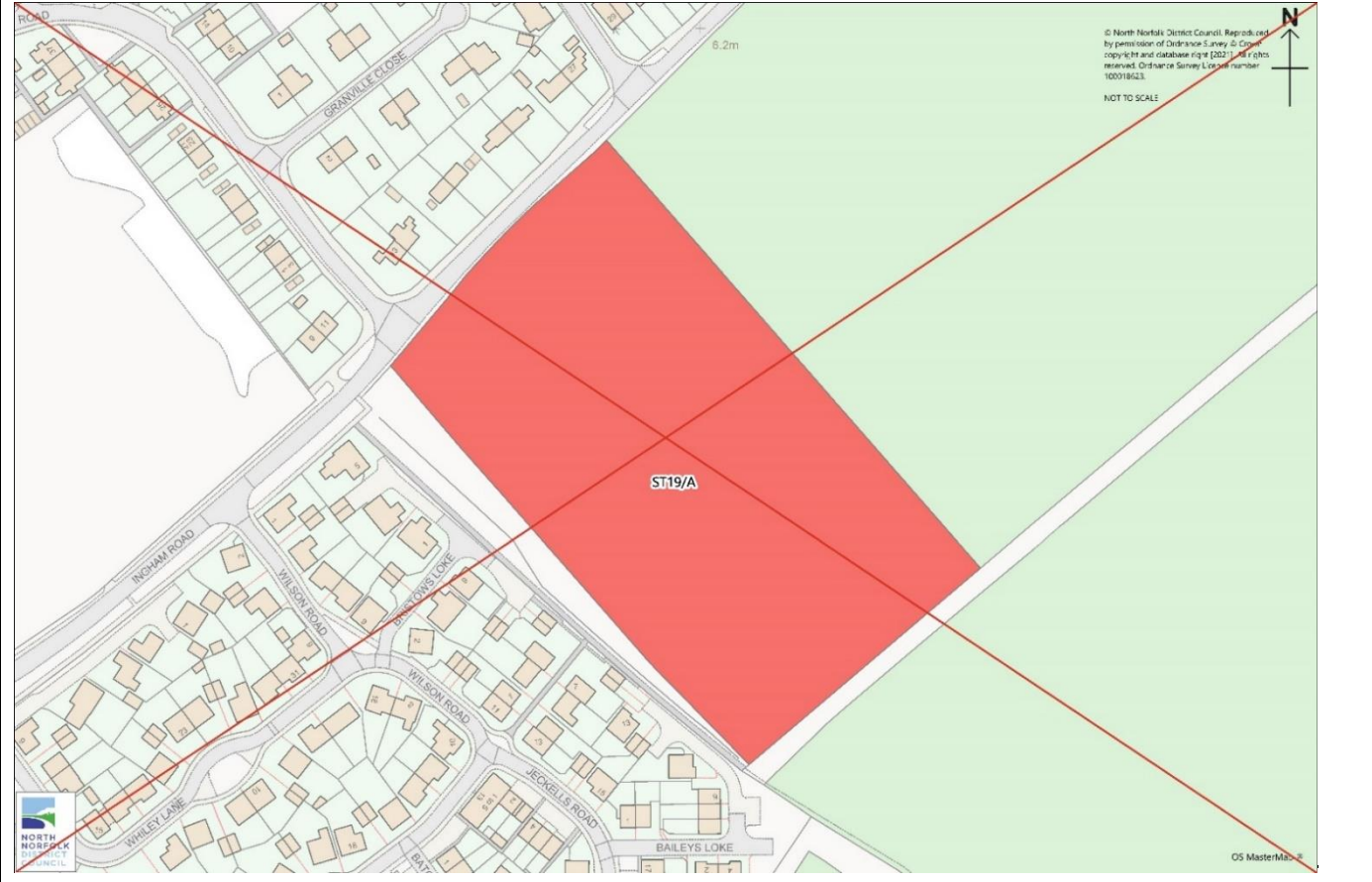
**Proposed Change 7 – Stalham: Land Adjacent Ingham Road (ST19/B)**

|        |     |      |      |
|--------|-----|------|------|
| FCMM13 | 226 | NNDC | 16.1 |
|--------|-----|------|------|

**Replace site allocation ST19/A and supporting text with extended site ST19/B and updated supporting text:**

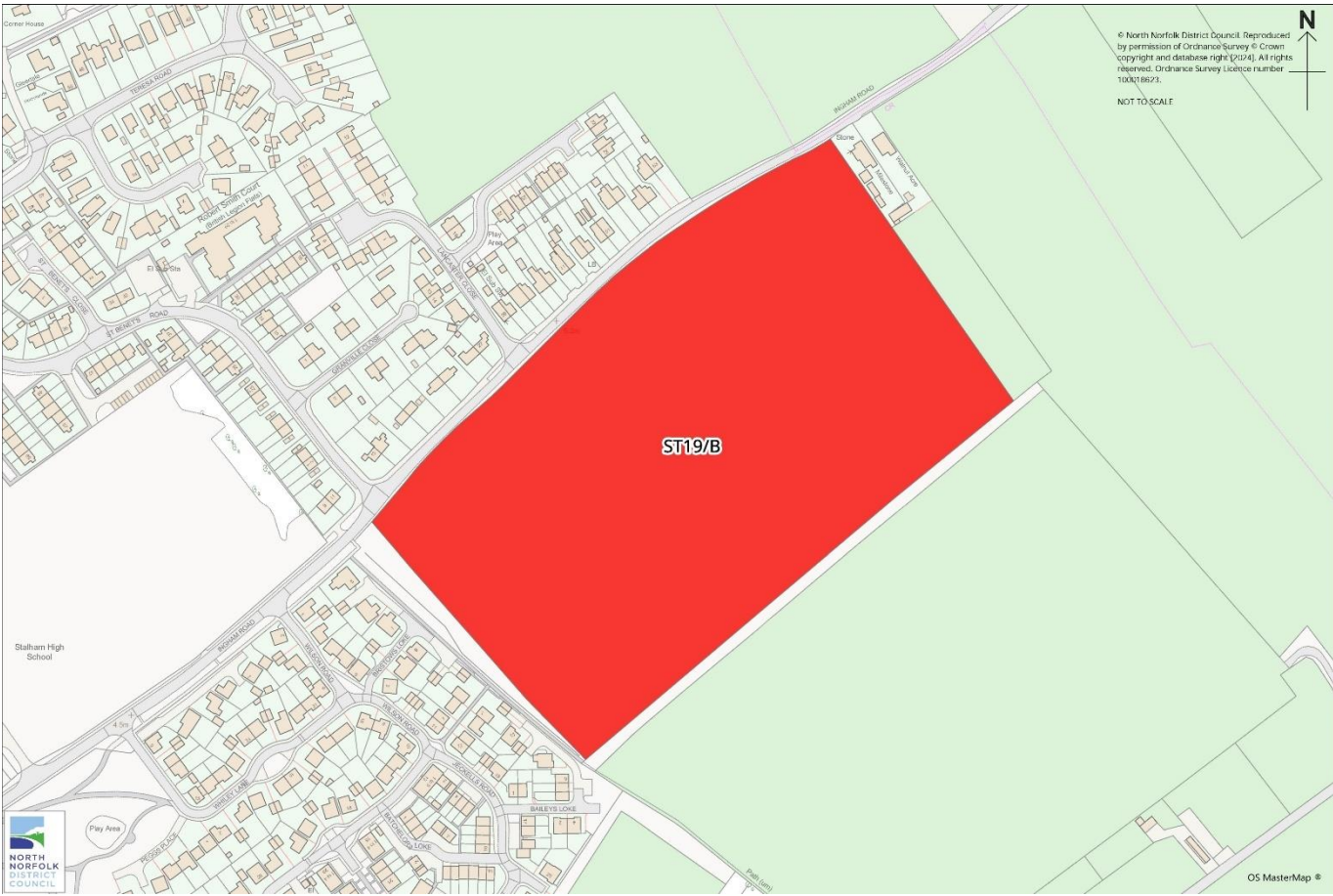
**~~16.1 Residential: Land Adjacent Ingham Road (ST19/A)~~**

**The following site is allocated for residential development of approximately 70 dwellings, public open space, and associated on and off site infrastructure:**



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               |                  |                         | <p><b>Land Adjacent Ingham Road (ST19/A)</b></p> <p><b>Description</b></p> <p><b>16.1.1</b>— The site is situated on greenfield land comprising part of a larger arable field located on Ingham Road. 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.</p> <p><b>16.1.2</b>— The site is part of a larger area which was put forward through the call for sites process, which if fully developed for housing could accommodate between 200 to 300 houses. This level of housing growth is not proposed in Stalham.</p> <p><b>Constraints</b></p> <p><b>16.1.3</b>— Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• The site consists of Grade 1 agricultural land. However, its allocation would have a minimal impact on the overall supply in the town.</li> <li>• 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.</li> </ul> <p><b>Deliverability</b></p> <p><b>16.1.4</b>— 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.</p> <p><b>Policy ST19/A</b></p> <p><b>Land Adjacent Ingham Road</b></p> <p>Land amounting to approximately 2.3 hectares, as defined on the Policies Map, is allocated for residential development of approximately 70 dwellings, public open space, and associated on and off-site infrastructure.</p> <p>Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:</p> <ol style="list-style-type: none"> <li>1. Provision of safe vehicle access to Ingham Road;</li> <li>2. Provision of a 2.0m footway along the full width of the southern frontage;</li> </ol> |

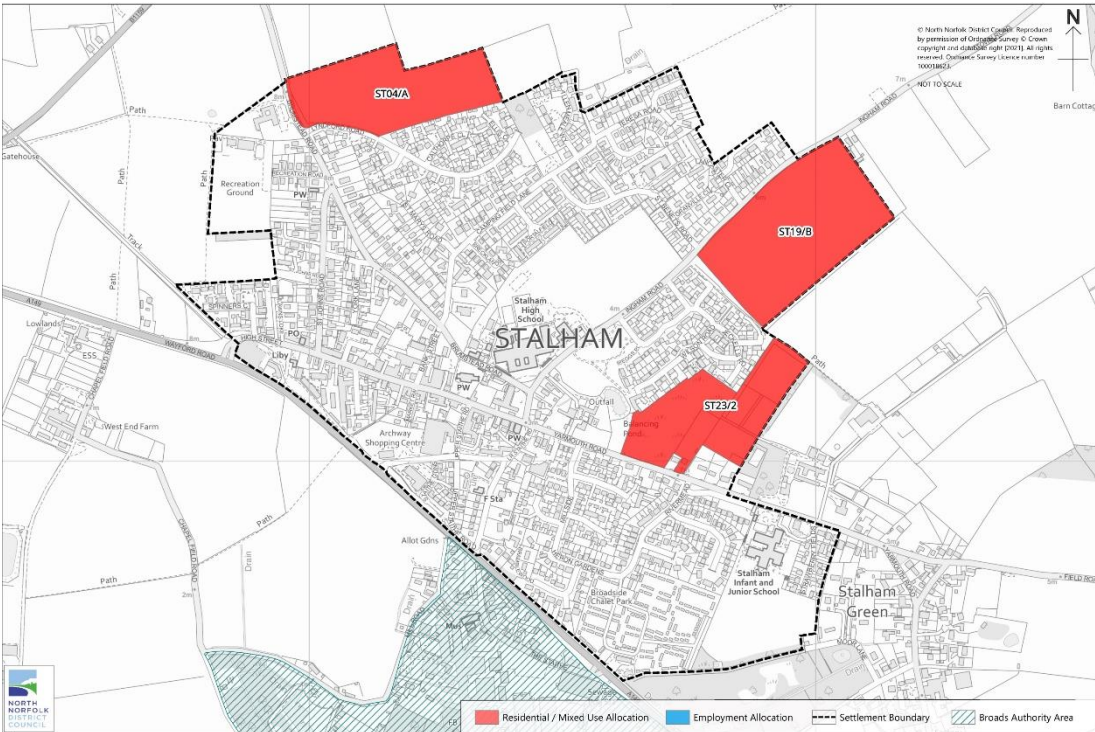
| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|--------------------------|---|
|                |               |                  |                          | <p>3.— Widening of Ingham Road carriageway to 6.0m for the full width of the site frontage;</p> <p>4.— Provision of a Transport Assessment to assess whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149;</p> <p>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;</p> <p>6.— Provision of a suitable landscaping scheme including retention of mature trees and planting of new trees within the site;</p> <p>7.— Provision of appropriate landscape buffering to soften the views from the north of the site;</p> <p>8.— Provision of a Foul Drainage Strategy 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;(new wording required);</p> <p>9.— Delivery of not less than 0.19 hectares of multi-functional open space together with measures for its on-going maintenance;</p> <p>10.— Site layout and design should take account of the existing water main within the site; and,</p> <p>11.— Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS).</p> <p>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.</p> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                | 226           |                  | 16.1                    | <p><b>Insert replacement section and supporting text:</b></p> <p><b>16.1 Residential: Land Adjacent Ingham Road (ST19/B)</b></p> <p>The following site is allocated for residential development of approximately 150 dwellings, public open space, and associated on and off-site infrastructure:</p>  |

