

Core Strategy

incorporating development control policies

sustainability appraisal



**North Norfolk District Council
Planning Policy Team**

Telephone: 01263 516318

E-Mail: planningpolicy@north-norfolk.gov.uk

Write to: The Planning Policy Manager,
North Norfolk District Council, Holt Road, Cromer, NR27 9EN
www.northnorfolk.org/ldf

**All of the LDF Documents can be made
available in Braille, audio, large print or in other languages.
Please contact 01263 516321 to discuss your requirements.**



Foreword

North Norfolk District Council is preparing new planning documents to replace the previous Local Plan with a new Local Development Framework (LDF). One of the documents making up the LDF is the Core Strategy (incorporating Development Control Policies), which guides when, where and how much development will take place in North Norfolk up to 2021. More details on the timetable and scope of the Local Development Framework documents are provided in the North Norfolk Local Development Scheme⁰.

The North Norfolk Core Strategy must contribute to sustainable development. To ensure that this has been achieved Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) has been undertaken throughout plan preparation to assess the policies against sustainability objectives.

This Final Sustainability Appraisal report is published alongside the adopted Core Strategy and provides details on the anticipated environmental, social and economic effects of the Core Strategy and development control policies.

Contents

1	Summary	2
2	Introduction and Methodology	8
3	Sustainability Issues and Objectives	16
4	Core Strategy Issues and Aims	20
5	Core Strategy Policies	24
6	Implementation and Monitoring	50
	Appendices	
A	Relationship between Sustainability Appraisal tasks	51
B	Quality Assurance Checklist	53
C	Sustainability objectives and related indicators and decision making criteria	57
D	SEA Directive topics and Sustainability Appraisal objectives	67
E	Core Strategy aims and objectives	69
F	Appraisal of Core Strategy aims against sustainability objectives	71
G	Baseline information for Principal and Secondary Settlements	73
H	SWOT analysis of Principal and Secondary settlements	77
I	Service Village Methodology	85
J	Monitoring	89

Summary 1



1 Summary

1 Summary

What is Sustainability Appraisal?

- 1.1** All development plan documents must contribute to sustainable development. The purpose of Sustainability Appraisal (SA) is to appraise the social, environmental and economic effects of emerging policies and promote sustainable development by ensuring that these principles are integrated from the outset.

Why is Sustainability Appraisal required?

- 1.2** Local planning authorities must comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Sustainability Appraisal incorporates the requirements of the Strategic Environmental Assessment Directive and is mandatory for new or revised Development Plan Documents and Supplementary Planning Documents.
- 1.3** This document contains the methodology and findings of the Core Strategy Sustainability Appraisal process and the key findings are summarised below. This final Sustainability Appraisal report appraises both the strategic and the development control policies in the Core Strategy submission document.
- 1.4** The Core Strategy was also subject to 'Appropriate Assessment' which assesses potential effects on European Sites (Special Areas of Conservation, Special Protection Areas and Offshore Marine Sites) and the Appropriate Assessment report is available on the Council website www.northnorfolk.org/ldf.

Likely significant effects of the Core Strategy incorporating Development Control Policies

- 1.5** Most of the Core Strategy policies will apply across the whole district throughout the lifetime of the plan. Therefore their impacts can be considered to be significant and they could have a collective impact that accumulates over time. The strategic policies are likely to have the main impacts as they set the context for the more detailed development control policies.
- 1.6** However, the Core Strategy contains a policy framework rather than site allocations, and while it will affect the overall pattern of development, more individual impacts and significance will be felt by the allocations proposed in the Site Specific Proposals document. A draft sustainability appraisal report was prepared for the Site Specific Proposals Preferred Options document and a final SA report will be published on submission.
- 1.7** Overall the Core Strategy seeks to concentrate development in the Principal and Secondary Settlements and a limited number of Service Villages, and reduce opportunities for new-build residential development elsewhere. Other development will be allowed in the Countryside through the re-use of existing buildings, farm diversification schemes and limited opportunities for new development of particular types such as affordable housing. Policies have been developed to cover specific areas of concern such as flood risk, renewable energy, community facilities, tourism and design of new development amongst others.
- 1.8** A summary of the main impacts of the Core Strategy policies is contained below and section 5 of this report provides more details on the appraisal. Full appraisals for each preferred approach and the alternatives considered were prepared at Preferred Options stage, and these are contained in a separate Annex to the draft SA report (which is available on the Councils website)

Summary 1

Summary of Environment Impacts:

- Sites designated for their landscape, nature conservation or historic environment interest are protected.
- None of the proposals should have an adverse impact on the integrity of a European Site (see the Appropriate Assessment report for further details).
- All new development is required to maximise energy efficiency and minimise use of resources.
- Larger developments are required to integrate renewable energy technology which should reduce carbon emissions.
- Development will be restricted in areas at risk of flooding or coastal erosion.
- There are adequate water resources for the growth proposed and development is phased over the plan period in accordance with Anglian Water recommendations in order to ensure that there is capacity to accommodate new development with no negative impact on water quality.
- Opportunities for infill development are reduced in many villages. This will protect gardens and other brownfield sites in these areas which can often be beneficial for wildlife.
- Reducing these infill opportunities will also protect the landscape and townscape of many villages by preventing 'village cramming' and exploitation of available sites.
- Concentrating new development in the Principal and Secondary Settlements will result in new development on greenfield and undeveloped land in these locations, which may impact on the outskirts of these settlements.
- These greenfield allocations do not contribute to Government targets for achieving high proportions of new development on brownfield land, however overall the 65% target can be met.
- Concentrating new development in larger settlements will enable access to employment, shops and other facilities by foot and cycle, therefore reducing emissions and reducing the effect of traffic on the environment.
- Large allocations for new development will make integration of renewable energy and sustainable construction methods more viable due to economies of scale.
- Certain types of development are permitted in the Countryside which may result in increased traffic movements as it is unlikely that they will be accessible by public transport, however it is unlikely that congestion will occur.
- Development in the Countryside will have a landscape impact, however many types are restricted to reuse of existing buildings to reduce this impact and the Landscape Character Assessment will be used to assess individual proposals. There will be a landscape impact arising from new allocations adjacent to towns.

Summary of Social Impacts:

- Concentrating new housing in the Principal and Secondary Settlements will provide reasonably good access to jobs, services and community facilities. This should enable access for those without a car and encourage healthy modes of travel.
- A significant proportion of new housing development will take place on large sites, where opportunities to secure higher proportions of affordable housing will be maximised.
- It will be easier to secure improvements to local infrastructure, such as roads, sewers, open space etc, on these larger sites.
- The strategy of making allocations in order to maximise provision of affordable housing should also result in more balanced communities.
- Affordable housing can also be provided in the Countryside on 'exception' sites where market housing would not be permitted.
- Specific policies encourage job growth through the provision of employment land and other opportunities for employment development.
- Specific policies require that new development is accessible to all and addresses crime prevention and community safety.

1 Summary

- Restricting market housing development in many locations could reduce choice and increase house prices in villages as development opportunities are reduced. However there are only limited opportunities for market development in villages currently as there are limited sites available, and the majority of these house prices are already beyond the reach of local people.
- Restricting new housing development in the small villages could also limit opportunities to make changes or improvements to those villages through developer contributions.
- Increasing the critical mass of people in the towns will increase their viability and support more retail opportunities.
- Making allocations in villages that have a certain level of services may increase the viability of those services.
- Applying strict holiday occupancy conditions to new unserviced holiday accommodation would restrict their use as long stay second homes. While this protects them for true holiday use which brings economic benefits, it may shift the demand for second homes to other market houses in the District – therefore adding to housing pressure.

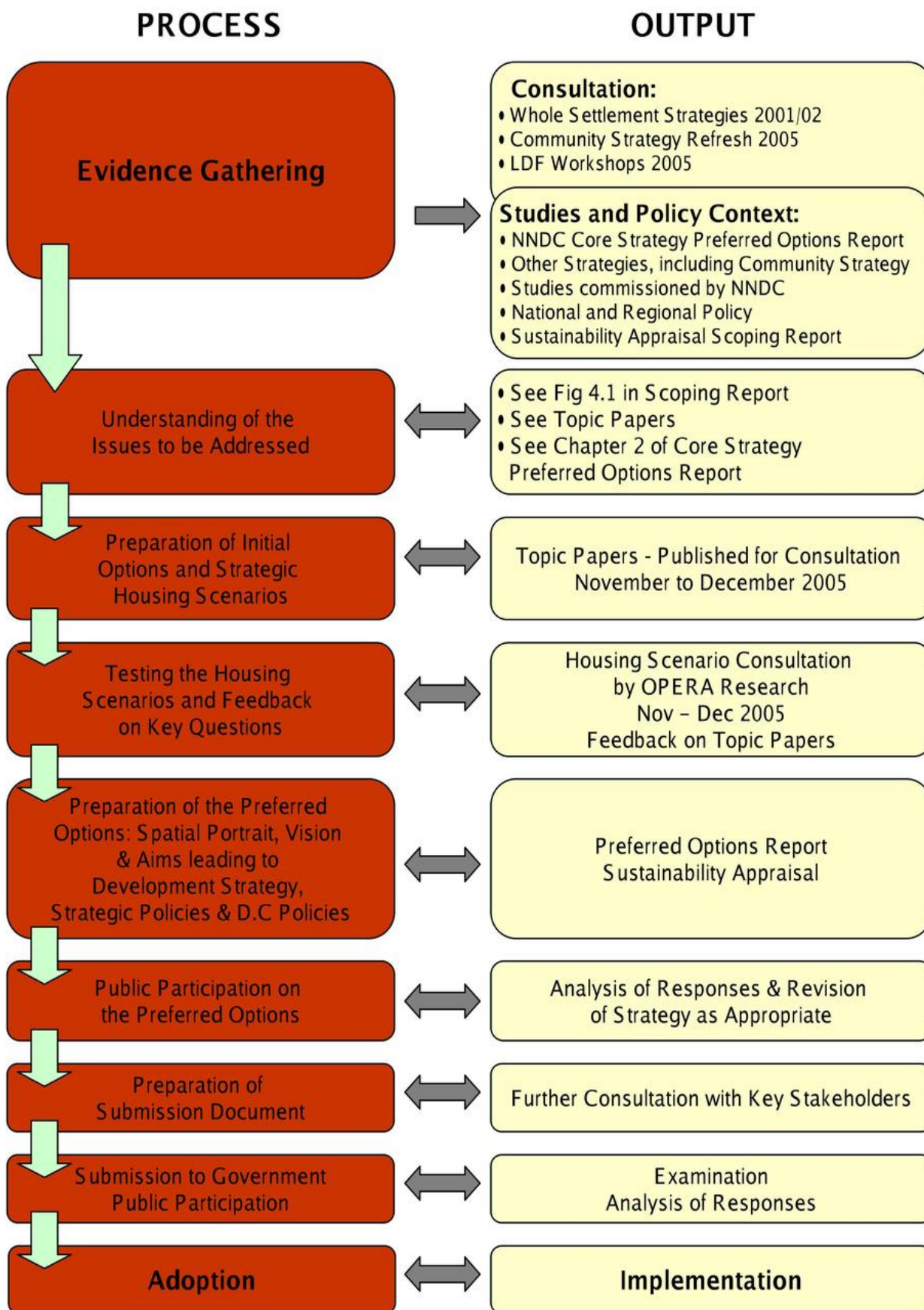
Summary of Economic Impacts:

