North Norfolk Local Plan 2024-2040

NORTH NORFOLK DISTRICT COUNCIL

North Norfolk Local Plan Examination

Schedule of Main Modifications to the North Norfolk Local Plan

Appendix to the Inspector's Final Report

31 October 2025

Schedule of Main Modifications

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

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

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

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

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

Schedule of Proposed Main Modifications

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

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

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

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

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

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

MM Ref	Policy / Paragraph	Main Modification
		If not properly managed some types of development including those proposing new overnight accommodation, some commercial proposals and agricultural uses have the potential to increase water pollution via foul and surface water discharges into the designated watercourses. To ensure no further reduction in water quality applicants should demonstrate, beyond reasonable scientific doubt, that their development proposals are nutrient neutral. This will require the submission of sufficient information which compares the existing and proposed uses and allows the Local Planning Authority to conclude that no more nutrients will enter the designated watercourses than is currently the case. To allow "nutrient neutral" development to take place within the catchments while the sites are in unfavourable condition without giving rise to additional pollution, Policy CC13 requires relevant developments to be supported by evidence to demonstrate that the development will have no detrimental impact on the habitats sites. To support nutrient neutral development, the Norfolk authorities are producing a "Nitrates and Phosphates Mitigation Strategy" for the River Wensum and The Broads SAC and Broadland Ramsar catchments. This will identify short-, medium- and long-term mitigation solutions. The strategy is likely to include a tariff system to fund mitigation measures that will offset additional nutrient discharges from new development. Applicants may propose other types of mitigation. The Norfolk Authorities impacted by this issue have published detailed guidance on the information requirements and process that applicants will need to follow. Where possible, mitigation measures should contribute to wider benefits such as enhancing green infrastructure and reducing flood risk. Nature based solutions which improve biodiversity will be particularly supported.

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

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

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

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

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

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

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

MM Ref	Policy / Paragraph	Main Modification

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

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

(Amend table footnotes)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MM Ref	Policy / Paragraph	Main Modification

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

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

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

MM23

(Amend text)

7.2.1

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

7.2.5

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

7.2.6

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

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

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

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

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

(Amend footnotes reference)

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

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

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

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

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

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

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

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

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

MM Ref	Policy / Paragraph	Main Modification

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

(Amend text)

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

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

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

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

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

MM Ref	Policy / Paragraph	Main Modification

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

MM Ref	Policy / Paragraph	Main Modification

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

MM Ref	Policy / Paragraph	Main Modification

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MM Ref	Policy / Paragraph	Main Modification

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

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

*Neighbourhood Plan allocation included in allocation total

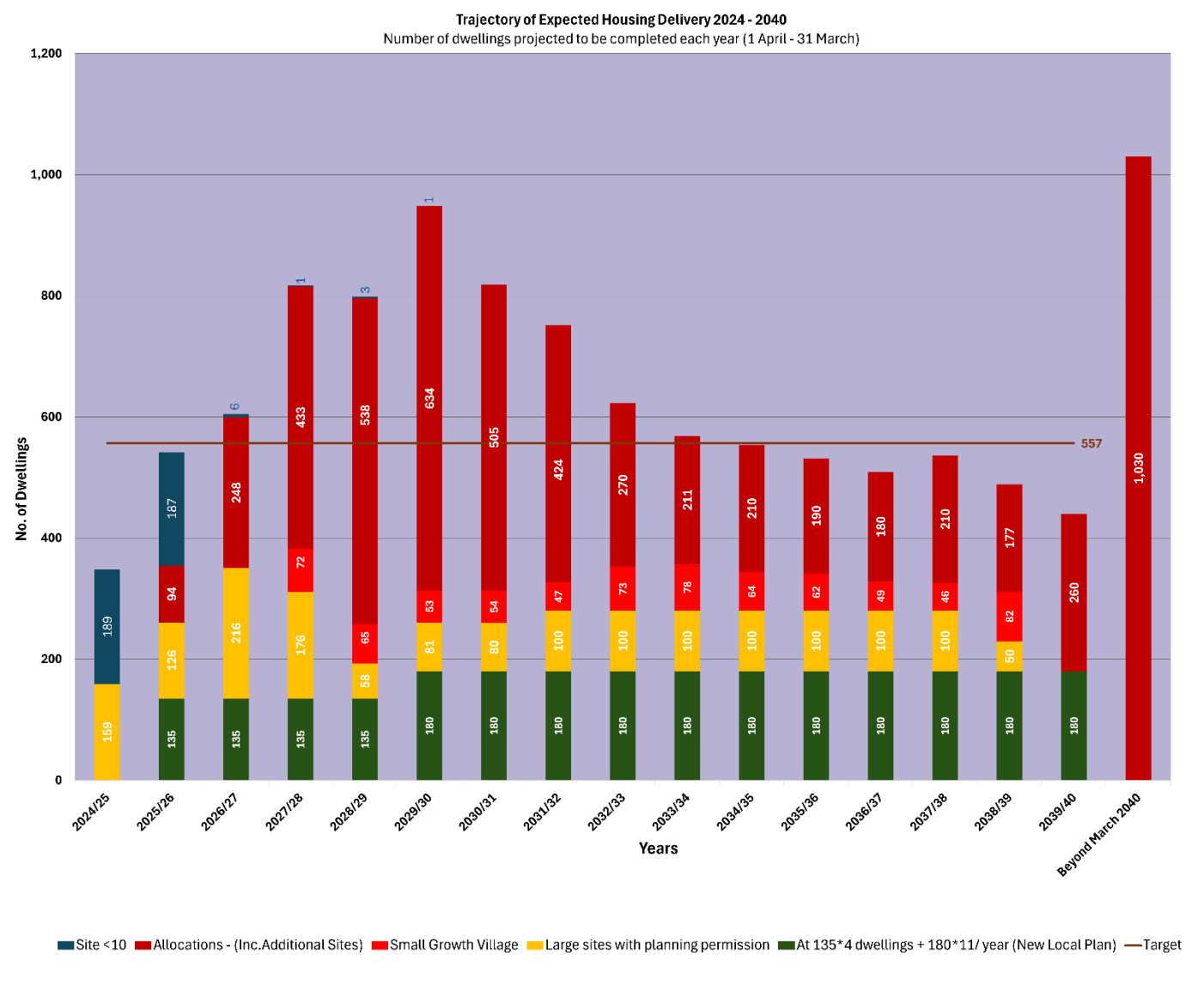
(Delete 23.0.8 and table 9)

(Amend text)

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

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

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

MM Ref	Policy / Paragraph	Main Modification
		

MM Ref	Policy / Paragraph	Main Modification

(Delete para 23.0.11)

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

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

(Replace existing table with the following)

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

MM Ref	Policy / Paragraph	Main Modification

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

Table 11 Site Allocation Phasing

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