| Related MM Ref | Page (Reg 19) | Source reference   | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|--|-------------------------|--|
|                |               | <p data-bbox="398 368 472 392">NNDC</p> <p data-bbox="398 1086 472 1110">FC526</p> |                         | <p data-bbox="757 304 887 328"><b>Description</b></p> <p data-bbox="757 368 2092 456"><b>16.1.1</b> This site is a combination of the existing allocation ST19/A, and an extended area to the north-east. The entire site is now referred to as ST19/B. The combined sites can deliver approximately 150 dwellings, public open space and associated on-site and off-site infrastructure.</p> <p data-bbox="757 496 2092 584"><b>16.1.2</b> 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.</p> <p data-bbox="757 624 2063 687"><b>16.1.3</b> 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</p> <p data-bbox="757 727 887 751"><b>Constraints</b></p> <p data-bbox="757 791 1420 815"><b>16.1.4</b> Development proposals will have to take into account:</p> <ul data-bbox="801 855 2074 983" style="list-style-type: none"> <li data-bbox="801 855 2074 919">• The site consists of Grade 1 agricultural land. However, its allocation would have a minimal impact on the overall supply in the town.</li> <li data-bbox="801 919 2074 983">• 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.</li> </ul> <p data-bbox="757 1023 909 1046"><b>Deliverability</b></p> <p data-bbox="757 1086 2119 1214"><b>16.1.5</b> 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. <u>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</u></p> |
|                | 227           |  | 16.1                    | <p data-bbox="757 1278 1016 1302"><b>Insert new draft policy:</b></p> <p data-bbox="757 1342 1066 1398"><b>Policy ST19/B<br/>Land Adjacent Ingham Road</b></p>   |

| Related MM Ref | Page (Reg 19) | Source reference   | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|--|-------------------------|--|
|                |               | <p data-bbox="405 499 479 523">FC496</p> <p data-bbox="405 600 479 624">FC562</p> <p data-bbox="405 959 479 983">FC526</p> <p data-bbox="405 1123 479 1147">FC496</p> <p data-bbox="405 1254 479 1278">FC538</p> |                         | <p data-bbox="757 272 2085 331">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.</p> <p data-bbox="757 368 2085 427">Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site-specific requirements:</p> <ol data-bbox="792 469 2114 1214" style="list-style-type: none"> <li data-bbox="792 469 1554 493">1. Provision of a convenient and safe vehicular access to Ingham Road;</li> <li data-bbox="792 501 2114 560">2. Provision of a 2.0m footway along the full width of the southern frontage <u>that provides a connection to, and enhances, the public ROW, FP4;</u></li> <li data-bbox="792 568 1733 592">3. Widening of Ingham Road carriageway to 6.0m for the full width of the site frontage;</li> <li data-bbox="792 600 2033 691">4. Submission, approval, and implementation of a Transport Assessment to assess <u>transport impacts and identify necessary</u> whether off-site highway mitigation works are necessary. Specifically, consideration is required of traffic capacity at any junctions between the site and the A149;</li> <li data-bbox="792 699 2085 758">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;</li> <li data-bbox="792 766 2114 825">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;</li> <li data-bbox="792 833 2085 924">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 mitigate the wider views from the north of the site. Retention and enhancement of existing landscaping along the south-eastern boundary of the site;</li> <li data-bbox="792 932 2114 1086">8. Provision of a Foul Drainage Strategy <u>demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site</u> <del>setting how additional foul flows will be accommodated within the foul sewerage network</del> 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;(new wording required);</li> <li data-bbox="792 1094 1845 1118">9. Delivery of multi-functional open space together with measures for its on- going maintenance;</li> <li data-bbox="792 1126 1816 1150"><del>10. Site layout and design should take account of a redundant water main within the site; and,</del></li> <li data-bbox="792 1158 2002 1217">10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS).</li> </ol> <p data-bbox="757 1254 2114 1345"><del>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.</del></p> <p data-bbox="757 1385 2085 1476"><u>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.</u></p> |



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section  | Proposed Main Modification   |
|----------------|---------------|------------------|---------------------------|--|
| FCMM14         | 223           | NNDC             | Section 16 & Para. 16.0.7 | <p><b>Amend title heading for section 16. Stalham, and Para. 16.0.7 of the Local Plan to the following:</b></p> <p><b>Stalham is identified as a Small Growth Town in the proposed Settlement Hierarchy. This means it has been identified as one of five towns, Holt, Sheringham, Wells-next-the-Sea and the village of Hoveton, where a more limited amount of additional development is proposed. The plan proposes <del>two</del> <b>three</b> development sites that collectively would be suitable for around <del>150</del> <b>275</b> dwellings and no less than 1 ha of employment.</b></p> <p><b>16.0.7</b> <del>Two</del> <b>Three</b> new sites are allocated for development. These are intended to deliver approximately <del>150</del> <b>275</b> dwellings over the plan period including approximately 50 affordable <b>housing</b> homes, no less than 1 hectares of employment, on-site open spaces and contributions towards road, drainage and other necessary infrastructure. <b>ST19A: Land Adjacent Ingham Road is a proposed allocation for approximately 70 dwellings and ST23/2 Land North of Yarmouth Road, East of Broadbeach Garden is proposed for 80 dwellings and employment.</b></p> |
| FCMM15         | 225           | NNDC             | Allocations in Stalham    | <p>Add replacement 'Allocations in Stalham' map to incorporate proposed allocations ST04/A and ST19/B:</p>  <p>The map displays the town of Stalham with a dashed settlement boundary. Three areas are highlighted in red, indicating Residential / Mixed Use Allocations: ST04/A (northwest), ST19/B (east), and ST23/2 (south). A blue area indicates an Employment Allocation. A hatched area at the bottom represents the Broads Authority Area. Landmarks such as Stalham High School, Stalham Infant and Junior School, and Stalham Green are marked. A legend at the bottom identifies the symbols used. A north arrow and scale (1:10,000) are also present.</p>  |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification |
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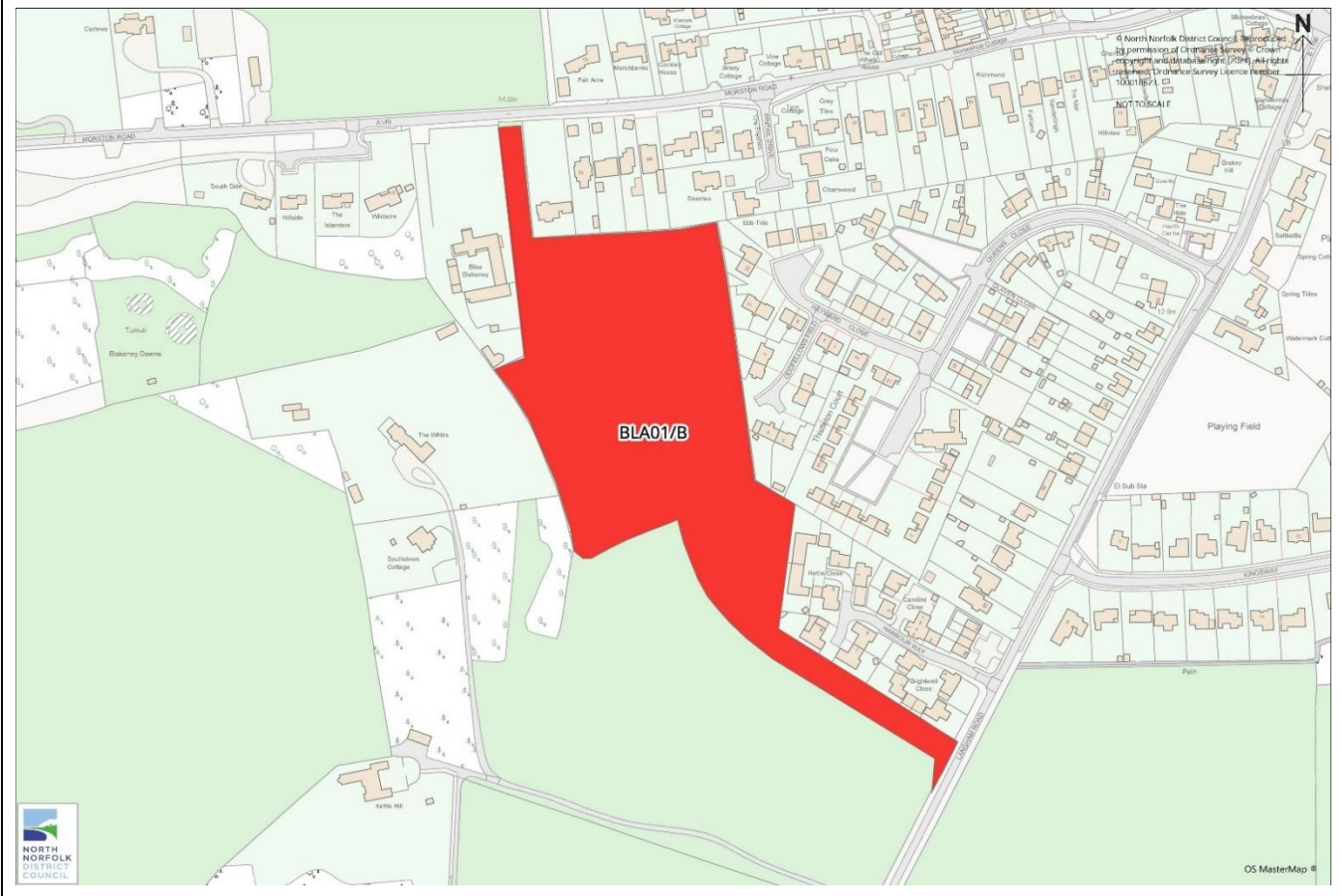
**Proposed Change 8 - Blakeney: Land West of Langham Road (BLA01/B)**

|        |     |      |      |
|--------|-----|------|------|
| FCMM16 | 243 | NNDC | 18.2 |
|--------|-----|------|------|

**Insert new site allocation policy and supporting text for site BLA01/B as new section 18.2:**

**18.2 Residential: Land West of Langham Road, Blakeney (BLA01/B)**

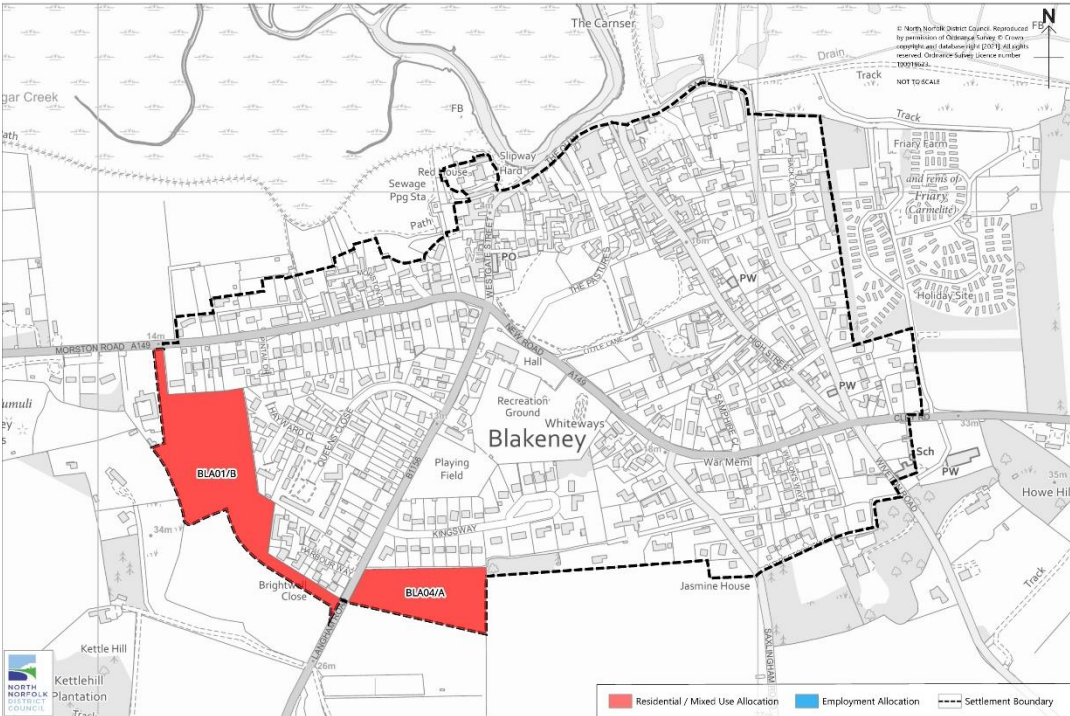
The following site is allocated for residential development for approximately 30 dwellings, public open space, and associated on and off-site infrastructure:



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               |                  |                         | <p><b>Description</b></p> <p><b>18.2.1</b> 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.</p> <p><b>18.2.2</b> The site is within the Norfolk Coast National Landscape and acceptable proposals will need to pay particular attention to the landscape impacts of development. Successful schemes will only be supported on the northern part of the site and not on the higher ground to the south and west. Acceptable proposals will need to pay particular attention to the level changes of the site in relation to landscape 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.</p> <p><b>18.2.3</b> 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 villages and services.</p> <p><b>Constraints</b></p> <p><b>18.2.4</b> Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• The provision of a vehicular and a pedestrian access onto Langham Road which is suitable and safe, landscaped, and well-designed.</li> <li>• The provision of a pedestrian/cycle link to Morston Road.</li> <li>• The site is within the Norfolk Coast National Landscape. 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.</li> <li>• A Scheduled Monument is located to the west and therefore development will need to provide effective mitigation which includes the enhancement of existing natural boundaries to mitigate the impact on its setting.</li> <li>• 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.</li> <li>• An extension will also be required to Langham Road footway in order to connect to the existing footway at the junction of Harbour Way.</li> <li>• 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.</li> </ul> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               | FC530            |                         | <p><b>Deliverability</b></p> <p><b>18.2.5</b> 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. <u>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</u></p>  |
|                | 243           | FC244            | 18.2                    | <p>Insert new draft policy:</p> <p><b>Policy BLA01/B</b><br/><b>Land West of Langham Road, Blakeney</b></p> <p>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.</p> <p>Planning permission will be granted subject to compliance with the policies of this Plan, and the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. Residential development should be limited to the north and east of the site;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>6. Provision of 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;</li> <li>7. On-site delivery of multi-functional open space together with measures for its on-going maintenance;</li> <li>8. Development should conserve, and where appropriate enhance the significance of <u>bowl barrows scheduled monument</u> heritage assets to the west of the site and provide appropriate mitigation for the impact of development on their setting;</li> </ol> |

| Related MM Ref | Page (Reg 19) | Source reference                       | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|--|-------------------------|--|
|                |               | <p>FC530</p> <p>FC597</p> <p>FC536</p> |                         | <p>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;</p> <p>10. Submission, approval and implementation of a Foul Water Drainage Strategy demonstrating <u>that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site</u> <del>how additional foul flows will be accommodated within the foul sewerage network;</del></p> <p>11. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS);</p> <p>12. <u>Submission and approval of an impact assessment in relation to local recreational pressures on Wiveton Downs SSSI</u></p> <p><u>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.</u></p> |
| FCMM17         | 239           | NNDC                                   | Para. 18.0.6            | <p><b>Amend Para. 18.0.6 of the Local Plan to the following:</b></p> <p><b>18.0.6</b> <del>One</del> <u>Two</u> sites <del>is</del> <u>are</u> allocated for residential development which <del>is</del> <u>are</u> suitable to accommodate <u>a total of</u> approximately <del>30</del> <u>60</u> dwellings.</p>   |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|--------------------------|--|
| FCMM18         | 240           | NNDC             | Allocations in Blakeney  | <p>Add replacement 'Allocations in Blakeney' map to incorporate proposed allocation BLA01/B:</p>  <p>The map displays the town of Blakeney with various land use allocations. Two areas are highlighted in red, indicating Residential / Mixed Use Allocation: BLA01/B, located in the western part of the town near the coast, and BLA04/A, located in the southern part of the town. A blue area indicates an Employment Allocation. A dashed line represents the Settlement Boundary. The map also shows various landmarks such as the Recreation Ground, Whiteways, and Kettle Hill. A legend at the bottom right identifies the symbols used for the different types of allocations and the settlement boundary.</p> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification |
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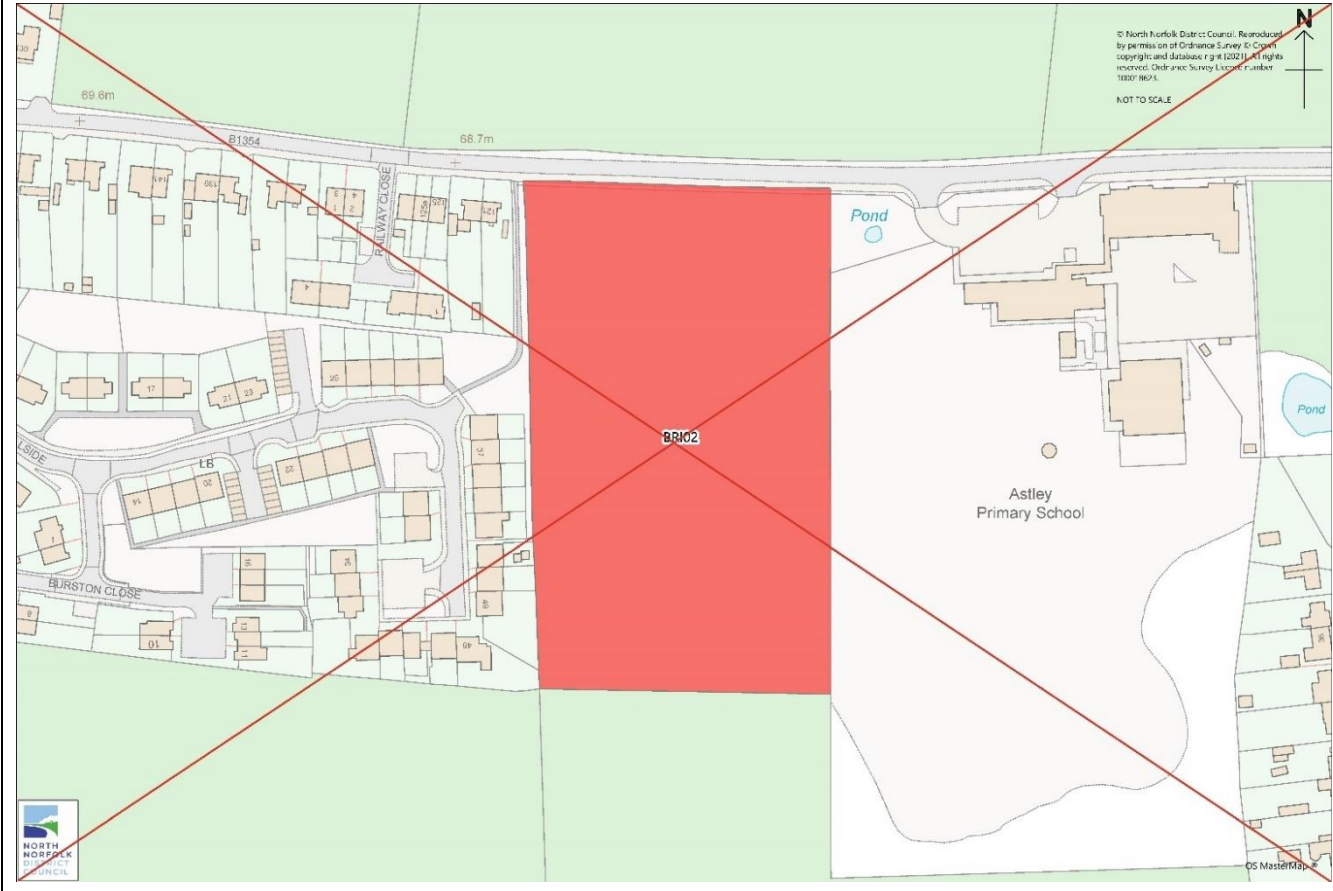
**Proposed Change 9 - Briston: Land West of Astley Primary School (BRI02/C)**

|        |     |      |      |
|--------|-----|------|------|
| FCMM19 | 247 | NNDC | 19.2 |
|--------|-----|------|------|

**Replace site allocation BRI02 and supporting text with extended site BRI02/C and updated supporting text:**

**19.2 Residential: Land West of Astley Primary School (BRI02)**

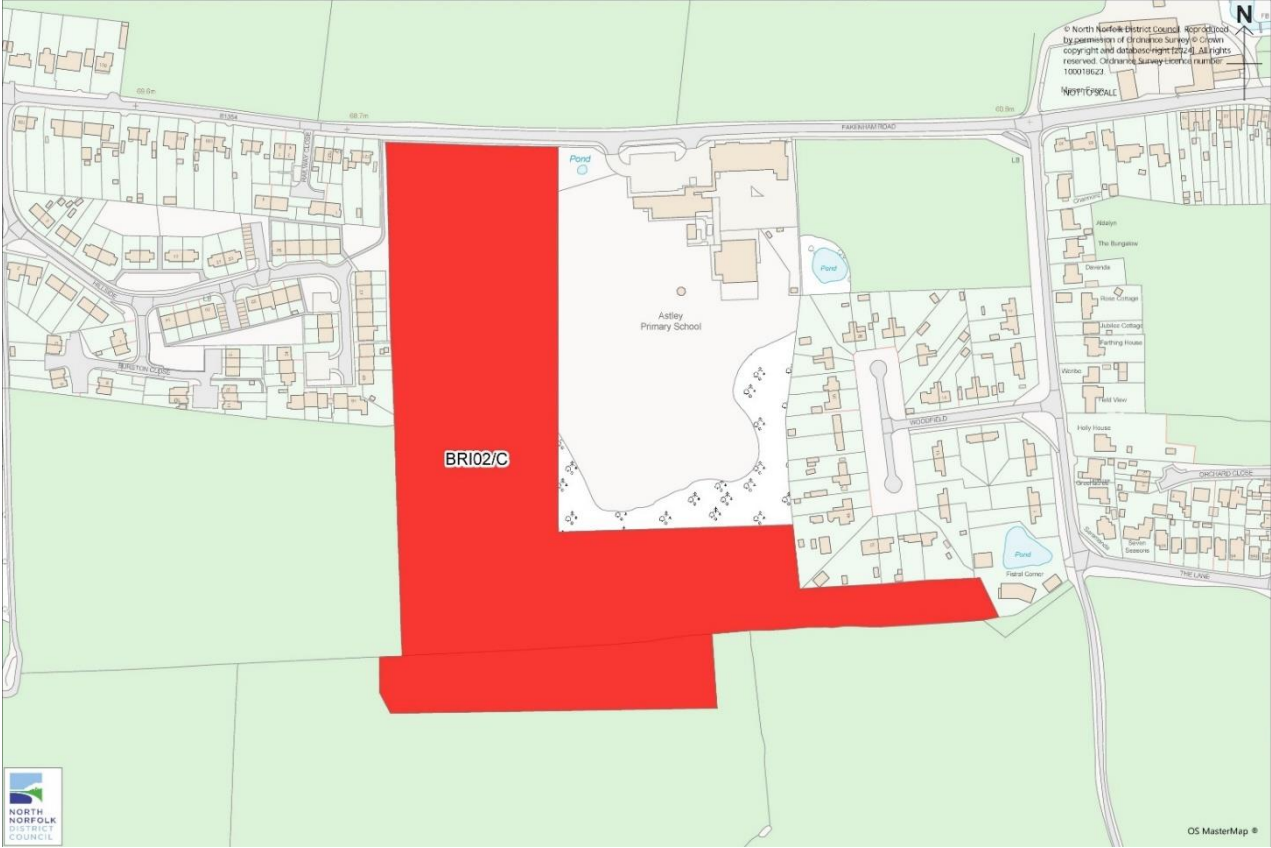
**The following site is allocated for residential development for approximately 40 dwellings, public open space, school parking and associated supporting on and off site infrastructure:**