- Development will be concentrated in locations where there are staff, customers and support services available and with suitable access to the road network, therefore supporting business development.
- A range of employment land will be provided to meet different demands.
- Investment is also possible in the countryside through re-use of existing buildings, farm diversification schemes and redevelopment of former RAF sites.
- Manufacturing is declining in North Norfolk and most new growth is likely to be in small businesses and tourism. Policies allow these to be accommodated in a range of locations across the District which will enable economic growth while minimising impact on the environment.
- The provision of affordable housing will enable lower paid workers to live in the area, therefore supporting certain businesses, such as health and social care.
- Specific policies support tourism development in areas that have capacity to absorb growth.
- Concentrating development in the Principal and Secondary Settlements will also support the vitality and viability of these areas as more people will use the shops and services within them.
- Development is restricted in areas at risk of flooding and / or coastal erosion which may effect economic growth or create 'blight' in those locations, however certain temporary uses may be permitted in coastal erosion zones and low risk uses permitted in flood risk zones.
- Policies require contributions from developers towards several objectives such as affordable housing, transport, renewable energy provision, open space etc which will add to development costs and may threaten the viability of some developments (however these requirements only apply to schemes over a size threshold of 10 dwellings).

Core Strategy preparation process

- 1.9** The flowchart overleaf illustrates the stages of the preparation process that were undertaken for the Core Strategy and indicates where evidence on each stage can be found. Further information is contained in the Core Strategy document itself.

Figure 1 Core Strategy Preparation Process



1 Summary

Introduction and Methodology 2



2 Introduction and Methodology

2 Introduction and Methodology

How to use the Sustainability Appraisal

- 2.1** A draft Sustainability Appraisal (SA) was carried out of the Core Strategy Preferred Options report, and published for consultation in September 2006, which appraised the various options that were considered and demonstrated how the selected 'preferred option' performed against the sustainability objectives.
- 2.2** The Sustainability Appraisal of the Submission Core Strategy (incorporating development control policies) was not about appraising options. Instead it explained how the policies have been developed and justifies them against their social, economic and environmental effects. This final Sustainability Appraisal report repeats this information and appraises any significant changes made by the Inspector in his report on the examination of the Core Strategy. The report starts with an introduction to the sustainability appraisal process and then sets out the sustainability issues and objectives that were established in the Scoping Report. It then moves on to the Core Strategy issues and objectives and section 5 then discusses the findings of the SA process. This final report has concentrated on the strategic policies and those development control policies that are new or where there is a significant change from the Preferred Options report, however it does include the background information on the SA process as included in the draft SA report.

Purpose of the Sustainability Appraisal

- 2.3** The Sustainability Appraisal Report presents information on the effects of the Core Strategy (incorporating development control policies) and the purpose is to ensure that decisions are made that accord with sustainable development principles. The Government's Sustainable Development Strategy, 'Securing the Future', sets out five guiding principles to achieve sustainable development:
- Living within environmental limits
 - Ensuring a strong, healthy and just society;
 - Achieving a sustainable economy;
 - Promoting good governance; and,
 - Using sound science responsibly
- 2.4** Sustainability Appraisal is the means of assessing how far the policies achieve these principles.

Compliance with the Strategic Environmental Assessment Directive

- 2.5** The Scoping Report published in November 2005, the draft SA report and this final Sustainability Report together constitute a 'Sustainability Appraisal Report' required by Section 19(5) of the Planning and Compulsory Purchase Act 2004. Further information on the requirements is provided in Government guidance ⁽ⁱⁱ⁾.
- 2.6** When preparing LDF documents, local planning authorities must comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Although strategic environmental assessment (SEA) and sustainability appraisal (SA) are separate processes, they have strong similarities and current government guidance advocates that they occur as a unified assessment and that the Environmental Report required by the Directive can be incorporated into the final Sustainability Appraisal Report.

Introduction and Methodology 2

- 2.7** The SEA topics of biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, and landscape relate very clearly to the SA objectives, and the table in Appendix D: 'SEA Directive topics and Sustainability Appraisal objectives' shows this relationship. (The SA objectives that are directly relevant to the SEA topics are shaded grey in this table).
- 2.8** The table below sets out the information required for the Environmental Report and shows where this is covered in the Sustainability Appraisal report.

Table 1 Compliance with the SEA Directive

Requirement of SEA Directive		
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The Scoping Report and this report make up the SA report / environmental report. The information to be given is set out below:	Where covered in this Report	Where covered in the Scoping Report
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Sections 4 & 5 and the Core Strategy document	Chapter 2 & Appendix 2
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	'do nothing' (ie existing Local Plan approach) was appraised in the draft SA report	Appendix 4
c) The environmental characteristics of areas likely to be significantly affected;	Section 3	Chapter 3 & Appendix 4
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Table 3	Figure 4.1
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	The SA objectives	Chapter 5 & Appendix 3
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	The completed frameworks & section 5 in the draft SA report. Section 5 of the final SA report	Appendices 4 & 5

2 Introduction and Methodology

Requirement of SEA Directive		
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	'as above'	n/a
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 2, 3 and 4	Chapter 3
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 6 and Appendix I	Section 5.5 and Appendix 4
j) A non-technical summary of the information provided under the above headings.	Section 1	Executive summary
<p>The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).</p>		
<p>Consultation:</p> <ul style="list-style-type: none"> authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). 	Sections 2.12 & 3.4 & Appendix F of the draft SA report	Sections 3.2 & 5.6 Figures 3.14 to 3.23
<ul style="list-style-type: none"> authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate timeframes to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). 	Sections 2.1 - 2.3 and 2.12, 2.14, 2.16 & 3.4 of the draft SA report. Section 2.3 of the final SA report	Sections 3.2, 3.3 & 5.6. Figures 3.6 to 3.23
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	Section 3.4	n/a
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).	Section 2 and paras 2.25 & 2.26 of the draft SA report. Section 2.16, 2.26 and 2.27 of this final SA report	n/a
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> the plan or programme as adopted; a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report 	See the adoption statement	n/a

Introduction and Methodology 2

Requirement of SEA Directive		
<p>pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</p> <ul style="list-style-type: none"> the measures decided concerning monitoring (Art. 9 and 10). 		
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10).	Section 6 and Appendix J	n/a
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).	This table and Appendix B	n/a

Appropriate Assessment

- 2.9** The Habitats Directive (92/43/EEC) introduces the requirement for Appropriate Assessment (AA) to assess the impacts of a land-use plan against the conservation objectives of a European Site⁽ⁱⁱⁱ⁾ and to ascertain whether it would adversely affect the integrity of that site. Where significant negative effects are identified, alternative options should be examined to avoid any potentially damaging effects.
- 2.10** There are several SPAs and SACs in North Norfolk and in 2005 many candidate SACs were granted full status. Locations of the SPAs and SACs, and reasons for their designation are included in the AA report.
- 2.11** Appropriate Assessment was carried out in association with the Sustainability Appraisal alongside the development of the Preferred Options and the draft AA report is available on the Council's website. This raised several issues that have been incorporated into the submission Core Strategy and the final Appropriate Assessment of this document is also available on the Council website.

Appraisal Methodology

When the Sustainability Appraisal was carried out

- 2.12** The Sustainability Appraisal process commenced at the same time as preparation of the Core Strategy. The first stage was to prepare the Scoping Report setting out the issues that needed to be addressed and established a framework for assessing policy areas against sustainability objectives. This was prepared during 2005 and was subject to written consultation with the four statutory environmental bodies^(iv) in November 2005 prior to publication. Further details of the scoping report are included in section 3.

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

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

2 Introduction and Methodology

- 2.13** Sustainability Appraisals of the individual approaches in the Preferred Options document were undertaken as they were developed during 2006, therefore allowing continuous refinement of approaches to ensure that they were the most appropriate.
- 2.14** Following the Preferred Options consultation in September to November 2006 work commenced on analysing the representations received and drafting policies for the submission Core Strategy. From January to April 2007 the Submission Core Strategy was prepared and was subject to Sustainability Appraisal. This time the Sustainability Appraisal focused on the strategic policies and those policies that were new or significantly different from the Preferred Options report. The Inspector's report on the Core Strategy was received in July 2008. This made several minor changes to the Core Strategy. The majority of these did not affect the substance of the Core Strategy or the Sustainability Appraisal and therefore did not require Sustainability Appraisal.

Who carried out the Sustainability Appraisal

- 2.15** The Sustainability Appraisal process was undertaken internally by officers in the Planning Policy team because it was considered essential to integrate it into plan preparation. Using external consultants could have led to the process being considered as a “bolt-on” extra at the end of the process, rather than informing preparation of policy areas as they developed.
- 2.16** However, in order to introduce independent challenge, a sustainability task group was set up to assist with preparation of the draft SA report in 2006. This group comprised representatives of social, environmental and economic interests from the North Norfolk Environment Forum, the Countryside Agency, Norfolk County Youth Service, Age Concern, North Norfolk Business Forum and North Walsham Area Partnership. Two elected members of the District Council took part in order to represent the population of North Norfolk and give political input.
- 2.17** The task group initially considered the Core Strategy portrait and vision and appraised the Core Strategy aims against the sustainability objectives (see Appendix I of the draft SA report for the results). Several revisions were made as a result of this appraisal.
- 2.18** The task group also carried out the Sustainability Appraisal of the Development Strategy and the Sustainable Development preferred approaches. This enabled group members to input into particular areas of interest and also to give a general appraisal of the approaches. Officers subsequently carried out the Sustainability Appraisal of the remaining Preferred Options and the draft SA report was sent to task group members for comment prior to publication.
- 2.19** Following the Preferred Options consultation, the final SA report of the submission policies was carried out by officers in the Planning Policy team.

How the Appraisal was carried out

- 2.20** Appendix A: ‘Relationship between Sustainability Appraisal tasks’ shows the various tasks to be undertaken for a Sustainability Appraisal. The following table summarises this process.