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               |                  |                         | <p><b>Land West of Astley Primary School (BRI02)</b></p> <p><b>Description</b></p> <p><b>19.2.1</b>—The site comprises part of a large agricultural field located to the west of Astley Primary School. It 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.</p> <p><b>19.2.2</b>—It is likely that vehicular access to the site would be from Fakenham Road which borders the northern boundary. However, this road is a busy route and it is congested at times, particularly at school pick up and drop off times when parked vehicles in the road restrict through traffic. Therefore, alternative access arrangements via the adjacent estate roads (to the west) should be explored.</p> <p><b>Constraints</b></p> <p><b>19.2.3</b>—Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• Part of the site may be required for off road car parking (pick up and drop off) for the school.</li> <li>• Vehicular access to Fakenham Road should be restricted to a single access point and alternative access arrangements via the adjacent estate roads should be explored.</li> <li>• Pedestrian / cycleway connections across the site from the adjoining existing housing to the Primary School should be delivered.</li> <li>• Water main crosses the site and enhancement to the foul sewerage network capacity will be required.</li> </ul> <p><b>Deliverability</b></p> <p><b>19.2.4</b>—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.</p> <p><b>Policy BRI02</b></p> <p><b>Land West of Astley Primary School</b></p> <p>Land amounting to approximately 2 hectares, as defined on the Policies Map, is allocated for residential development for approximately 40 dwellings, public open space, school parking and associated supporting on and off-site infrastructure.</p> |

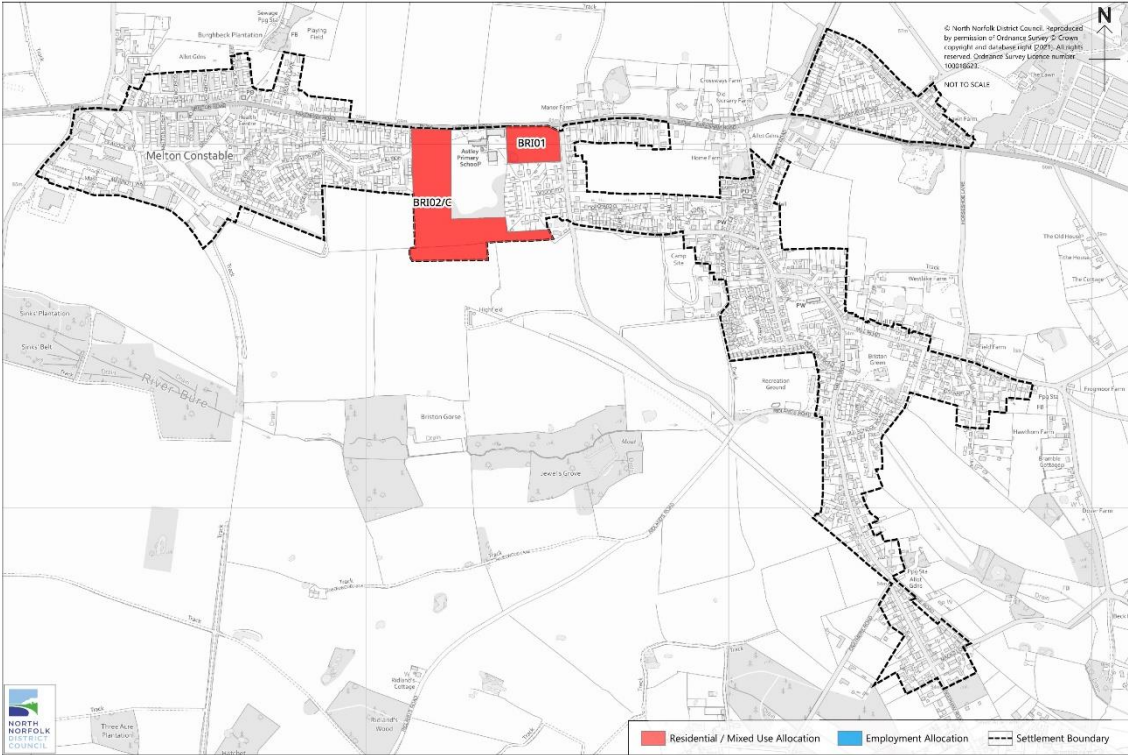


| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               |                  |                         | <p>Planning permission will be granted subject to compliance with the policies of this Plan and the following site specific requirements:</p> <ol style="list-style-type: none"> <li>1. Setting back of development from the road frontage along Fakenham Road;</li> <li>2. Provision of a convenient and safe vehicular access from either Fakenham Road or Hillside;</li> <li>3. Provision of a car parking area for the school (drop off and pick up);</li> <li>4. Development layout that does not prejudice the potential development/ redevelopment of land to the south and west including provision of a vehicular access point to the land to the south;</li> <li>5. Provision of landscaping, pedestrian and cycle access, and green wildlife links through the site;</li> <li>6. Submission, approval and implementation of a Foul Drainage Strategy including how additional foul flows will be accommodated within the foul sewerage network;</li> <li>7. On-site delivery of not less than 0.10 hectares of public open space on the site frontage with Fakenham Road;</li> <li>8. Provision of pedestrian and cycle access through the site to connect with the existing network;</li> <li>9. Retention and enhancement of existing hedgerows and landscaping to all the site boundaries particularly to the east and west; and,</li> <li>10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS).</li> </ol> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|--------------------------|--|
|                | 247           |                  | 19.2                     | <p><b>Insert replacement section and supporting text:</b></p> <p><b>19.2 Residential: Land West of Astley Primary School (BRI02/C)</b></p> <p>The following site is allocated for residential development of approximately 90 dwellings, public open space, school parking, and associated on and off-site infrastructure:</p>  |

| Related MM Ref | Page (Reg 19) | Source reference   | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|--|-------------------------|--|
|                |               | <p data-bbox="400 331 472 357">NNDC</p> <p data-bbox="400 1118 472 1144">FC528</p> |                         | <p data-bbox="754 268 887 293"><b>Description</b></p> <p data-bbox="754 331 2101 421"><b>19.2.1</b> This site is a combination of the existing allocation, BRI02 and an extended area to the south and south-east. The entire site is now referred to as, BRI02/C. The combined sites can deliver approximately 90 dwellings, public open space and associated on-site and off-site infrastructure.</p> <p data-bbox="754 464 2101 553"><b>19.2.2</b> This site is an extension of the existing allocation, BRI02. It comprises of additional agricultural to the south. It 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, and provides for an additional 50 dwellings</p> <p data-bbox="754 596 2007 622"><b>19.2.3</b> Vehicular access to the site would be from Fakenham Road which borders the northern boundary of the site.</p> <p data-bbox="754 665 887 691"><b>Constraints</b></p> <p data-bbox="754 727 1420 753"><b>19.2.4</b> Development proposals will have to take into account:</p> <ul data-bbox="801 796 2107 987" style="list-style-type: none"> <li>• Provision of a car parking (pick up and drop off) facility for the school in association with BRI02. Vehicular access will be through the existing allocation, BRI02.</li> <li>• Pedestrian / cycleway connections across the site from the adjoining existing housing to the Primary School should be delivered.</li> <li>• Water main crosses the site and enhancement to the foul sewerage network capacity will be required.</li> <li>• Potential impacts on heritage assets to the east.</li> </ul> <p data-bbox="754 1031 909 1056"><b>Deliverability</b></p> <p data-bbox="754 1093 2101 1214"><b>19.2.5</b> 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. <u>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</u></p> |
|                | 248           |  | 19.2                    | <p data-bbox="754 1283 1016 1308"><b>Insert new draft policy:</b></p> <p data-bbox="754 1345 1240 1402"><b>Policy BRI02/C<br/>Land West of Astley Primary School, Briston</b></p>  |

| Related MM Ref | Page (Reg 19) | Source reference                     | Policy/Para/Map/Section   | Proposed Main Modification  |
|----------------|---------------|--------------------------------------|---------------------------|---|
|                |               | <p>NNDC</p> <p>FC528</p> <p>NNDC</p> |                           | <p>Land amounting to approximately <del>9.45</del><b>65</b> 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.</p> <p>Planning permission will be granted subject to compliance with the policies of this Plan and the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>1. Setting back of development from the road frontage along Fakenham Road unless an alternative design approach is identified as more practical and feasible;</li> <li>2. Provision of a convenient and safe vehicular access from Fakenham Road and/or Hillside;</li> <li>3. Provision of a car parking area for the school (drop-off and pick-up);</li> <li>4. Development layout that does not prejudice the potential development/ redevelopment of land to the west including provision of a vehicular access point;</li> <li>5. Provision of landscaping, green wildlife links throughout the site, and pedestrian/cycle access to the existing network;</li> <li>6. Submission, approval and implementation of a Foul Drainage Strategy <b><u>demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site</u></b> including how additional foul flows will be accommodated within the foul sewerage network;</li> <li>7. Delivery of multi-functional open space together with measures for its on-going maintenance;</li> <li>8. Retention and enhancement of existing hedgerows and landscaping along the southern boundary to mitigate the impact of wider views from the south and west.</li> <li><del>9. Development should conserve, or where appropriate, enhance the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including Manor Farmhouse Grade II listed building</del></li> <li><del>10.9</del> Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS)</li> </ol> <p><b><u>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.</u></b></p> |
| FCMM20         | 243           | NNDC                                 | Section 19 & Para. 19.0.6 | <p>Amend section 19 heading and para 19.0.6 of the Local Plan to the following:</p> <p>The combined settlements of Briston and Melton Constable are identified as a Large Growth Village in the proposed Settlement Hierarchy. This means they have been identified as one of four villages, the others being Blakeney, Ludham and Mundesley, where a limited scale of growth is proposed. The Plan allocates two development sites which would be suitable for approximately <del>65</del><b>115</b> dwellings.</p>  |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section                  | Proposed Main Modification  |
|----------------|---------------|------------------|---|---|
|                |               |                  |   | <p>19.0.6 Two sites are allocated for residential development, one of which is carried forward from the currently adopted Development Plan. Both are located in Briston parish and are collectively suitable to accommodate approximately <b>65</b> <b>115</b> dwellings. They are located on either side of the primary school and are close to village services and bus routes.</p> |
| FCMM21         | 244           | NNDC             | Allocations in Briston & Melton Constable | <p>Add replacement 'Allocations in Briston &amp; Melton Constable' map to incorporate proposed allocation BRI02/C:</p>   |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification |
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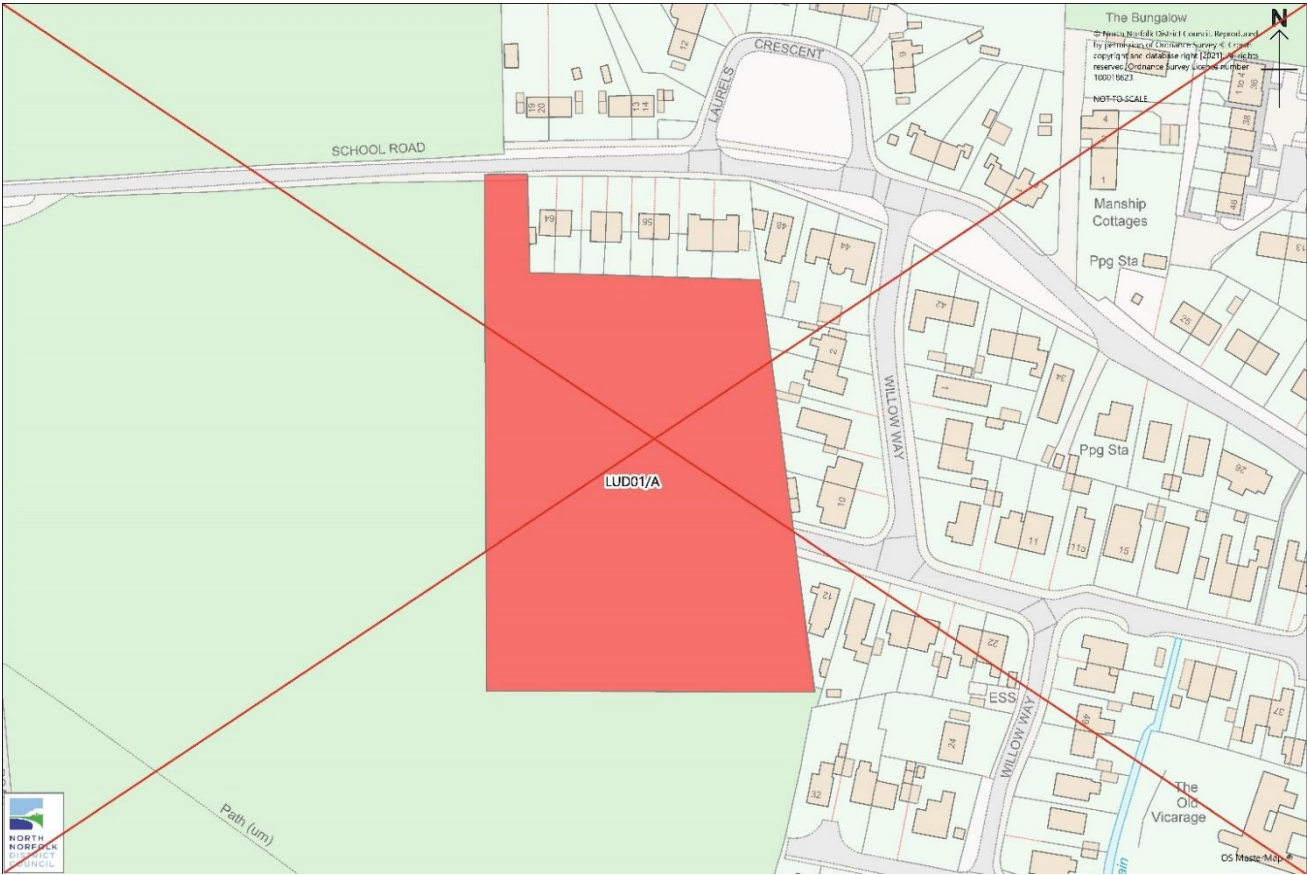
**Proposed Change 10 - Ludham: Land South of School Road (LUD01/C)**