Table 2 SA methodology

Stage	Task
Stage A	<ul style="list-style-type: none"> Preparation of the Scoping Report (see section 3)

Introduction and Methodology 2

Stage	Task
Stage B	<ul style="list-style-type: none"> • Testing Core Strategy aims against SA objectives (see Appraisal of Core Strategy aims against sustainability objectives and section 4 and Appendix J of the draft SA report) • Developing Core Strategy options (see draft SA report and section 4) • Evaluating and mitigating the effects of the Core Strategy (see sections 4 & 5 and separate Annex to draft SA report) • Proposing measures to monitor the effects of the Core Strategy
Stage C	<ul style="list-style-type: none"> • Preparation of the draft Sustainability Appraisal report (the draft report of the Preferred Options document)
Stage D	<ul style="list-style-type: none"> • Consulting on the draft SA report and the Core Strategy Preferred Options report (25 September to 6 November 2006) • Appraising significant changes resulting from representations (see section 5) • Giving reasons for choices in the adopted plan in the light of other reasonable options considered (this final SA report). • Making decisions and providing information (Adoption)
Stage E	<ul style="list-style-type: none"> • Monitoring the significant effects of the Core Strategy (see section 4 of the Core Strategy and section 6 of this report)

- 2.21** Government guidance on Sustainability Appraisals contains a checklist that can be completed to ensure all required areas are covered. This has been completed and is shown in Appendix B: 'Quality Assurance Checklist'
- 2.22** Stages B and C are about appraising the various options that were considered in the Core Strategy Preferred Options report against the sustainability objectives. These options were compared against each other and this helped to select or refine the preferred approach. The draft SA report contains full details on this.
- 2.23** Stage D, and this final SA report, is about explaining how the policies have developed and justifying why they are the most appropriate course of action. This is set out in section 5.

Limitations of the Assessment

- 2.24** The Sustainability Appraisal provides a qualitative assessment of the Core Strategy, however most of the policies are general principles for the whole district and do not identify sites. The appraisal therefore can not provide a detailed assessment of impacts as would be found in an Environmental Impact Assessment and is a more general appraisal.
- 2.25** The appraisal was carried out by planning officers within the planning policy team, with input from the task group, and was based on local knowledge and experience of the issues within North Norfolk. It should be recognised that the appraisal is not a scientific process and has involved assumptions being made throughout the assessment as to what the likely effects of a policy may be based on

2 Introduction and Methodology

sources of information such as the Scoping Report, previous consultations with specialist agencies (see the Scoping Report for a summary of consultation undertaken at the preparation stage) and the several studies undertaken at the evidence gathering stage. The Sustainability Appraisal task group provided valuable input on particular social, environmental and economic issues.

How Appraisal has influenced the Core Strategy

- 2.26** The Appraisal helped with the assessment of alternative options and to shape the preferred approaches as they were developed. On several occasions the preferred approaches were adjusted to better reflect sustainable development objectives. The appraisal process and on-going findings were reported to the Council's LDF Working Party at the meetings between January and July 2006 during the preparation of the Preferred Options report. The Appraisal process provided a method of appraising the policy approaches to ensure that all aspects of sustainability were considered.
- 2.27** The submission Core Strategy was then prepared, taking into account the representations received during the Preferred Options consultation and the draft SA report. In many cases the submission policy was simply a refinement of the preferred approach that had already been subject to sustainability appraisal and therefore another appraisal was not necessary in these cases. However certain policy areas were revised as a result of the consultation, new government guidance and the need to ensure that they deliver the Core Strategy objectives and that the document is 'sound'. For example, the strategic housing policy provides far more detail on the scale and distribution of development across North Norfolk in order to give a clear framework for the Site Specific Proposals document. Section 5 discusses the main impacts of the submission policies.

Sustainability Issues and Objectives 3



3 Sustainability Issues and Objectives

3 Sustainability Issues and Objectives

The Scoping Report

- 3.1** Preparation of the Scoping Report was the first stage of the Sustainability Appraisal process and should be used in conjunction with this document. The Scoping Report sets the context for the Core Strategy, as well as establishing baseline figures and providing a framework for appraisal. The Scoping Report is available to download from the Council website. The purpose of it is to:
- Identify other relevant policies, plans and programmes
 - Collect baseline information
 - Identify sustainability issues
 - Develop the sustainability objectives and appraisal framework
 - Consult on the scope of the appraisal
- 3.2** In order to assist with the identification of issues to be addressed in the Core Strategy a range of consultation events were organised including:
- Workshops with stakeholders in the seven principal towns covering those towns and the surrounding rural area.
 - Meetings with specific agencies and interest groups
 - Focus groups run in parallel with the review of the North Norfolk Community Strategy
 - Workshops with elected Members
- 3.3** These helped identify the issues that the Core Strategy should address, and summaries of the results of these consultation exercises are contained within the Scoping Report.
- 3.4** Significant consultation work was undertaken during the preparation of the Core Strategy and full details of this are included in the Consultation Statement which is available on the Council's website. Information from consultation events was fed into the Scoping Report. The draft Scoping Report was the subject of formal written consultation during November and December 2005 with the four statutory environmental bodies^(v). The comments received, and how they were incorporated into the document, are included in Appendix F of the draft SA report. It was not considered necessary to consult European or international bodies or countries as the effects of the plan are limited to the UK, although European and international legislation was included in the review of relevant plans and programmes. The Scoping Report was also posted on the Council's website.

Social, environmental and economic issues and characteristics

- 3.5** The Scoping Report contains the main issues identified through the consultation and evidence gathering processes, and a summary of these is shown below.

Sustainability Issues and Objectives 3

Table 3 Social, environmental and economic issues facing North Norfolk

<p>Economic Issues</p> <ul style="list-style-type: none"> • Narrow economic base • Low wage economy and seasonal trends • Peripheral location and remoteness of District • Need to encourage small businesses • Challenges for town centre viability / vitality • Low skills base & smaller future workforce exacerbated by lack of affordable housing • Loss of traditional skills and niche trades • Changes in farming needs and practice / agricultural diversification • Commuting patterns • Service concentration / rationalisation / withdrawal from smaller settlements • Potential lack of serviced employment sites • Extending & better managing holiday season • Ageing residents: Growth of health / care sector 	<p>Transport and Access to Services</p> <ul style="list-style-type: none"> • Dispersed population leads to unsustainable transport patterns • Reducing the need to travel and limiting the effects of present commuting patterns • Increasing opportunities for using sustainable modes of transport / increase service frequency • Sustainable transport interchanges • Community transport schemes • Car parking provision in towns • Impacts of traffic in towns • Poor accessibility to facilities and services, especially in rural areas • Withdrawal of village services • Continuation of town centre vitality & viability • Health and care sector mobility • Access infrastructure threatened by erosion • Increasing opportunities for walking / cycling
<p>Environmental Issues</p> <ul style="list-style-type: none"> • Impending climate change • Impact on quality of natural resources • Conserving water resources • Risks to life, property and environment from coastal erosion and flooding • Conserving biodiversity, habitats and species • Habitat conservation / adaptation / relocation • Protecting countryside and landscape quality • Increasing brownfield site use • Location and design quality in development • Protecting cultural heritage • Reuse of buildings in the countryside • Changing farm practices and diversification • Loss of high quality agricultural land • Need to reduce energy demands • Obtaining energy from renewable sources • Requiring energy efficiency improvements • Unsustainable transport patterns as a result of dispersed populations 	<p>Social Issues</p> <ul style="list-style-type: none"> • Increased demand for affordable housing • Increased demand for sheltered housing • Impact on communities from 'second homes' • Occupation of unfit dwellings • Gypsy & Traveller site provision • Increased demands of elderly population • Providing attractions / facilities for young people to stem the flow of out-migrants • Reducing the lack of aspiration in young people and balancing the 'brain drain' • Attracting and retaining district key workers • Low proportion of community that are economically active • Health issues and care sector provision • Migration-led changes and unbalanced age structure • Rural deprivation and effect on economy • Increasing community interaction • Quality of life and crime reduction

3.6 The Scoping Report also describes the social, environmental and economic characteristics of North Norfolk in Chapter 3. It also gives statistical information throughout the report and Appendix 4 contains baseline figures and previous and predicted trends on a variety of subjects.

3 Sustainability Issues and Objectives

Limitations

- 3.7** There are limitations and difficulties in collecting and using the baseline data contained within the Scoping Report, such as:
- Data for some indicators is not available because it is not monitored
 - Boundaries of natural features extend beyond administrative boundaries and the information does not relate specifically to North Norfolk
 - Data on the same topic is often collected in different ways, giving different results depending on source
 - Time series data is very limited and collection methods can also change over time
- 3.8** Therefore, while the Scoping Report contains many indicators and baseline figures there are some gaps in the data.

Sustainability Appraisal objectives and framework

- 3.9** The Scoping Report contains a series of sustainability objectives, indicators and decision making criteria and establishes the framework to appraise the Core Strategy policy areas. The sustainability objectives contained within the Government guidance on Sustainability Appraisal ^(vi) were used in order to provide a robust and objective method of assessing the Core Strategy policy areas. The objectives cover the wide range of social, economic and environmental issues of sustainability comprehensively and included all the issues that had been identified within North Norfolk, with the following exceptions:
- coastal erosion – therefore an extra objective was added: ‘to reduce vulnerability to coastal change’
 - it was considered that ‘sustainable’ economic growth was more appropriate for North Norfolk than ‘sustained’ growth, to recognise that it is not an area for major growth and development. Therefore objective EC1 was revised.
- 3.10** In total, there are 29 Sustainability objectives divided into the three topics of environment, social and economic. Each objective has indicators that allow measurement of progress towards the objective and also provides baseline figures, and past trends to each. These are contained in Appendix 4 of the Scoping Report and Appendix C: ‘Sustainability objectives and related indicators and decision making criteria’ of this report.
- 3.11** The framework also provides detailed decision making criteria for each objective in order to carry out the appraisal process and assess the effects of each Core Strategy policy area. Appendix D: ‘SEA Directive topics and Sustainability Appraisal objectives’ lists the SA objectives and related indicators and decision making criteria. The completed frameworks are contained in the Annex to the draft SA report.

Core Strategy Issues and Aims 4



4 Core Strategy Issues and Aims

4 Core Strategy Issues and Aims

- 4.1** This section explains how the key issues (that led to the Core Strategy aims and then the Preferred Options and policies) were derived. Preparation of the Scoping Report and Core Strategy evidence gathering work involving a variety of studies and stakeholder consultation exercises provided a thorough understanding of the needs of North Norfolk and the opportunities and constraints which operate within it.
- 4.2** This enabled preparation of ‘topic papers’ on the subjects of *development strategy, the environment, housing, the economy and transport* which set out the main issues within each area. The topic papers supported a further stakeholder consultation exercise carried out by Opera Community Research to establish priorities for stakeholders.
- 4.3** This background work enabled the following to be developed:
- a portrait of North Norfolk;
 - the issues arising from the portrait that need to be addressed by the Core Strategy;
 - a vision of North Norfolk in the future; and
 - a set of aims that cover the identified issues and should help achieve the vision

Compatibility of aims and objectives

- 4.4** The Preferred Options report contained drafts of the above for consultation. These drafts had been appraised by the Sustainability Appraisal task group and revisions made to better reflect sustainability objectives. In particular, the draft Core Strategy aims were appraised against the sustainability objectives to test their compatibility and identify any areas of conflict. The results are shown in the draft SA report of the Preferred Options document. Following consultation the process was repeated for the revised Core Strategy aims (see Appendix E: ‘Core Strategy aims and objectives’). Each new aim was scored as to whether it had a positive, neutral or conflicting effect on the sustainability objectives, see Appendix F: ‘Appraisal of Core Strategy aims against sustainability objectives’.
- 4.5** The Core Strategy aims generally perform well against the sustainability objectives, with most of the aims being considered to have a slight or strong positive effect. The aims have a neutral effect against many of the sustainability objectives as some of them are very specific to a particular topic area and there was no direct correlation.
- 4.6** Conflict arose on the following issues:
- Two aims conflicted with the SA objective of minimising the loss of undeveloped land:
 - ensuring there is a range of land available for employment development and;
 - concentrating development in the settlements that have the greatest potential to become more self-contained. The strategy of focusing growth on the main towns will result in greenfield allocations being made for housing and employment purposes as there are insufficient brownfield sites within these towns to accommodate the housing requirement of 8,000 dwellings. Greenfield employment allocations may also need to be made. It is therefore important to retain brownfield employment land where necessary. This strategy does however achieve social objectives and is intended to improve access to essential services and facilities for all, including those without a car.
 - The aim of promoting economic activity which maintains the character and viability of the rural area conflicts with the SA objective of encouraging efficient patterns of movement to support economic growth – as travel movements around the rural area could be on small country roads

Core Strategy Issues and Aims 4

and will not be supported by public transport. However North Norfolk is a rural area and economic activity is necessary across the District to support the rural economy.

- The aims associated with restricting development in areas at risk of coastal erosion or flooding may have negative impact on SA objectives of economic performance and improving the image of the area as a business location, however such restrictions are necessary to prevent loss of property. The policy does give flexibility however by allowing certain minor development and temporary uses.

Development and consideration of options

- 4.7** The SEA process and new planning legislation focuses strongly on the assessment of alternative policy options. This was undertaken throughout preparation of the Preferred Options report which was informed by Sustainability Appraisal which assessed the economic, social and environmental implications of each of the policy options. The existing Local Plan approach was also appraised in order to show the likely effects of not implementing the LDF. The draft SA contains further details on this process and the results of the assessment and is available on the Council's website.
- 4.8** LDF's should be guided by sustainable development principles and be in general conformity with national and regional policy and objectives. This limits the range of policy options that are available and the Council did not consider policy options that were:
- unacceptable because they were in conflict with planning guidance;
 - unacceptable because they undermined sustainable development principles;
 - unreasonable in their scope;
 - inappropriate to dealing with local conditions or priorities; or
 - impractical to implement through the legislative scope of the LDF.
- 4.9** Therefore whilst various options could have been considered as a result of the evidence gathering and consultation, only those options that were realistic, appropriate and in accordance with national and regional policy were considered and appraised.
- 4.10** The purpose of the SA process is not to select a preferred option, rather to ensure that the preferred option reflects sustainable development objectives as far as possible. Where a policy approach has significant negative effects on SA objectives any measures that could be used to mitigate these effects were listed in the framework.

Core Strategy policy areas

- 4.11** The original aims, portrait and vision statements in the Preferred Options document led to the following policy areas which provided the basis for the draft policy approaches:
- Sustainable development
 - Development strategy
 - Housing
 - Environment
 - Economy
 - Community
 - Transport
- 4.12** Analysis of the representations on the Preferred Options document and the key issues noted in the spatial portrait in the Core Strategy informed the development of the draft approaches into policies contained in the submission Core Strategy. Not all of the preferred approaches were translated into a policy - often several issues were able to be incorporated within a single policy, in line with

4 Core Strategy Issues and Aims

Government guidance for reducing the number of policies and not having separate policies for all eventualities. The policies are designed to achieve the aims, and the 'Monitoring' section of the Core Strategy document shows the relationship between the aims and the policies.

4.13 The Core Strategy is in two sections:

- strategic policies which set the overall context for the policy areas identified above and for each of the eight Principal and Secondary Settlements; and
- development control policies which provide the means for detailed implementation of these strategic policies

Sustainability Appraisal of the Core Strategy and development control policies

4.14 This final Sustainability Appraisal report appraises both the strategic and the development control policies in the Core Strategy document and is based on the SA of the submission Core Strategy. The SA Guidance states that where the submission Core Strategy is simply a refinement of one or more preferred approaches a further SA may not be needed, however if it includes a strategy which was not included in the Preferred Options then the effects must be appraised. Therefore this SA report focuses on the strategic policies, as these provide far more detail than was contained in the Preferred Options report, and those development control policies that are substantially different from the Preferred Options report.

4.15 The Inspector's binding report on the Core Strategy made various changes to the document, however none of these materially altered the substance of the plan or undermined the Sustainability Appraisal already undertaken. Therefore the final SA report is based on the SA report for the submission Core Strategy, with some minor amendments made where appropriate. The Inspector withdrew submitted policy H09 (re-use of rural buildings as dwellings) and stated that a revised policy should be drafted. This will be subject to SA in due course. In the meantime Local Plan Policy 29 (The re-use and adaptation of buildings in the countryside) is to be used until a new policy can be brought forward.

Evaluating and mitigating effects of the Core Strategy

4.16 Where policies could have significant negative effects on SA objectives possible mitigation measures are suggested in section 5 to minimise these effects.

Core Strategy Policies 5



5 Core Strategy Policies

5 Core Strategy Policies

- 5.1** This section explains the background for the policies, reviews their significant impacts, discusses the options considered and highlights any proposed mitigation measures. The policies originated from the approaches in the Preferred Options report which were subject to sustainability appraisal, details of which are in the draft SA report published in September 2006.

Spatial Strategy (SS1), Development in the Countryside (SS2), Housing (SS3) and Town Strategies (SS7-14)

Justification

- 5.2** The spatial strategy, strategic housing policy and the individual town strategies were developed having regard to national and regional policy, the different roles played by each of the main settlements, evidence from background studies, early consultation work and the objectives of local strategies such as the Sustainable Community Strategy. This background work is detailed more thoroughly in the Consultation Statement ^(vii) and the Topic Papers ^(viii)
- 5.3** Consultation responses to the housing distribution questionnaire ^(ix) indicated that the best option for addressing key identified priorities (such as affordable housing, supporting rural communities and protecting the character of villages) was concentration of new development in existing towns and the larger villages. This approach is also consistent with The East of England Plan, which states that development in rural areas should be focused in market towns and thereafter in key service centres. Through the Preferred Options process alternative spatial strategy options were subject to SA, details of which are in the draft SA report. The preferred option scored well in terms of meeting social needs and supporting the economy by locating new development in those places that are well connected and already have a range of facilities and services. It also had environmental benefits in terms of reducing car movements.
- 5.4** The flowchart diagram illustrates how the evidence gathering led to the spatial strategy.

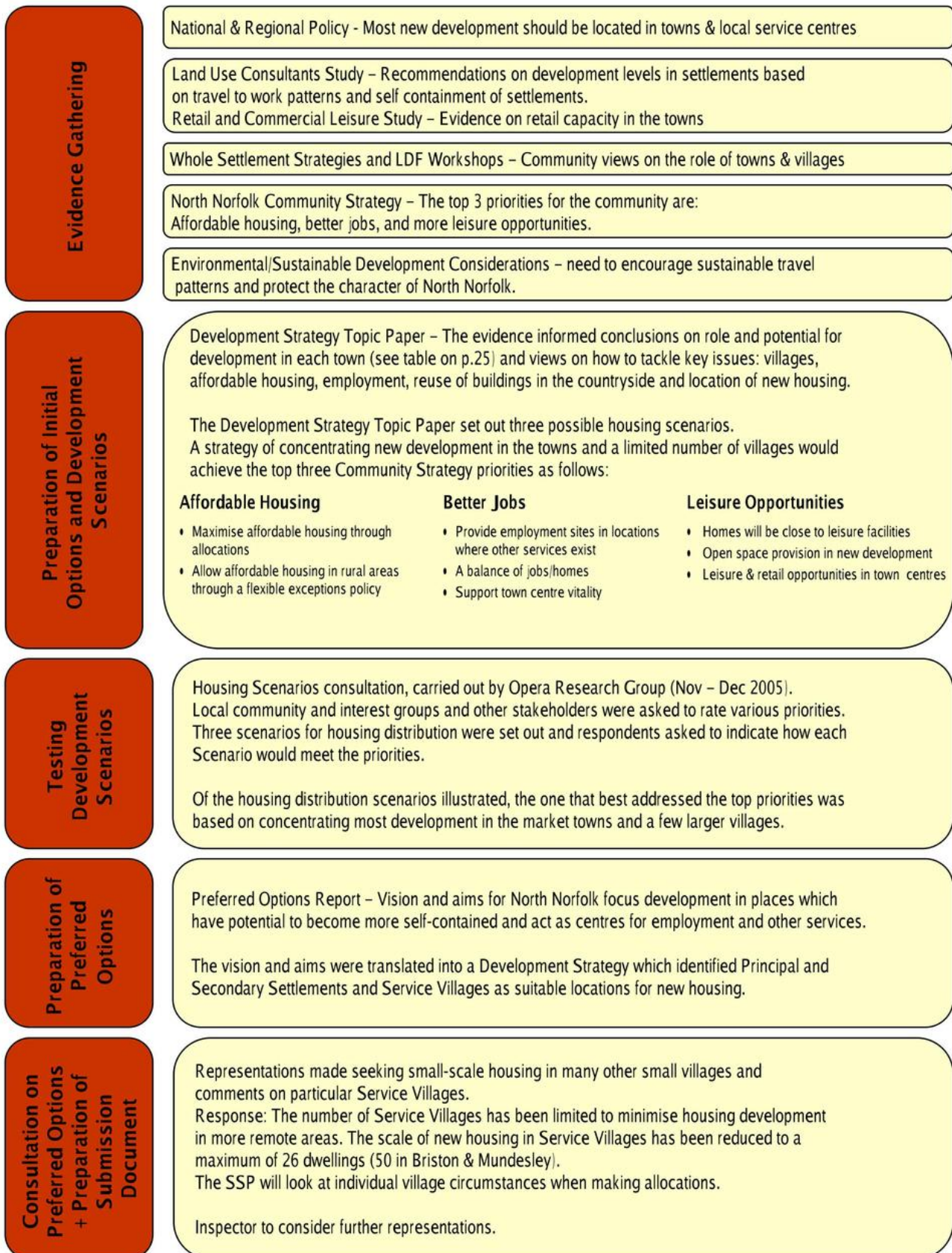
vii *Published June 2007*

viii *Five Topic Papers were prepared in 2005 to summarise the evidence gathering and the main issues relating to: Development Strategy, Economy, Environment, Transport and Housing.*

ix *LDF options consultation carried out by Opera Consultants on behalf of NNDC in November 2005.*

Core Strategy Policies 5

Figure 2 Justification for Preferred Spatial Strategy



5 Core Strategy Policies

Individual roles of the towns and distribution of development

- 5.5** A study looking at travel to work movements ^(x) looked at the role that each town plays within the district and their suitability for future growth. The conclusions on each town are incorporated within the table below. It concluded that policies should support growth in towns with existing high self-containment, as they are sustainable places for growth. It also found that the employment roles of the villages are significantly weaker than those of the towns and they are not generally suitable places for employment development. Also, most new housing village locations would lead to direct increases in car use for travel to work. Therefore only modest development to meet existing local needs is recommended. Also, given the clear national and regional policy on concentrating new development in market towns, an alternative of providing the majority of additional housing development in the villages would not be appropriate.
- 5.6** The Development Strategy Topic Paper prepared in 2005 looked at the role of the main settlements and used a wide range of background evidence to make informed conclusions about the levels of growth that may be appropriate in each of the towns. This was informed by the workshops that were held in each of the main settlements in 2005 where the strengths, weaknesses, opportunities and threats relating to each town, and the surrounding villages, were discussed. A summary of this SWOT analysis is contained in Appendix H. Further work has been carried out to gather more detail and investigate infrastructure capacity. The reasoned justifications to the spatial strategy and the town strategies in the Core Strategy provide detailed information for each place and Section 4 of the Core Strategy discusses capacity of infrastructure and schools. The key points for each town are set out below and Appendix G: 'Baseline information for Principal and Secondary Settlements' provides specific figures on housing need, number of jobs and number of second homes amongst others. All of these factors informed development of the strategic policies.