|        |     |      |      |
|--------|-----|------|------|
| FCMM22 | 252 | NNDC | 20.1 |
|--------|-----|------|------|

**Replace site allocation LUD01/A and supporting text with extended site LUD01/C and updated supporting text.**

**20.1 – Residential: Land South Of School Road (LUD01/A)**

**The following site is allocated for residential development of approximately 20 dwellings inclusive of open space and associated on and off site infrastructure:**

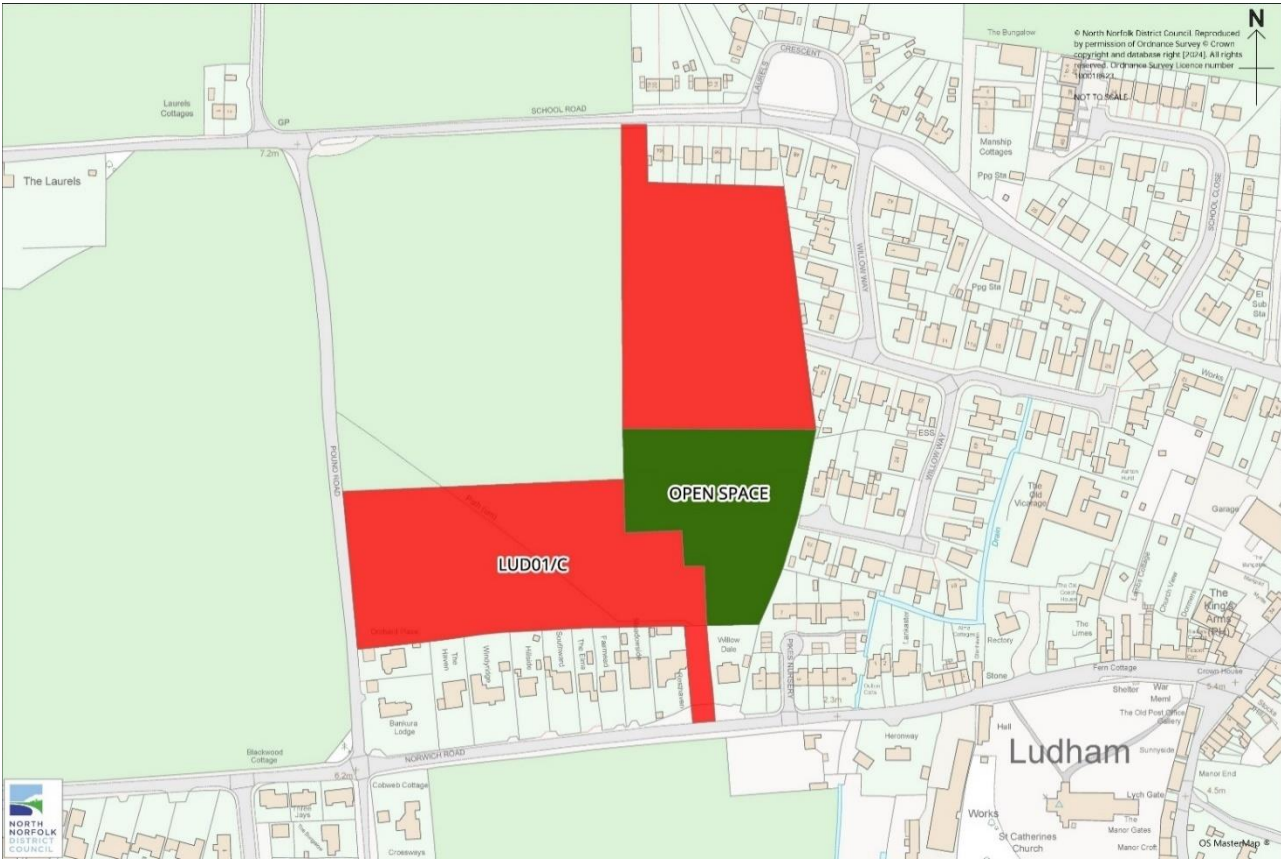


The map displays a residential area with a large red polygon labeled 'LUD01/A' in the center. A large red 'X' is drawn over the entire map area. Labels on the map include 'SCHOOL ROAD', 'LAURELS CRESCENT', 'WILLOW WAY', 'The Bungalow', 'Manship Cottages', 'Ppg Sta', 'The Old Vicarage', and 'Path (um)'. A north arrow is located in the top right corner. A small logo for 'NORTH NORFOLK DISTRICT COUNCIL' is in the bottom left corner.

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
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|                |               |                  |                         | <p><b>Land South Of School Road (LUD01/A)</b></p> <p><b>Description</b></p> <p><b>20.1.1</b>— This site was allocated for residential development in the previously adopted Local Plan but has not since been developed, therefore the site has been brought forward into the new Plan period as a new allocation. The site currently comprises of a flat agricultural field with no landscape features. It lies adjacent to established residential development to the north and east. Convenient pedestrian links are available to the primary school, recreation ground and general store.</p> <p><b>20.1.2</b>— A site of this size would typically be suitable for between 30–40 dwellings but the proposed number has been reduced to reflect the fact that part of the site is in a flood risk area and there is a need for a lower density of development with comprehensive landscaping to reflect the sites prominent edge of settlement location.</p> <p><b>Constraints</b></p> <p><b>20.1.3</b>— Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>•— A small part of the site is in Flood Zone 2, the layout of the site should 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 &amp; 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.</li> <li>•— Anglian Water advise 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.</li> <li>•— There are no surface water sewers in the vicinity of the site.</li> </ul> <p><b>Deliverability</b></p> <p><b>20.1.4</b>— 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.</p> <p><b>Policy LUD01/A</b></p> <p><b>Land South of School Road</b></p> |

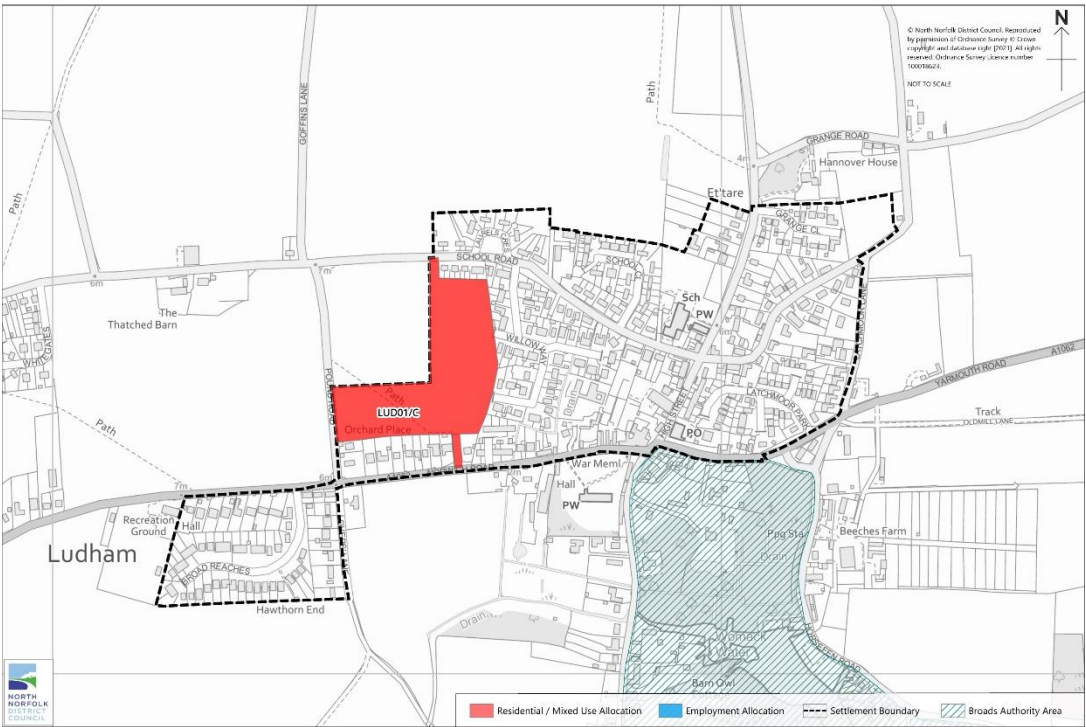
| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               |                  |                         | <p>Land amounting to approximately 1.25 hectares, as defined on the Policies Map, is allocated for residential development of approximately 20 dwellings inclusive of open space and associated on and off-site infrastructure.</p> <p>Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site specific requirements:</p> <ol style="list-style-type: none"> <li>1. Provision of a highway access via Willow Way;</li> <li>2. Provision of pedestrian footway to connect with the school bus service stop on School Road;</li> <li>3. The footway between Grange Close and Ludham Primary School should be improved and widened to 2.0m, to include an adequate crossing point to enable safe crossing of Catfield Road;</li> <li>4. Retention and safeguarding of trees along the western boundary that are covered by a group Tree Preservation Order;</li> <li>5. Delivery of a high quality landscaping scheme particularly along the western boundary;</li> <li>6. Development should have careful attention to form and site layout in order to allow for views from School Road to the Grade 1 Listed church;</li> <li>7. Submission, approval and implementation a foul drainage strategy setting out how additional foul flows will be accommodated within the foul sewerage network and it is demonstrated that there is adequate capacity in the water recycling centre;</li> <li>8. Provision of required off-site water mains reinforcement;</li> <li>9. Provision of adequate information in order to undertake a project Level Habitat Regulation Assessment, HRA, addressing issues relating to sewerage infrastructure;</li> <li>10. Delivery of not less than 0.05ha of public open space;</li> <li>11. Provision of a satisfactory Flood Risk Assessment and completion of any necessary flood mitigation measures; and,</li> <li>12. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS).</li> </ol> |