Table 4 Key points relating to the main settlements

Town	Summary of points	Conclusions
Cromer	<ul style="list-style-type: none"> • Traditional holiday resort • Significant employers (including NNDC), net importer of employees. Large number of jobs in retail, tourism and public sector • Rail link to Norwich • High level retail centre, capacity for growth • High level service centre, including doctors, hospital, magistrates, police station. • High housing need • High levels of housing commitment • Limited brownfield opportunities • Town centre Conservation Area and many Listed Buildings • Sensitive landscape setting (coast and AONB) • Limited capacity at schools • Limited capacity at sewage treatment works, phasing of development required • Deficiency of informal recreation space to serve residential areas to the south of the town 	<p>High housing need and good local services, however need to balance needs with sensitive landscape and utility constraints.</p> <p>Principal Settlement with medium growth proposed.</p>
Fakenham	<ul style="list-style-type: none"> • Self-contained market town, highest levels of employment, largest net importer of employees 	Housing demand. Relatively self-contained with a good range of

Core Strategy Policies 5

Town	Summary of points	Conclusions
	<ul style="list-style-type: none"> ● Opportunity for sustainable development to build on its high level of self-containment and role as an employment centre for surrounding settlements. ● Healthy economy, employment land available ● High level retail centre, capacity for growth ● High level service centre ● Town centre brownfield retail growth possible ● High housing need and demand ● Town centre Conservation Area and many Listed Buildings ● Environmental constraints and flood risk to the South (River Wensum SAC) ● Land to the north, inside the bypass, suitable for expansion ● New school required if significant growth ● No spare capacity in sewage treatment works, phasing of development required. ● Opportunities to increase open space provision 	<p>jobs, shops and services. Suitable location for growth if sewage treatment works issues are addressed.</p> <p>Principal Settlement: Large-scale employment and residential growth appropriate</p>
Holt	<ul style="list-style-type: none"> ● Niche high-quality shopping destination ● Significant levels of employment, net importer of jobs, clear network with Cromer and Sheringham ● Small, specialised retail offer ● Kelling Hospital to the east ● Good range of services and facilities ● Small scale Georgian character, town centre Conservation Area, many Listed Buildings, sensitive landscape setting (AONB) ● Capacity available in utilities ● High elderly population ● No public High School - pupils travel to Sheringham which is at capacity. ● Private Greshams School provides employment and income from visitors. ● High levels of cycling and walking ● Good road network on the A148 corridor ● Limited car parking in town centre 	<p>Good level of jobs and services, however need to recognise scale and character of the town and surrounding environment.</p> <p>Principal Settlement with medium growth, part of Cromer/ Sheringham/ Holt cluster.</p>
Hoveton	<ul style="list-style-type: none"> ● Large Broads village adjoined to Wroxham ● Diverse employment opportunities, however competition from Norwich for investment ● Rail link to Norwich, North Walsham and beyond ● Retail centre, in conjunction with Wroxham ● Traffic congestion due to Wroxham bridge ● High elderly population ● School capacity ● Concern over impact on Broads SAC 	<p>Well located to Norwich. Significant retail centre, however only small scale growth appropriate given limited employment, highway constraints (Wroxham bridge) and the village character.</p> <p>Secondary Settlement with low level of growth</p>

5 Core Strategy Policies

Town	Summary of points	Conclusions
North Walsham	<ul style="list-style-type: none"> • Largest town in District • Significant number of jobs, however net exporter of employees, mainly to Norwich by car. Competition from Norwich for investment. • Development would need to reinforce local travel to work and avoid fuelling commuting • Rail link to Norwich, Hoveton, Cromer and Sheringham • Road network in town constrained • High level retail centre, capacity for growth • Rapid housing growth in recent years, not matched by increases in capacity of schools, health and community facilities • High housing need and demand • Range of services and facilities, including hospital, doctors, however concerns about capacity • High numbers of young families • Town centre Conservation Area and many listed Buildings • Capacity in schools, however needs to be monitored • Paston College provides further education • Potential for further brownfield development in town; housing and employment • No capacity in sewage treatment works, phasing of development required • No capacity in energy supply, phasing of development required 	<p>Employment and some residential growth appropriate. Large-scale housing would do little to improve the sustainability of the town and is not appropriate unless infrastructure issues resolved</p> <p>Principal Settlement with medium level of growth</p>
Sheringham	<ul style="list-style-type: none"> • Traditional holiday resort • Net exporter of jobs (mainly to Cromer, Holt and Norwich) • Rail link to Norwich • Small scale retail centre • Local services - residents travel to Cromer for higher level services • Conservation Area, sensitive landscape setting (coast and AONB) • Problems with school capacity • Limited capacity of sewage treatment works, phasing of development required 	<p>Good range of local services and facilities, serving the town. Significant housing growth inappropriate due to character and scale.</p> <p>Secondary Settlement with medium growth proposed</p>
Stalham	<ul style="list-style-type: none"> • Small market town, on Broads fringe • Limited employment, net exporter of jobs, mainly to Norwich • Little opportunity to promote sustainability as it is heavily dependent on Norwich and new development will be unable to change this. Development should meet local needs only. • Local retail centre 	<p>Limited employment and services, not a sustainable location for major growth. However small-scale development appropriate to achieve regeneration objectives, recognising isolated location and significant environmental constraints</p>

Core Strategy Policies 5

Town	Summary of points	Conclusions
	<ul style="list-style-type: none"> • Limited services and leisure / entertainment - residents travel to Norwich or Great Yarmouth • High housing need • Conservation Area • Concern over impact on Broads SAC • No capacity in sewage treatment works or energy - development to be phased until improvements made • School capacity • Good road access to other settlements 	Secondary settlement with lower level of growth
Wells-next-the-Sea	<ul style="list-style-type: none"> • Traditional holiday resort • Smallest town in the district, relatively isolated • Limited employment, net exporter of employees • Good range of local shops, however no large supermarket or petrol filling station • Local services, including cottage hospital and health centre • High level of second / holiday homes, high house prices • Shortage of homes for local people, difficult to attract key workers. • Conservation Area and many Listed Buildings • Environmental constraints (AONB and flood risk) • High levels of walking and cycling • School capacity • Capacity in utilities 	<p>Small-scale residential development appropriate to achieve affordable housing objectives</p> <p>Secondary settlement with lower levels of growth proposed</p>

5.7 The early consultation, evidence gathering and consideration of the role, function and capacity of the main settlements ensured that the strategic policies provide the most appropriate response to each area. The intention has been to use new development to address the particular issues / imbalances in each settlements in the context of infrastructure or environmental constraints. Thus, for example, while there is a high need for housing in Cromer, there are also major environmental constraints that limit the amount of development that is appropriate.

5.8 Cromer, Fakenham, Holt and North Walsham are identified as 'Principal Settlements' because of their role as centres for retail, employment and services in North Norfolk. In particular, Cromer, Fakenham and Holt are all net 'importers' of people working in the towns – i.e. more people come into the towns to work than leave to work elsewhere. North Walsham has a strong employment base, however it is heavily influenced by the proximity of employment in Norwich which results in out-commuting. Cromer, Fakenham and North Walsham all have significant existing retail and service floor space, and capacity for new retail growth was identified in the Retail and Commercial Leisure Study. While Holt has a more modest retail offer it does offer a wide range of retail outlets that meet the town's needs. The 'self-containment' of these towns can be enhanced by locating further appropriate development there, and they will receive larger amounts of growth than the 'Secondary Settlements' of Sheringham, Stalham, Wells and Hoveton which fulfil a role more as local centres for the surrounding populations .

5.9 The strategy recognises the 'cluster' role that the towns of Cromer, Holt and Sheringham perform where people travel between the three to meet their particular needs for retail, employment or other

5 Core Strategy Policies

services. Cromer is identified as the focus for retail due to the nature of the existing units and the capacity for further growth. Holt is the focus for further employment development due to its strategic location in the A148 corridor and its less constrained environment than Cromer and Sheringham (both of which are surrounded by AONB designation) and the potential to build on the existing success of the town. Sheringham is identified as a secondary settlement which meets the needs of its residents, however it does not have the same capacity for new retail or employment growth as Cromer and Holt.

Villages

- 5.10** The East of England Plan states that development should be limited in rural areas and focus on the larger villages. Therefore, in the Countryside development will generally be constrained, except to support rural communities and rural economic diversification. Concern was raised in the consultation exercises that the character of villages across North Norfolk has been damaged by 'infill' development, and the approach of restricting such development should maintain the existing character of villages. There are however a number of villages that perform a limited role as local service centres that collectively help to sustain the wider rural community where new small-scale development could be appropriate. In order to support these roles and help to meet local employment and housing needs these villages have been identified as suitable for accommodating limited additional development.
- 5.11** Appendix I: 'Service Village Methodology' contains the methodology for selecting these 'Service Villages' which was based on a particular level of services and facilities. Whilst each of these villages performs a similar function as a service centre for local communities, the character and make-up of each is very different. Consequently, the housing opportunities in each are different and the assessment of each place has also had regard to known and potential environmental constraints, such as flood risk and coastal erosion, and the range of facilities available. In general villages with access to a broader range of facilities have been regarded as suitable for a greater number of dwellings than those with fewer facilities.
- 5.12** The following table provides a summary of the main factors which have determined the levels of development which are considered to be appropriate in each village. Briston / Melton Constable and Mundesley are significantly larger than the other villages and were selected as appropriate for a larger amount of growth because of their size, character and the wider range of services that they offer. They also act as employment centres for the surrounding area.

Table 5 Key points relating to the Service Villages

Service Village	Village Appraisal Summary
Aldborough	Aldborough has a good range of facilities for a village of its size. There are no absolute environmental constraints although character and landscape setting are important as most of the village and large areas of the surrounding countryside are designated as a Conservation Area. There are few potential development sites which appear suitable and so the allocations should be smaller and sensitively located.
Blakeney	This large coastal village, popular with second and holiday home owners has a reasonable level of facilities, however, the village and surrounding countryside are a sensitive location within the Norfolk Coast AONB and a Conservation Area. The high level of housing need in the area justifies the search for sites in this location.
Bacton	Basic level of services and some employment in tourism and Bacton Gas Terminal. Parts of the village lie within coastal erosion and flood risk zones which will limit development opportunities.

Core Strategy Policies 5

Service Village	Village Appraisal Summary
Briston & Melton Constable	These two large villages are closely related and function well together. They have had significant new housing development in recent years and a high level of un-built commitment. Employment is provided on Melton Constable Industrial Estate. There are no absolute environmental constraints and they have a good level of facilities and a number of potentially suitable development sites, making them suitable for a larger allocation. Despite recent high development rates, further housing is required to address affordable housing needs.
Corpusty & Saxthorpe	These small adjoining villages are set in an attractive rural landscape, parts of which are within the flood risk zone. Only a limited range of services exist, hence large scale allocation is considered inappropriate. A small scheme would help meet local housing needs.
Catfield	This village has a large general employment area but comparatively few facilities. There are a number of sites which could be developed but many would result in adverse landscape impact. The village is not subject to flood risk or significant other constraints.
Happisburgh	Basic level of services and some employment in tourism. Parts of the village lie within the coastal erosion zone which will limit development opportunities.
Horning	This is a popular riverside village which is partly within the Broads Authority Administrative Area. It has a linear form and low lying areas of it are within the flood risk zone. A reasonable range of services are available and suitable sites outside of flood risk zones appear available. Pedestrian access across the village between facilities and residential areas has been raised as an issue and a new site could help to address this.
Little Snoring	This is a comparatively small village with a limited range of services, however, good public transport connections exist. An allocation will help address local needs.
Little Walsingham	The village has a good range of facilities and is a popular visitor destination which brings local job opportunities. Large parts of the village designated as a Conservation Area with significant buildings and areas of historical and religious importance.
Ludham	This is a reasonably large village with broad range of facilities serving its own residents and those of nearby settlements as well as visitors to the area. Extensive areas in and around the village are identified as at risk of flooding, nevertheless opportunities for development are available.
Mundesley	Large coastal village with good range of facilities including doctors surgery. Whilst parts of the village are at risk from coastal erosion the village spreads quite far inland, leaving several potential sites for development.
Overstrand	Attractive village with a basic level of services. Parts of the village lie within coastal erosion zone which will limit development opportunities.
Roughton	This small village is separated by two main roads. It has a linear form with no village centre and few facilities. It is well connected by public transport, however, few parts of the village are environmentally sensitive.
Southrepps	Southrepps is a village with a reasonable level of basic facilities, though its school is within the adjacent settlement of Lower Southrepps. It is within the Norfolk Coast Area of Outstanding Natural Beauty and most of the central area is designated as a Conservation Area. A small allocation is likely to be most appropriate to help address local housing needs.

5 Core Strategy Policies

Service Village	Village Appraisal Summary
Weybourne	Small village with a basic level of facilities, although the school is in the adjacent village of Kelling. Parts of the village lie within an area identified as at risk from coastal flooding which will limit development opportunities.

The Countryside

5.13 The North Norfolk countryside, and the many small villages and hamlets that are not selected settlements, are designated as Countryside. This countryside area is a principal element in the rural character of North Norfolk and the quality and character of this area should be protected and where possible enhanced, whilst enabling those who earn a living from, and maintain and manage, the countryside to continue to do so. Therefore while some development is restricted in the Countryside, particular other uses will be permitted in order to support the rural economy, meet local housing needs and provide for particular uses such as renewable energy and community uses.

Impact on SA objectives; Environmental

5.14 The strategic policies will have a positive impact on the majority of the SA environmental objectives. For example, concentration of development will reduce the need to travel by car (therefore reducing carbon emissions) and allow large allocations to be made where a proportion of renewable energy will be provided. Residential development will not generally be permitted in the smaller villages, which will protect the character and landscape of these places. The concentration of development in the towns will however result in greenfield allocations being made, although higher densities will reduce the total area of land required.

5.15 The policies have had regard to the particular environmental constraints in each place and also to the Appropriate Assessment which looked at the impact of development on designated European wildlife sites. The strategic town policies specifically require that development has no impact on designated sites and states that development should be phased until necessary infrastructure improvements have been made.

Impact on SA objectives; Social

5.16 The North Norfolk Sustainable Community Strategy identified that affordable housing, jobs and leisure opportunities are the priorities for the district. The spatial strategy seeks to maximise allocations on large greenfield sites in the towns and larger villages, as these would be most likely to deliver high proportions of affordable housing. In addition to affordable housing, the Strategic Housing Market Assessment identifies the need for a much greater proportion of smaller market properties to help meet the needs of local people accessing starter homes and older people wanting small properties. Policies to achieve a higher percentage of smaller units will help address the objectives of creating more mixed and balanced communities. Windfall development in many villages across the District is restricted as allowing this trend to continue would have meant that a significant amount of the housing allocation would be provided in small schemes in dispersed rural areas, reducing the ability to make allocations in the main settlements (owing to the large supply of windfall, based on past trends). Development of individual dwellings would also be unlikely to bring forward affordable housing cross-subsidised by market housing. Larger allocations would also enable improvements to local infrastructure (such as roads, sewers, open space etc) to be secured. Affordable housing schemes are also permitted in the Countryside on Exception sites that would not normally get permission for housing - therefore enabling land to be purchased at lower cost.

5.17 In order to boost employment opportunities, reduce out-commuting and reduce the need to travel, the strategy also seeks to maximise opportunities for job growth and education facilities, in the

Core Strategy Policies 5

Principal and Secondary Settlements. This is to be achieved by protecting existing education facilities, employment land and premises and allocating land for new employment development in locations that are accessible to the workforce. Concentrating new development in the towns will also result in new leisure facilities being close to existing centres of population and therefore easily accessible. New homes will also be built in locations that provide a range of leisure opportunities. The large scale housing allocations will also result in contributions towards, and provision of, open space.

- 5.18 The policies have had regard to the particular social considerations such as the need for affordable housing and presence of facilities such as hospitals in each place and aim to address particular issues and build on the strengths of places.
- 5.19 There are concerns that limiting the amount of housing growth in the villages may increase house prices, reduce opportunities for an increase of the population which could help sustain village life and limit opportunities for local people to live where they have grown up. However, many existing houses in villages are already beyond the means of many local people and changes in lifestyle mean that even if additional housing is provided in villages it is unlikely to sustain village services such as local shops etc.

Impact on SA objectives; Economic

- 5.20 The designated settlements are distributed across North Norfolk, ensuring adequate opportunities for growth in the whole area. Manufacturing is declining and future economic growth is likely to be in tourism and small non-manufacturing businesses that can be accommodated in towns and in the Countryside through farm diversification and reuse of existing buildings. Concentrating development in the main settlements which have particular levels of public transport provision will also enable travel to work by walking, cycling and public transport. Provision of affordable housing will also enable the local population and workforce to live in the area. There is already concern from businesses that their workforce cannot afford to live in the area and this is causing supply problems for sectors such as the care industry.

Alternatives considered

- 5.21 Alternatives of either a greater concentration of new development in a smaller number of towns or a wider distribution of development in a larger number of towns and villages were considered as alternatives at the Preferred Options stage. A questionnaire consultation in 2005 sought the community's views on how these alternatives could meet the objectives previously identified through consultation and the Community Strategy. The responses indicated that the best option for addressing the key priorities was concentration of new development in existing towns and larger villages

Comparison of effects

- 5.22 A **greater concentration** would result in larger and / or more allocations being made in the most self contained towns and a smaller number of Service Villages identified. This would increase access to jobs in those towns and could enable greater provision of affordable housing in those towns through negotiations on allocations. However, the other towns and villages also require appropriate development to maintain rural vitality, have needs for affordable housing provision, and the benefits should be spread to more than just a small number of towns. There is a concern that lack of growth in villages could lead to less support for existing services.
- 5.23 A **wider distribution** of development would significantly reduce opportunities for large allocations and the majority of new development would occur on small infill sites within the towns and villages. This would reduce the amount of affordable housing being provided as the threshold for affordable housing contributions is proposed to be 10 or more dwellings in the towns. While the threshold is

5 Core Strategy Policies

reduced to 2 or more dwellings in the villages, it is not considered appropriate to rely on these smaller infill plots to bring forward the affordable housing that the District requires as there is such a great need. Contributions towards other infrastructure requirements such as highway improvements and open space would also be reduced if development occurred on small infill plots.

- 5.24** National and regional policy for rural areas is clear in focusing development in market towns and other service centres so that employment, housing and services can be provided close together thus helping to ensure that there are opportunities for access by walking and cycling. However, concerns exist that an over-concentration on urban areas could damage rural communities and fail to deliver enough affordable housing.

Comparison of effects

- 5.25** The range of housing proposed for each town provides a framework for housing allocations in the Site Specific Proposals document, however it allows social, environmental and economic considerations to influence the precise amount of new housing proposed in each of the settlements. This should ensure that particular objectives of protecting important landscapes and townscapes, reducing vulnerability to coastal change and flood risk, improving accessibility to essential services and encouraging patterns of movement to support economic growth are met.
- 5.26** The alternative approach of requiring that the four Principal Settlements receive the greatest amount of housing allocations could have resulted in damage to the sensitive AONB landscape around Cromer and Sheringham and pressure on roads and services in North Walsham for example.
- 5.27** Allowing substantial further growth in villages could have a detrimental impact on objectives such as reducing the effect of traffic on the environment, protecting the character of villages, improving accessibility to essential services and facilities and encouraging efficient patterns of movement that support economic growth. However allowing further infill development and more allocations in the villages would increase the housing supply in the rural area, whilst there is high demand for these houses from retired people and second home -owners, to actually influence the price of houses through increased supply so they are affordable to local people would need such a huge number of new houses that the character of villages would be substantially altered. The approach of making allocations within the Service Villages (which would be subject to affordable housing contributions) and the 'rural exception site' policy are considered to be more likely to provide affordable housing for the local population.