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
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|                | 252           | NNDC             | 20.1                    | <p><b>Insert replacement section and supporting text:</b></p> <p><b>20.1 Residential: Land South of School Road (LUD01/A)</b></p> <p>The following site is allocated for residential development of approximately 60 dwellings, public open space, and associated on and off-site infrastructure:</p>  <p><b>Description</b></p> <p><b>20.1.1</b> This site is a combination of the existing allocation, LUD01/A and an extended area to the south and south-west. The entire site is now referred to as, LUD01/C. The combined sites can deliver approximately 60 dwellings, public open space and associated on-site and off-site infrastructure.</p> |

| Related MM Ref | Page (Reg 19) | Source reference   | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|--|-------------------------|---|
|                |               | <p data-bbox="398 1157 472 1182">FC529</p> <p data-bbox="398 1254 472 1279">FC512</p> <p data-bbox="398 1351 472 1377">FC529</p> |                         | <p data-bbox="757 304 2074 395"><b>20.1.2</b> <del>The extension to this site compromises</del> <b>comprises</b> 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.</p> <p data-bbox="757 435 2107 491"><b>20.1.3</b> A development which accommodates a comprehensive landscaping scheme that reflects the site’s prominent edge of settlement location can be suitable in this location.</p> <p data-bbox="757 531 887 557"><b>Constraints</b></p> <p data-bbox="757 596 1420 622"><b>20.1.4</b> Development proposals will have to take into account:</p> <ul data-bbox="801 662 2101 1286" style="list-style-type: none"> <li data-bbox="801 662 2101 855">• 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 &amp; 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.</li> <li data-bbox="801 863 2101 1118">• 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 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</li> <li data-bbox="801 1126 1267 1152">• Wider views of St. Catherine’s Church.</li> <li data-bbox="801 1160 2051 1251">• <u>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.</u></li> <li data-bbox="801 1259 2067 1286">• <u>A former and disused public ROW, FP3 runs through the site from Norwich Road and connects to Pound Lane.</u></li> </ul> <p data-bbox="757 1326 909 1351"><b>Deliverability</b></p> <p data-bbox="757 1359 2101 1481"><b>20.1.5</b> 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. <u>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</u></p> |

| Related MM Ref | Page (Reg 19) | Source reference                       | Policy/Para/ Map/Section | Proposed Main Modification   |
|----------------|---------------|--|--------------------------|--|
|                | 253           | <p>FC529</p> <p>FC529</p> <p>FC512</p> | 20.1                     | <p><b>Insert new draft policy:</b></p> <p><b>Policy LUD01/C</b><br/><b>Land South of School Road</b></p> <p>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.</p> <p>Planning permission will be granted subject to compliance with the relevant policies within this Plan and the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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;</li> <li>3. Delivery of a high quality landscaping scheme particularly along the western and northern boundary;</li> <li>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;</li> <li>5. Delivery of multi-functional open space together with measures for its on-going maintenance;</li> <li>6. Submission, approval and implementation a foul drainage strategy <u>demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site</u><del>setting out how additional foul flows will be accommodated within the foul sewerage network and it is demonstrated that there is adequate capacity in the water recycling centre;</del></li> <li>7. Provision of required off-site water mains reinforcement;</li> <li>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;</li> <li>9. Provision of a satisfactory Flood Risk Assessment and completion of any necessary flood mitigation measures; and,</li> <li>10. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS);</li> <li><b>11. <u>Submission of details to demonstrate the safeguarding of suitable access for the maintenance of water supply infrastructure;</u></b></li> <li><b>12. <u>Consider the enhancement and alignment of the public Right of Way, FP3 through the site.</u></b></li> </ol> |
| FCMM23         | 249           | NNDC                                   | Section 20 inc           | Amend section 20 heading, para 20.0.4 and Para 20.0.6 of the Local Plan to the following:  |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section     | Proposed Main Modification   |
|----------------|---------------|------------------|-----------------------------|--|
|                |               |                  | Para 20.0.4<br>Para. 20.0.6 | <p><b>Ludham is identified as a Large Growth Village in the proposed Settlement Hierarchy. This means it has been identified as one of four villages, the others being Blakeney, Briston and Mundesley, where a limited scale of growth is proposed. The Plan allocates <del>two</del> <u>One</u> development sites which would be suitable for around <del>35-60</del> <u>35-60</u> dwellings.</b></p> <p>20.0.4 The land allocations <del>has</del> <u>have</u> been developed in conjunction with advice and information from infrastructure providers and statutory consultees. <del>Each</del> <u>The</u> site will need to provide the supporting infrastructure <del>which</del> <u>is</u> necessary to make the proposal acceptable in land use terms. Where site specific requirements have been identified in preparing this Plan they are listed in <del>each of the site allocation</del> <u>policy</u> <del>policies</del>.</p> <p>20.0.6 <del>Two</del> <u>One</u> sites <del>has</del> <u>have</u> been allocated in Ludham, to accommodate approximately <del>35-60</del> <u>35-60</u> dwellings. <del>Both</del> <u>The</u> sites <del>is</del> <u>are</u> identified <del>as being re-</del> <u>as being re-</u> well located to existing local infrastructure and services within the settlement.</p> |
| FCMM24         | 251           | NNDC             | Allocations in Ludham       | <p>Add replacement 'Allocations in Ludham' map to incorporate proposed allocation LUD01/C:</p>    |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification |
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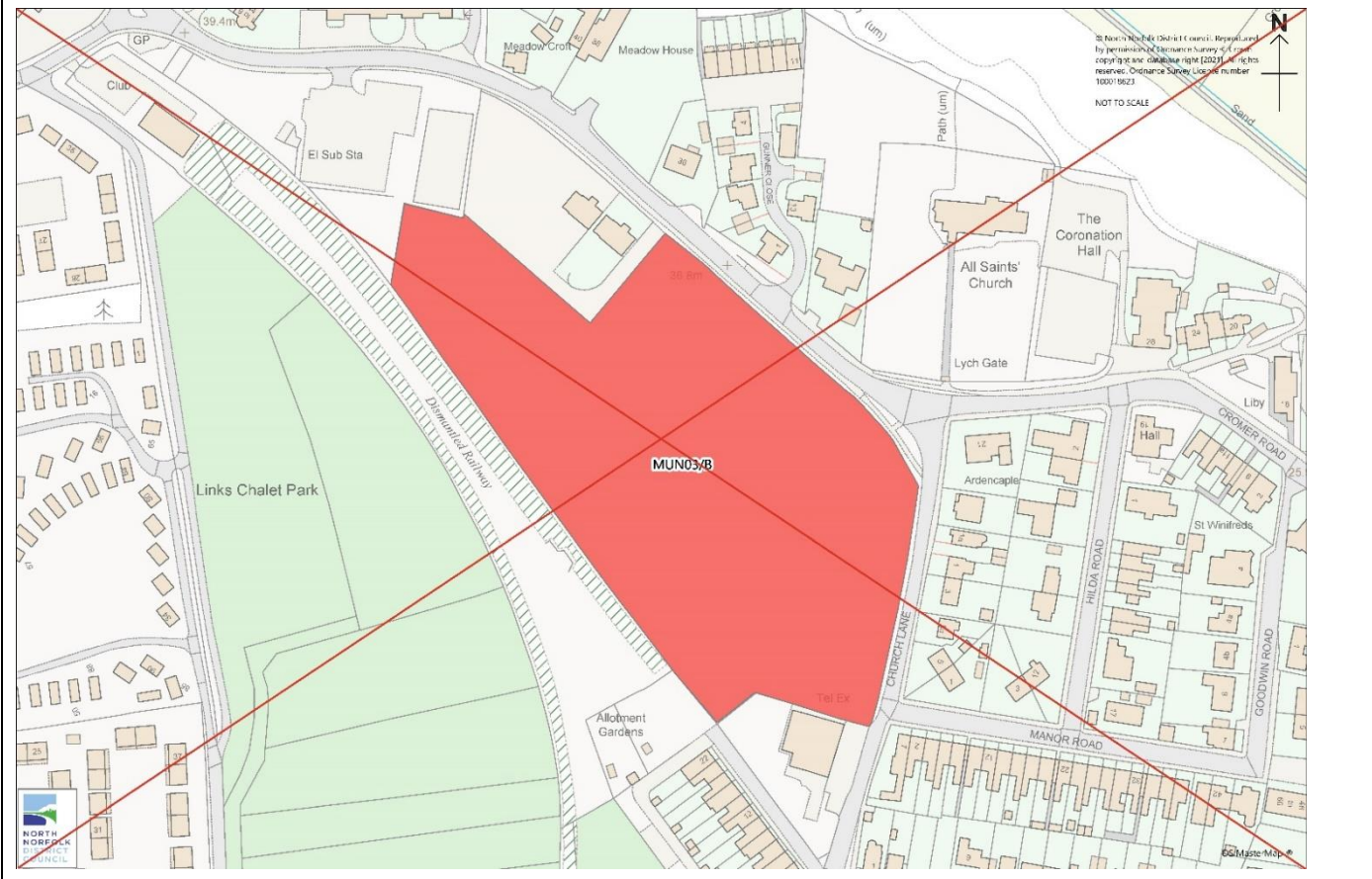
**Proposed Change 11 – Mundesley: Land off Cromer Road & Church Lane (MUN03/A)**

|        |     |      |      |
|--------|-----|------|------|
| FCMM25 | 259 | NNDC | 21.1 |
|--------|-----|------|------|

**Replace site allocation MUN03/B and supporting text with extended site MUN03/A and updated supporting text:**


**~~21.1 Residential: Land off Cromer Road & Church Lane (MUN03/B)~~**

**The following site is allocated for residential development of approximately 30 dwellings inclusive of open space and associated on and off site infrastructure:**



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               |                  |                         | <p><b>Land off Cromer Road &amp; Church Lane (MUN03/B)</b></p> <p><b>Description</b></p> <p><b>21.1.1</b>—The site is located just outside the residential area of Mundesley with the former railway embankment abutting the western boundary. The site is an elevated pasture field in a prominent part of the village. The openness of the site should be carefully considered and development in a way that does not negatively harm the surrounding landscape is required.</p> <p><b>21.1.2</b>—The site is well located to the existing infrastructure and services in the historic village centre (Station Road and the High Street) and additional services along Beach Road.</p> <p><b>21.1.3</b>—The openness 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 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. Open space on the site should be located towards the eastern end to help protect the amenities of adjacent residents and minimise the impact on the setting of the Listed Church.</p> <p><b>Constraints</b></p> <p><b>21.1.4</b>—Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>•—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.</li> </ul> <p><b>Deliverability</b></p> <p><b>21.1.5</b>—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.</p> <p><b>Policy MUN03/B</b></p> <p><b>Land off Cromer Road &amp; Church Lane</b></p> <p>Land amounting to approximately 2.2 hectares, as defined on the Policies Map, is allocated for residential development of approximately 30 dwellings inclusive of open space and associated on and off-site infrastructure.</p> |

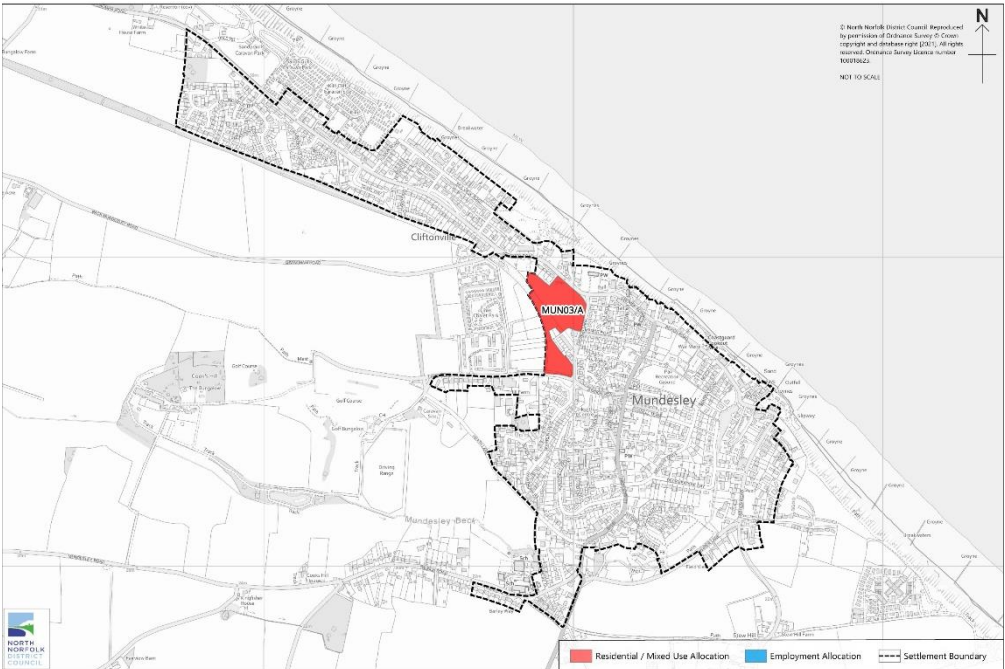
| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |
|----------------|---------------|------------------|-------------------------|---|
|                |               |                  |                         | <p>Planning permission will be granted subject to compliance with the relevant policies of this Plan and the following site specific requirements:</p> <ol style="list-style-type: none"> <li>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, massing, materials, vernacular style and design to conserve, and where appropriate enhance the Mundesley Conservation Area and grade II listed All Saints Church;</li> <li>2. Careful attention to layout and building design to ensure no unacceptable overlooking or overshadowing of properties on Church Lane;</li> <li>3. Delivery of a highway access from Cromer Road;</li> <li>4. Off site provision for a new pedestrian and cycle route that uses the former railway embankment to connect Cromer Road and Church Lane, and a new pedestrian and cycle route which provides a continuous footway on Church Lane/All Saints Way to Links Road with appropriate crossing points and access into the site;</li> <li>5. On site delivery of not less than 0.08ha of public open space;</li> <li>6. Submission, approval and implementation of effective Surface Water Management plan, ensuring that there is no increase of surface water run-off from the site;</li> <li>7. Enhancements to the sewage network capacity ahead of occupation of dwellings to prevent detriment to the environment and comply with Water Framework Directive obligations; and,</li> <li>8. Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance &amp; Mitigation Strategy (GIRAMS).</li> </ol> |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification  |
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|                | 259           | NND              | 21.1                     | <p><b>Insert replacement section and supporting text:</b></p> <p><b>21.1 Residential: Land off Cromer Road &amp; Church Lane (MUN03/A)</b></p> <p>The following site is allocated for residential development of approximately 45 dwellings, public open space, and associated on and off-site infrastructure:</p>  <p><b>Description</b><br/> <b>21.1.1</b> The site is a combination of the existing allocation, MUN03/B and an extended area to the south. The entire site is now</p> |