Impact on indicators

- 5.28** The policies will have an impact on a wide range of indicators. Those of note include:
- The amount of contaminated land being remediated, as large scale development can provide the opportunities and finance for this (ENV4)
 - A fairly high % of new development will probably be provided on greenfield land as allocations will be made within the main towns to accommodate the growth required (ENV5)
 - % of commuter travel by sustainable modes could increase as a result of concentrating new development in the towns (ENV8 and EC5)
 - % of electricity derived from renewable sources could increase as a result of making large allocations where integration of renewable energy will be required (ENV10)
 - Opportunities for providing affordable housing will be maximised by making allocations where cross-subsidy can bring forward provision (S4)

Core Strategy Policies 5

- % of dwellings completed in locations accessible by public transport to essential services should increase as a result of concentrating new development in the towns (S10)
- A high % of employment development could occur on previously developed land as several pieces of employment land are being retained as such and not re-allocated for residential purposes (EC1, EC6)

Proposed mitigation measures

- 5.29** The approach concentrates the majority of new growth within the main towns and this could result in a significant proportion of new development on greenfield land as there may not be enough brownfield land within the towns to accommodate the growth required. It will therefore be important to strike a balance between brownfield and greenfield allocations to try and minimise the amount of undeveloped land lost to development.
- 5.30** It is also important to ensure good quality and high standards of new development that respects existing landscapes and townscapes to protect the character of the District.
- 5.31** Strict negotiations will be required on the housing allocations to ensure that high levels of affordable housing are provided, and these should be provided on site and integrated within the development so as not to create isolated areas of social housing.

Strategic Environment Policy (SS4)

Justification

- 5.32** The Environment policy sets the strategic context for the development control policies. It seeks to protect and enhance the natural and built environment of North Norfolk and requires that new development is located and designed so as to mitigate and adapt to future climate change. It protects areas of landscape and biodiversity interest from harm and encourages the restoration, enhancement, expansion and linking of these areas through a variety of measures. Where there is no conflict with biodiversity interests, public enjoyment and use of the natural environment will be encouraged. All of these aims are required by Government guidance and there were no other realistic options to assess.

Impact on SA objectives; environmental

- 5.33** Protecting and enhancing areas of landscape or biodiversity interest has clear environmental benefits. Particularly, the approach encourages the expansion and linking of areas through the creation of ecological networks, and this is an important concept in ensuring the continued survival of species in the face of changing temperatures, conditions and impact of new development. The policy will also contribute towards the SA objective of limiting or reducing contributions to climate change by requiring that new development be located and designed so as to reduce carbon emissions and mitigate and adapt to future climate change.

Impact on SA objectives; social

- 5.34** The approach also has social benefits in that access to the countryside and creation of links and networks between development and surrounding areas can encourage more people to cycle and walk and partake in a healthy lifestyle, improve the quality of the environment where people live and improve accessibility.

5 Core Strategy Policies

Impact on SA objectives; economic

5.35 The quality of the natural environment is key to the local tourism economy and protection is essential to support this industry. Business decisions can be made on quality of life and environmental issues and therefore the approach can aid the economy of North Norfolk through investment decisions.

Options considered

5.36 No alternative approaches were considered as Government guidance requires protection and enhancement of biodiversity and natural resources. To adopt an approach that did not seek to protect and enhance the environment would be contrary to guidance and would also threaten the distinctive and high quality environment that makes North Norfolk special.

Impact on indicators

5.37 The approach should have a favourable impact on several SA indicators, including:

- Net change of SSSI condition (ENV1)
- Biodiversity Action Plan progress (ENV1)
- Area of agricultural land entered into higher level service agreements
- % of eligible open spaces managed to Green Flag award standards (S6)

Proposed mitigation measures

5.38 Schemes will need to be carefully assessed in order to ensure a balance between biodiversity, landscape and public access. The three are not always compatible and what may be attractive in visual terms is not necessarily the most beneficial for biodiversity. Also public access to certain areas can threaten sensitive wildlife, particularly at certain times of the year. However, careful management of protected areas can reduce any possible impacts. Also with proper planning many schemes can benefit both biodiversity and landscape character, such as planting of woodland, creation or restoration of salt and fresh marshes etc.

Strategic Economic Policy (SS5)

Justification

5.39 The Economic policy was informed by several pieces of background evidence, such as the Rural Economy Study, the Retail and Commercial Leisure Study, the Tourism Study and analysis of the travel to work data. These pointed to the need to support employment, support the role of the town centres, protect the environmental assets that are important for tourism and support the rural economy, for example through farm diversification schemes.

5.40 The policy requires that a range of sites and premises be made available for employment development through protection of existing sites and allocation of new areas. The tourism economy is supported by retaining a mix of accommodation and encouraging new accommodation and attractions that will help diversify the offer and extend the season in locations that can accommodate development. The vitality and viability of the rural economy and town centres will also be supported.

Impact on SA objectives; environmental

5.41 Concentrating new employment development in those areas that have good road access will limit

Core Strategy Policies 5

unsuitable traffic movements on country roads. Locating development in the Principal and Secondary settlements will also mean that employees can access the jobs by means other than the car. This has environmental benefits in terms of reducing traffic emissions and also enables those on low wages who cannot afford a car to access a range of employment opportunities.

Impact on SA objectives; social

- 5.42** As stated above, concentrating economic development in the main settlements where there is a large population and public transport links to/from other areas enables those on low wages who cannot afford a car to access a range of employment opportunities.

Impact on SA objectives; economic

- 5.43** Concentrating development in these locations will also support the vitality of the main settlements as employees will use other services and facilities before and after work. A range of sites for employment development will be identified in the Principal and Secondary settlements, which will enable investment across the District. Investment will be permitted in the Countryside through extensions to existing businesses, re-use of existing buildings, farm diversification schemes and re-use of redundant defence establishments.

Options considered

- 5.44** Alternative approaches of allowing unrestricted conversion of employment uses to other commercial uses and allowing new build employment development in the Countryside were considered in the Preferred Options document and sustainability appraisal report.
- 5.45** The alternative approach of allowing conversion of existing employment uses to other commercial uses could reduce the land available for employment development and could threaten the vitality of town centres if shops and other commercial uses locate outside the town centre on industrial estates on the outskirts of town. It could also threaten the long term presence of small employers if there is pressure to convert their business premises to other uses.
- 5.46** Comments were raised during the Preferred Options consultation on the Core Strategy and the Site Specific Proposals documents that some employment land should be released for housing development. Whilst this may be suitable in a few locations, there is concern about the loss of brownfield employment land (that often contains existing buildings) to housing. There is often a lack of business confidence in investing in greenfield employment land development, and provision of all the buildings and infrastructure that is required. However, there has been turnover and take-up of vacant brownfield plots over recent years. These brownfield sites are often well related to town centres and residential areas, therefore assisting with the jobs / homes balance.
- 5.47** Allowing large scale new build in the Countryside would result in a wider spread of development and could disturb rural areas in terms of noise, light pollution and increased levels of lorries and other vehicles on unsuitable country roads. Employment would be spread across the District which may provide more local opportunities, but could also result in people having to travel longer distances to access employment – and alternatives to the car would not always be possible.

Impact on indicators

- 5.48** The strategic economy policy could affect the following SA indicators:
- The amount of contaminated land being remediated, as large scale employment development can provide the opportunities and finance for this (ENV4)

5 Core Strategy Policies

- % of commuter travel by sustainable modes could increase as a result of concentrating new employment development in the towns (ENV8 and EC5)
- Workforce employment levels may increase as employment land and opportunities are made available (S5)
- Available employment land will be monitored to ensure there is adequate supply (EC1)
- Amount of employment land lost to residential development should be fairly low as this would not be permitted (EC1)
- The approach would allow planning consents to be granted for business premises outside towns, by reuse of existing buildings, extensions and existing businesses and farm diversification schemes, and also where environmental or other considerations mean that a town site is not suitable (EC2).
- While the LDF can ensure adequate provision of land it cannot ensure an increase in the amount of floor space developed as this will be bought forward by private companies (EC3)
- Employment development on previously developed land may not be very high, as greenfield allocations will be made which may be easier to develop than brownfield sites. However, within the Countryside, greenfield development is limited and the reuse of existing buildings is encouraged.

Proposed mitigation measures

- 5.49** All proposals will need to be carefully assessed for their impact on the natural and built environment. The amount of available employment land will need to be monitored to ensure that adequate supply is available, and conversely, allocations may need to be reviewed if there is no demand.

Strategic Access and Infrastructure policy (SS6)

Justification

- 5.50** The purpose of the policy is to ensure that new development does not take place without adequate provision of infrastructure and to ensure that development supports the aim of reducing reliance on car-travel and provides opportunities for access by a choice of travel modes. These aims are supported by Government guidance, and consultations with local infrastructure providers gave information on local constraints. Details of these are provided in the Implementation and Monitoring section of the Core Strategy document. There is a need to increase the accessibility of services, employment and facilities as there is limited public transport available in North Norfolk and therefore limited alternatives to the car.

Impact on SA objectives: environmental

- 5.51** The policy requires that new open space is provided in development which will create valuable green spaces for wildlife and assist in creation of a network of such spaces. This will help wildlife adapt to future climate changes by allowing species to migrate across an area. The requirement that permission will not be granted unless there is adequate capacity in existing local infrastructure, including sewage treatment works, is important as there are serious concerns about the impact of new development on water quality if it is not properly treated. Increasing the accessibility of services and facilities by means other than the car can also help reduce carbon emissions, therefore improve air quality and help reduce climate change.

Impact on SA objectives: social

- 5.52** Increasing the accessibility of jobs, services and facilities by means other than the car can also help

Core Strategy Policies 5

people partake in a healthier lifestyle, and enable access for those without a car. This will contribute towards SA objectives of improving the health of the population, reducing poverty and social exclusion, providing opportunities for rewarding employment and improving accessibility to essential services.

Impact on SA objectives: economic

- 5.53** Enhancement of walking and cycling routes will help create a sustainable tourist economy, taking advantage of the increase in popularity of walking and cycling holidays. These routes will support the wider tourist economy through visitor spend at attractions, restaurants etc.
- 5.54** Requirements on developers to meet additional requirements for open space and infrastructure arising from their proposals will be an additional development cost, however it is a well established principle that development should contribute to these demands.
- 5.55** The policy should have a positive impact on SA objectives of encouraging efficient patterns of movement to support economic growth and encouraging sustainable economic growth.

Alternatives considered

- 5.56** Through development of the Preferred Options report, a less pro-active approach towards developing cycling and walking opportunities away from main settlements was looked at. Other options for developer contributions and a transport strategy were not investigated because government guidance requires that LDFs set out the criteria where developer contributions will be sought and that policies encourage sustainable modes of travel. Further details are provided in the draft SA report published at Preferred Options stage.

Comparison of effects

- 5.57** A less pro-active approach towards walking and cycling routes would undermine sustainable tourism and healthy lifestyle objectives.