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification   |
|----------------|---------------|------------------|-------------------------|--|
|                |               | FC530            |                         | <p>referred to as, MUN03/A. The combined sites can deliver approximately 45 dwellings, public open space and associated on-site and off-site infrastructure.</p> <p><b>21.1.2</b> 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.</p> <p><b>21.1.3</b> 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.</p> <p><b>21.1.4</b> 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.</p> <p><b>21.1.5</b> The former railway embankment and associated trees and scrub in the middle of the site would provide open space.</p> <p><b>Constraints</b></p> <p><b>21.1.6</b> Development proposals will have to take into account:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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 is of a higher elevation.</li> </ul> <p><b>Deliverability</b></p> <p><b>21.1.7</b> 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. <u>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.</u></p> |



| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section  | Proposed Main Modification   |
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|                |               |                  |                          | <p>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.</p> <p><b><u>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.</u></b></p> |
| FCMM26         | 257           | NNDC             | Section 21 & Para 21.0.6 | <p>Amend section 21 heading, and para 21.0.6 of the Local Plan to the following:</p> <p><b>Mundesley is identified as a Large Growth Village in the Settlement Hierarchy and the strategy suggests that the village accommodates low growth over the Plan period. The proposed land allocation seeks to deliver approximately <del>30</del> <b>45</b> dwellings.</b></p> <p><b>21.0.6</b> One site has been allocated which is suitable to accommodate approximately <del>30</del> <b>45</b> dwellings.</p>  |
| FCMM27         | 258           | NNDC             | Allocations in Mundesley | <p>Add replacement ‘Allocations in Mundesley’ map to incorporate proposed allocation MUN03/A:</p>   |

| Related MM Ref                                | Page (Reg 19)  | Source reference | Policy/Para/ Map/Section | Proposed Main Modification   |                     |  |            |                         |        |                         |
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| <b>Spatial Strategy Small Growth Villages</b> |  |                  |                          |  |                     |  |            |                         |        |                         |
| <b>Proposed Change 12</b>                     |  |                  |                          |  |                     |  |            |                         |        |                         |
| FCMM28  | 64-65  | <b>FC133</b>     | Policy SS 1              | <p><b>Amend section 1 of Policy SS1 Spatial Strategy to include the following additional Small Growth Villages:</b></p> <p>Beeston Regis, Erpingham, Felmingham, Great Ryburgh, Itteringham, Langham, <u>Neatishead</u>, Northrepps, Stibbard, Tunstead, and Worstead.</p>   |                     |  |            |                         |        |                         |
| FCMM29  | 64-65  | NNDC             | Policy SS 1              | <p><b>Amend section 3 of Policy SS1 Spatial Strategy as follows:</b></p> <p>3b The number of dwellings combined with those already approved since the date of adoption does not increase the number of dwellings in the defined settlement by usually more than <del>69</del><u>69</u>% as outlined in Table 2 'Small Growth Villages Housing Apportionment'<sup>(1)</sup>; and,</p> <p><sup>(1)</sup> <del>6-9</del><u>6-9</u>% allowance excludes dwellings built under Policy SS 3 'Community-Led Development'.....(continued)</p>  |                     |  |            |                         |        |                         |
| <b>Proposed Change 13</b>                     |  |                  |                          |  |                     |  |            |                         |        |                         |
| FCMM30  | 62   | NNDC             | Paras. 4.1.9 & 4.1.10    | <p><b>Amend the first sentences in both paragraphs 4.1.9 and 4.1.10 as follows:</b></p> <p>4.1.9 The approach provides for approximately <del>69</del><u>69</u>% growth in any identified <b>Small Growth Village</b> from the date of adoption of the Plan delivered via a process of <del>infill developments within a defined settlement boundary and</del> developments adjacent to the boundary which meet the specified policy criteria.....</p> <p>4.1.10 The <del>6-9</del><u>6-9</u>% housing allowance does not include any development that is brought forward through <b>Policy SS 3 'Community-Led Development', Policy HOU 3 'Affordable Homes in the Countryside (Rural Exceptions Housing)', or <u>infill developments</u></b>, conversions and dwelling subdivisions within the defined settlement <u>boundaries</u>...</p> |                     |  |            |                         |        |                         |
| FCMM31  | 63   | NNDC             | Table 2                  | <p><b>Amend Table 2 as follows:</b></p> <table border="1"> <thead> <tr> <th>Settlement (Parish)</th> <th>Indicative Housing Allowance (Indicative, <del>31 March 2021</del>)</th> </tr> </thead> <tbody> <tr> <td>Aldborough</td> <td><del>15</del> <u>22</u></td> </tr> <tr> <td>Bacton</td> <td><del>31</del> <u>45</u></td> </tr> </tbody> </table>   | Settlement (Parish) | Indicative Housing Allowance (Indicative, <del>31 March 2021</del> ) | Aldborough | <del>15</del> <u>22</u> | Bacton | <del>31</del> <u>45</u> |
| Settlement (Parish)                           | Indicative Housing Allowance (Indicative, <del>31 March 2021</del> ) |                  |                          |  |                     |  |            |                         |        |                         |
| Aldborough                                    | <del>15</del> <u>22</u>  |                  |                          |  |                     |  |            |                         |        |                         |
| Bacton  | <del>31</del> <u>45</u>  |                  |                          |  |                     |  |            |                         |        |                         |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/Map/Section | Proposed Main Modification     |                                       |
|----------------|---------------|------------------|-------------------------|--------------------------------|---------------------------------------|
|                |               |                  |                         | Badersfield (Scottow)          | <del>37</del> <u>35<sup>(1)</sup></u> |
|                |               |                  |                         | Beeston Regis                  | <u>43</u>                             |
|                |               |                  |                         | Binham                         | <del>8</del> <u>11</u>                |
|                |               |                  |                         | Catfield                       | <del>27</del> <u>39</u>               |
|                |               |                  |                         | Corpusty & Saxthorpe           | <del>19</del> <u>29</u>               |
|                |               |                  |                         | East & West Runton             | <del>43</del> <u>64<sup>(2)</sup></u> |
|                |               |                  |                         | Erpingham                      | <u>29</u>                             |
|                |               |                  |                         | Felmingham                     | <u>23</u>                             |
|                |               |                  |                         | Great Ryburgh                  | <u>26</u>                             |
|                |               |                  |                         | Happisburgh                    | <del>24</del> <u>36</u>               |
|                |               |                  |                         | High Kelling                   | <del>17</del> <u>20</u>               |
|                |               |                  |                         | Horning <sup>(3)</sup>         | <del>29</del> <u>0</u>                |
|                |               |                  |                         | Itteringham                    | <u>5</u>                              |
|                |               |                  |                         | Langham                        | <u>15</u>                             |
|                |               |                  |                         | Little Snoring                 | <del>16</del> <u>24</u>               |
|                |               |                  |                         | Little Walsingham (Walsingham) | <del>21</del> <u>31</u>               |
|                |               |                  |                         | <u>Neatishead</u>              | <u>21</u>                             |
|                |               |                  |                         | Northrepps                     | <u>43</u>                             |
|                |               |                  |                         | Overstrand                     | <del>25</del> <u>38</u>               |

FC133

| Related MM Ref                                  | Page (Reg 19)           | Source reference | Policy/Para/Map/Section | Proposed Main Modification  |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
|---|-------------------------|------------------|-------------------------|---|-------------------------------|---|----------|--------------|------------|-------------------------|----------------------------|---|------------|-------------------------|----------|-----------|--------|-------------------------|--------|--------------|----------|-----------|------------------------|---|-----------|-------------------------|----------|-----------|---|-----------------------|
|   |                         |                  |                         | <table border="1"> <tr> <td>Potter Heigham<sup>(3)</sup></td> <td>0</td> </tr> <tr> <td>Roughton</td> <td>24 <u>37</u></td> </tr> <tr> <td>Sculthorpe</td> <td><del>20</del> <u>28</u></td> </tr> <tr> <td>Sea Palling<sup>(3)</sup></td> <td>0</td> </tr> <tr> <td>Southrepps</td> <td><del>21</del> <u>34</u></td> </tr> <tr> <td>Stibbard</td> <td><u>13</u></td> </tr> <tr> <td>Sutton</td> <td><del>30</del> <u>46</u></td> </tr> <tr> <td>Trunch</td> <td>24 <u>37</u></td> </tr> <tr> <td>Tunstead</td> <td><u>42</u></td> </tr> <tr> <td>Walcott<sup>(3)</sup></td> <td>0</td> </tr> <tr> <td>Weybourne</td> <td><del>21</del> <u>20</u></td> </tr> <tr> <td>Worstead</td> <td><u>38</u></td> </tr> <tr> <td><b>Total Housing Delivery @ <del>6-9%</del></b></td> <td><b>452 <u>894</u></b></td> </tr> </table> | Potter Heigham <sup>(3)</sup> | 0 | Roughton | 24 <u>37</u> | Sculthorpe | <del>20</del> <u>28</u> | Sea Palling <sup>(3)</sup> | 0 | Southrepps | <del>21</del> <u>34</u> | Stibbard | <u>13</u> | Sutton | <del>30</del> <u>46</u> | Trunch | 24 <u>37</u> | Tunstead | <u>42</u> | Walcott <sup>(3)</sup> | 0 | Weybourne | <del>21</del> <u>20</u> | Worstead | <u>38</u> | <b>Total Housing Delivery @ <del>6-9%</del></b> | <b>452 <u>894</u></b> |
| Potter Heigham <sup>(3)</sup>                   | 0                       |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Roughton  | 24 <u>37</u>            |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Sculthorpe                                      | <del>20</del> <u>28</u> |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Sea Palling <sup>(3)</sup>                      | 0                       |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Southrepps                                      | <del>21</del> <u>34</u> |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Stibbard  | <u>13</u>               |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Sutton  | <del>30</del> <u>46</u> |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Trunch  | 24 <u>37</u>            |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Tunstead  | <u>42</u>               |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Walcott <sup>(3)</sup>                          | 0                       |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Weybourne                                       | <del>21</del> <u>20</u> |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| Worstead  | <u>38</u>               |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
| <b>Total Housing Delivery @ <del>6-9%</del></b> | <b>452 <u>894</u></b>   |                  |                         |   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |
|   |                         |                  |                         | <p style="text-align: center;">Table 2 Small Growth Villages Housing Apportionment</p> <p><b>Amend Table 2 Footnote 1 as follows:</b></p> <p>1. Indicative allowance allocated through adopted Neighbourhood Plan <b>Badersfield indicative housing allowance of <del>3%</del> <u>4.5%</u></b></p> <p><b>Delete Footnote 3 (as previously proposed for modification):</b></p> <p><del>3. Development should take account of the Joint Position Statement on Development in the Horning Water Recycling Centre Catchment and subsequent future revisions</del></p>   |                               |   |          |              |            |                         |                            |   |            |                         |          |           |        |                         |        |              |          |           |                        |   |           |                         |          |           |   |                       |

| Related MM Ref | Page (Reg 19) | Source reference | Policy/Para/ Map/Section | Proposed Main Modification   |
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|                |               |                  |                          | <p><b>Change Footnote 4 (as previously proposed for modification) to Footnote 3, as detailed below:</b></p> <p>3. Indicates that although the settlement has the service and facilities to be considered <del>an infill village</del> <b>a Small Growth Village</b>, the settlement is environmentally constrained, and no growth is relied upon. Settlement referred to as a 'Constrained Small Growth Village'.</p>  |
| FCMM32         | 285-286       | NNDC             | Appendix 4               | <p><b>Amend text to paragraphs 28.0.2 and 28.0.3 of Appendix 4 as follows:</b></p> <p><b>Appendix 4: Growth Levels in Small Growth Villages</b></p> <p>28.0.2 The Policy allows for each village to grow by in the region of <del>6-9%</del> in dwelling numbers from the date of adoption of the Plan. The <del>6-9%</del> 'allowance' is specified in Table 2 'Small Growth Villages Housing Apportionment'. <del>The allowance is measured from the number of dwellings present within the defined settlement boundary as of 2021. The allowance relates to each individual settlement and once reached no further permissions will be granted other than for the exempted types of development listed below.</del> <b><u>Monitoring will be based upon annual completion of dwellings in line with the policy exemptions.</u></b></p> <p><b>Exempted Development</b></p> <p>28.0.3 In order to establish the remaining level of growth which may be permitted <del>before</del> <b><u>in relation to</u></b> the <b><u>indicative</u></b> <del>6-9%</del> allowance is reached, calculations will take account of and exclude:</p> <ol style="list-style-type: none"> <li>I. Dwellings already completed upon adoption of the Plan;</li> <li>II. Dwellings with planning permission but yet to be built upon adoption of the Plan;</li> <li>III. Dwellings permitted that are bought forward through this Plan's Community-Led Development and Affordable Housing in the Countryside <del>policies</del> (Rural Exceptions Policy) <b><u>policies</u></b> SS3 &amp; HOU3, <b><u>infill developments</u></b>, building conversions, and dwelling subdivisions.</li> </ol> |

| Related MM Ref  | Page (Reg 19) | Source reference | Policy/Para/Map/Section     | Proposed Main Modification  |
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| <b>Housing Gypsy, Traveller &amp; Travelling Showpeople's accommodation</b> |               |                  |                             |   |
| <b>Proposed Change 14</b>   |               |                  |                             |   |
| FCMM33  | 144 - 146     | NNDC             | 7.5.1 - 7.5.7 & Policy HOU5 | <p><b>Replace section 7.5 with updated policy and supporting text as detailed below</b></p> <p><del>Delate submitted section</del></p> <p><del><b>The purpose of this policy</b> is to meet the needs for both permanently occupied and transit pitches for the gypsy and traveller communities.</del></p> <p><del>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.</del></p> <p><del>7.5.2 Government policy requires Local Authorities meet any identified accommodation needs for gypsies and travellers. It is recognised that the location of sites needs to meet the working and living patterns of Gypsies and Travellers and that this may include locations in the Countryside. However it is also important to ensure that locations allow for access to essential services, 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</del></p> <p><del>7.5.3 In 2017 as part of the Duty to Cooperate the Norfolk Authorities collectively prepared a <b>Gypsy, Traveller, and Caravan Needs Assessment</b><sup>1</sup>. For North Norfolk this concluded that future need for permanently occupied pitches is likely to be very small and mainly arises from the few Gypsy families already resident in the District. Transit pitches for seasonal visits to the District are available at Fakenham and Cromer and have proved to be sufficient to address these needs in the Plan period.</del></p> <p><del>7.5.4 In line with national policy the criteria based policy approach set out in <b>Policy HOU 5 "Gypsy, Traveller &amp; Travelling Showpeople's Accommodation"</b> provides the basis for decisions should such applications come forward. The approach is one that facilitates the traditional and nomadic life of travellers while respecting also the interests of the settled community and promotes the peaceful and integrated co-existence</del></p> |

<sup>1</sup> Norfolk Caravan and Houseboat Needs Assessment 2017, RRR Consultancy Ltd



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|                |               |                  |                          | <p>between the site and the local community whilst at the same time ensuring both the need to travel and undue pressure on local infrastructure is avoided and services can be accessed.</p> <p>7.5.5—The Planning Policy for Travellers Sites (PPTS, 2015) defines the travelling community as comprising Gypsies, Travellers and Travelling Showpersons. Gypsies and Travellers are defined in the PPTS as <i>‘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 dependents’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such’</i>. Travelling Showpersons are defined in the PPTS as <i>‘Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above’</i>.</p> <p>7.5.6—In determining whether persons are ‘Gypsies and Travellers’ for the purposes of this policy, consideration should be given to the following issues amongst other relevant matters:</p> <ul style="list-style-type: none"> <li>a. Whether they previously led a nomadic habit of life;</li> <li>b. The reasons for ceasing their nomadic habit of life;</li> <li>c. Whether there is an intention to living a nomadic habit of life in the future, and if so, how soon and in what circumstances</li> </ul> <p>7.5.7—In respect of those Gypsies and Travellers who do not lead a nomadic lifestyle, the Council will continue to assess and plan to meet their needs as part of its wider responsibilities to plan to meet the accommodation needs of its settled community</p> <p><b>Policy HOU5 Gypsy, Traveller &amp; Travelling Showpeople's Accommodation</b></p> <p>1. Development that meets the identified needs of Gypsies and Travellers and of Travelling Showpeople will be permitted provided that it is of an appropriate scale and nature and that it complies with all of the following criteria:</p> <ul style="list-style-type: none"> <li>a. The intended occupants meet the definition of Gypsies and Travellers*, or the description</li> </ul> |

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|----------------|---------------|------------------|--------------------------|--|
|                |               |                  |                          | <p><del>—of travelling showpeople**;</del></p> <p><del>b. Development minimises impact on the surrounding landscape;</del></p> <p><del>c. Safe vehicular access to the public highway can be provided and the development can be served by necessary utilities infrastructure;</del></p> <p><del>d. The movement of vehicles to and from the site will not result in any unacceptable impact on the capacity of the highway network;</del></p> <p><del>e. There is adequate space for parking, turning and servicing on site;</del></p> <p><del>f. The site is in a sustainable location on the outskirts of, or within a reasonable distance of, a settlement which offers local services and community facilities; and,</del></p> <p><del>g. Suitable landscaping, boundary enclosures and screening are provided to give privacy, minimise impact on the character and amenities of the surrounding area and neighbouring settled community</del></p> <p><del>h. Proposals should include any additional uses intended to be carried out from the site.</del></p> <p><del>2. Conditions will be used to control the nature and level of non-residential uses on the site.</del></p> <p><del>* 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</del></p> <p><del>** 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</del></p> <p><b>Replace with New section as below:</b></p> <p><b>7.5 Gypsy, Traveller &amp; Travelling Showpeople's Accommodation</b></p> <p><b>The purpose of this policy</b> is to meet, as a minimum, the needs for both permanently occupied and transit pitches for the gypsy and traveller communities.</p> <p><b>7.5.1</b> 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.</p> <p><b>7.5.2</b> Government policy, through the NPPF, 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</p> |

| Related MM Ref | Page (Reg 19)     | Source reference     | Policy/Para/Map/Section | Proposed Main Modification   |        |                   |                      |           |   |   |           |   |   |           |   |   |              |           |          |
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|                |                   |                      |                         | <p>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.</p> <p><b>7.5.3</b> In December 2023 the Court of Appeal judgment in the case of Smith v SSLUHC &amp; 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:</p> <p><i>‘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’ <b>educational or health needs or old age have ceased to travel temporarily or permanently</b>, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.’</i></p> <p><b>7.5.4</b> 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.</p> <p><b>7.5.5</b> The updated: Gypsy &amp; Traveller Accommodation Needs Assessment (2024)<sup>1</sup> 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.</p> <p><b>7.5.6</b> 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:</p> <table border="1" data-bbox="835 1235 1796 1393"> <thead> <tr> <th>Period</th> <th>Ethnic definition</th> <th>PPTS 2023 definition</th> </tr> </thead> <tbody> <tr> <td>2024-2029</td> <td>7</td> <td>5</td> </tr> <tr> <td>2029-2034</td> <td>2</td> <td>2</td> </tr> <tr> <td>2034-2040</td> <td>2</td> <td>2</td> </tr> <tr> <td><b>Total</b></td> <td><b>11</b></td> <td><b>9</b></td> </tr> </tbody> </table> <p>Source: North Norfolk Gypsy, Traveller &amp; Travelling Showpeople Accommodation Needs Assessment, September 2024</p> | Period | Ethnic definition | PPTS 2023 definition | 2024-2029 | 7 | 5 | 2029-2034 | 2 | 2 | 2034-2040 | 2 | 2 | <b>Total</b> | <b>11</b> | <b>9</b> |
| Period         | Ethnic definition | PPTS 2023 definition |                         |  |        |                   |                      |           |   |   |           |   |   |           |   |   |              |           |          |
| 2024-2029      | 7                 | 5                    |                         |  |        |                   |                      |           |   |   |           |   |   |           |   |   |              |           |          |
| 2029-2034      | 2                 | 2                    |                         |  |        |                   |                      |           |   |   |           |   |   |           |   |   |              |           |          |
| 2034-2040      | 2                 | 2                    |                         |  |        |                   |                      |           |   |   |           |   |   |           |   |   |              |           |          |
| <b>Total</b>   | <b>11</b>         | <b>9</b>             |                         |  |        |                   |                      |           |   |   |           |   |   |           |   |   |              |           |          |

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|                |               |                  |                         | <p><b>7.5.7</b> 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 the Local Plan provision and transient site use a wider corporate approach could be developed to provide additional overnight stoppage through negotiated stopping arrangements.</p> <p><b>7.5.8</b> 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.</p> <p><b>7.5.9</b> 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 the gypsy and travellers will ensure that at least a further 11 pitches can come forward between 2024 and 2040 but also 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 also 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 and undue pressure on local infrastructure is avoided and services such as health and education can be accessed.</p> <p><b>Policy HOU5<br/>Gypsy, Traveller &amp; Travelling Showpeople's Accommodation</b></p> <p>1. The accommodation needs of the Districts Gypsy and Traveller community will be met by the provision of a minimum of 11 permanent pitches. Permission will be given for new site provision and the expansion / intensification of existing provided that it is of an appropriate scale and nature and that it complies with all of the following criteria:</p> <ul style="list-style-type: none"> <li>a. The intended occupants meet the definition of Gypsies and Travellers, or the description of travelling showpeople;*</li> <li>b. Development minimises impact on the surrounding landscape;</li> <li>c. Safe vehicular access to the public highway can be provided and the development can be served by necessary utilities infrastructure;</li> <li>d. The movement of vehicles to and from the site will not result in any unacceptable impact on the capacity of the highway network;</li> <li>e. There is adequate space for parking, turning and servicing on site;</li> <li>f. The site is in a sustainable location on the outskirts of, or within a reasonable distance of, a settlement which offers local services and community facilities; and,</li> </ul> |

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|----------------|---------------|------------------|-------------------------|--|
|                |               |                  |                         | <p>g. Suitable landscaping, boundary enclosures and screening are provided to give privacy, minimise impact on the character and amenities of the surrounding area and neighbouring settled community</p> <p>h. Proposals should include any additional uses intended to be carried out from the site.</p> <p>2. Conditions will be used to control the nature and level of non- residential uses on the site.</p> <p>3. Proposals which result in the loss of existing authorised Gypsy and Traveller sites/yards and/ or pitches/plots will not be supported unless:</p> <p>a) it can be demonstrated that there is no longer a need for such accommodation on the relevant site or</p> <p>b) Replacement pitches or plots are provided within the district.</p> <p>*As defined for the purposes of Planning policy in the Planning Policy for Traveller Sites (updated) PPTS,2023 or subsequent updates</p> |