Impact on indicators

- 5.58** The strategic Access and Infrastructure policy could affect the following SA indicators:
- provision of new open space could assist in achievement of Biodiversity action plan targets (ENV1)
 - planning permission will not be granted unless there is adequate capacity in local infrastructure, including sewage treatment works, which should assist with water quality objectives (ENV2)
 - Maximising the use of non-car modes will assist with improving air quality, reducing the effect of travel on the environment, increasing commuter travel by sustainable modes, promoting a healthy lifestyle (ENV5 & 8 and S1)
 - The requirement that new development provides links to public transport and walking and cycling networks will also improve accessibility for those most in need and result in dwelling completions in accessible locations (S10) and encourage efficient patterns of movement and % of travel to work journeys by sustainable modes (EC5)

Proposed mitigation measures

- 5.59** The capacity of local infrastructure will need to be carefully assessed when looking at proposals, and relevant bodies, such as the Environment Agency, consulted to ensure that proposals can either be carried out without detriment to the environment and capacity of the area or that appropriate

5 Core Strategy Policies

mitigation measures are put in place. The growth proposed is to be phased in accordance with capacity issues, and further details are provided in the Implementation and monitoring section of the Core Strategy document.

- 5.60** Proposals will need to be carefully assessed to ensure appropriate provision relating to cycle and walking routes is secured and any routes provided should be safe and secure for all.

Development Control Policies

- 5.61** The Core Strategy also contains the generic development control policies that will be used to implement the strategic policies and provide guidance when dealing with planning applications. Many of the development control policies are simply a refinement of the Preferred Options and in these cases the SA guidance ^(xi) advises that a further SA is not needed. However, where a policy is a significant revision to an approach, or where a new policy has emerged that was not previously appraised, then the environmental, social and economic impacts of that policy are summarised in the sections below.

Sustainable construction and energy efficiency (EN6)

Justification

- 5.62** The preferred approach of requiring that new development incorporates sustainable construction and energy efficiency principles was generally supported in the Preferred Options consultation, however various representations stated that the approach should go further and impose more stringent requirements on developers. Since the publication of the Preferred Options report several pieces of Government guidance ^(xii) have been published that give further weight to environmental considerations and these have been used to develop the submission policy.
- 5.63** The Code for Sustainable Homes scores new dwellings against categories such as water and energy use. Requiring that all new dwellings achieve a particular rating is important in order to achieve the numbers of dwellings proposed in a sustainable way.
- 5.64** There will be cost implications to achieving a particular standard, principally through an increase in construction costs of meeting the energy requirements. The Government consultation 'Building a Greener Future; Towards zero carbon development' found that achieving Code level 3 would add around 2-3% on construction costs (or around £2,000 per dwelling) and estimates that to reach level 4 could add about 4-7% onto current construction costs. It also found that, given current prices and energy consumption levels, achieving Code level 3 would save households around £50 per year and Code 4 would save them around £100 per year.
- 5.65** The Building a Greener Future report states that new build dwellings already sell at a premium over second-hand houses and this premium may be able to be increased if it can offer higher environmental standards. Therefore while the standards may lead to a small increase in the price of new build it will not alter existing dwellings and there is likely to be negligible impact in terms of average overall house prices. The increase in construction costs could also be absorbed by developers, and over time this would be passed back to landowners in terms of the price paid for land.
- 5.66** Schemes receiving Housing Corporation funding are currently required to achieve EcoHomes 'Very

xi Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, paragraph 3.5.2
 xii These include the Code for Sustainable Homes, Building a Greener Future and a draft PPS on climate change

Core Strategy Policies 5

Good' standard and will shortly be required to achieve a 3 star rating under the Code for Sustainable Homes. However, there are additional requirements placed on market housing schemes, such as contributions to affordable housing, education and other infrastructure that social housing schemes do not incur. The policy therefore only requires that new houses initially achieve at least a two star rating, as imposing very strict standards on developers may compromise the ability to secure the desired contributions towards affordable housing and other infrastructure.

- 5.67** Requiring a two star rating would result in at least an 18% improvement over Target Emissions Rate (2006 Building Regulations), a maximum water use of 120 litres per person per day and then developers would need to make the remaining points required for 2 star rating from the other categories, such as installing energy efficient light fittings, installing or providing information on energy efficient white goods, using responsibly sourced building materials, reducing surface water run-off, minimise construction waste etc
- 5.68** The Government has signalled their intention that all new homes should be zero carbon by 2016 and is currently consulting on proposals to strengthen Building Regulations to achieve the following carbon savings: (the equivalent Code standard is also shown)

Table 6 Targets for energy / carbon improvement

	2010	2013	2016
Energy / carbon improvement as compared to Part L Building Regulations 2006	25%	44%	Zero carbon
Equivalent energy / carbon standard in the Code	Code level 3	Code level 4	Code level 6

- 5.69** Even if Building Regulations are tightened to achieve this, the Code looks at wider issues beyond emissions and it is therefore considered appropriate to require that Code standards are also met to ensure that issues such as water use, recycling provision etc are considered at the design stage.
- 5.70** Recent Government publications all point to a commitment to achieving improved energy efficiency and sustainability and rising targets over time, and the policy reflects this by requiring that by 2010 new dwellings achieve at least a 3 three star rating, rising to at least 4 star by 2013.
- 5.71** Views were expressed during the Preferred Options consultation that that the requirement that 10% of the energy used on developments over 1,000 square metres or 10 dwellings be from renewable energy does not go far enough and that the target could be higher and the threshold of 10 houses lower. Views were also received querying the viability and practicality of the 10% requirement. In response, the target of 10% is considered appropriate as it is realistic, achievable and is consistent with the East of England Plan and the draft PPS on Climate Change.
- 5.72** The East of England Plan states that local authorities should encourage the supply of energy from decentralised renewable and low carbon energy sources and that at least 10% of the energy consumed in new development of more than 10 dwellings of 1,000 sqm of non-residential floorspace should come from such sources. (Policy ENG 1)
- 5.73** The PPS on climate change also confirms this commitment and the suggested target of 10%. It also states that when setting such a policy requiring this regard should be had to the overall costs of development, the availability of renewable technology in the area and the desire to secure the housing supply shown in the housing trajectory.
- 5.74** The 10% target and the threshold in the policy have been proven to be achievable in several other areas. The London Borough of Merton was the first authority to require a % of energy used be

5 Core Strategy Policies

produced from renewable energy and a TCPA survey of local authorities in July 2006 ^(xiii) found that over 100 authorities have, or are planning to adopt, a similar policy. Amongst these the most common target was 10% applied to a threshold of 10 dwellings or developments over 1,000 sq metres. Build costs are not significantly higher in North Norfolk and there is potential for a variety of renewable sources to be used. Therefore the 10% target should be achievable without being too onerous. A higher target is not suggested as it needs to be considered against other requirements on developers, such as contributions towards affordable housing. The experience in Merton is that the requirement adds about 2 to 3% additional build cost, although costs of renewable technology are expected to fall over time as the market expands. It is proposed however that the target rises over time to reflect increasing targets at the regional and national level, and also that technology will become more viable and available over time.

- 5.75** It is also important to reduce the energy used in buildings and the approach requires new development to maximise energy efficiency, reduce emissions, reduce resources used during construction and lifetime of the building and consider measures for adapting to longer-term climate change through a variety of measures. Applicants will be required to demonstrate how they have achieved this. Reducing the energy requirements of a development does of course mean that a smaller, and therefore cheaper, renewable system can be used.

Impact on SA objectives; environmental

- 5.76** As discussed above, the policy should have a beneficial impact on the environmental objectives of limiting or reducing contributions to climate change and improving air quality.

Impact on SA objectives; social

- 5.77** The energy efficiency measures should result in houses and buildings that are cheaper to run and create healthier environments to live and work in, therefore having a positive effect. As discussed above, the 10% target is achievable and should also ensure that other objectives such as provision of affordable housing and social facilities can be provided.

Impact on SA objectives; economic

- 5.78** The policy will increase building costs which may affect development rates. The economics of this are discussed in the justification above. There is however growing demand from purchasers for more environmentally friendly and energy efficient homes and buildings, and some of these may command a higher selling price. The requirements are being introduced across the country through LDF policies, as required by national and regional guidance, and changes will also be imposed through the Building Regulations. This will ensure that developers in North Norfolk are not subject to unduly onerous requirements as compared to other areas.

Alternatives considered / Comparison of effects

- 5.79** Different percentage figures were considered, however, as discussed above, requiring a higher percentage could threaten achieving other objectives such as affordable housing.

Impact on indicators

- 5.80** The policy should have an effect on the following SA indicators:

xiii 'Using the Merton Rule', TCPA survey July 2006.

Core Strategy Policies 5

- To ensure that supplies of water remain sustainable (ENV3)
- To improve air quality (ENV6)
- To minimise the production of waste and support recycling (ENV9)
- to limit or reduce contributions to climate change (ENV10)
- to reduce poverty, inequality and social exclusion (S2)

Proposed mitigation measures

5.81 Development rates will be monitored to check that the requirements are not limiting the growth proposed. Proposals will need to be carefully scrutinised to ensure that the requirements are being incorporated. Requiring Code for Sustainable Homes standards means that this can be measured in an objective and enforceable way. The Council has recruited an Environment Policy Officer to help assess the applications and give advice to developers on meeting the requirements.

Flood Risk (EN10)

Justification

- 5.82** The preferred approach of restricting development in areas at risk of flooding took on board the principles in PPS25; Development and Flood Risk and was generally supported in the Preferred Options consultation. Following analysis of the responses, publication of the final PPS25 and further consultation with the Environment Agency, the approach was made clearer and more specific to North Norfolk's circumstances. The Council, in conjunction with the Broads Authority, Broadland, Norwich and South Norfolk Councils, has also commissioned a Strategic Flood Risk Assessment (SFRA) to define flood risk zones 3a and 3b, take into account other sources of flooding and of future climate change implications such as rising sea levels and increases in rainfall intensity and river flow. A first stage SFRA which discussed the issues arising in each authority's area and set the brief for the full (stage 2) SFRA was published in October 2006. The full SFRA was published in July 2008.
- 5.83** As large areas of North Norfolk that are suitable for development are in flood zone 1 it is considered appropriate that development should be steered to these locations and restricted elsewhere. The vast majority of the areas at risk of flooding in North Norfolk are in zone 3 (highest risk). PPS25 distinguishes between zone 3a and 3b in terms of appropriate land uses and the Strategic Flood Risk Assessment (SFRA) should provide this detail.
- 5.84** PPS25 does not allow 'highly vulnerable' uses (police, fire and ambulance stations, caravans for permanent residential use etc) in zone 3a or 3b. More vulnerable uses (dwellings, hotels, holiday caravans etc) are not allowed in zone 3b and should only be allowed in zone 3a where there are no alternative sites readily available in the lower risk flood zones and where the Exception Test is passed. Less vulnerable uses (shops, offices, restaurants, general industry etc) are allowed in zone 3a. The Exception Test is only to be applied where the LPA is left with no other option, i.e. where there are large areas of land in zone 2 and 3 and the sequential test cannot deliver acceptable sites, but where some continuing development is necessary.
- 5.85** Because the vast majority of the District is not at flood risk it is considered that the sequential approach should be applied rigorously. Therefore new development in flood risk zones will be limited to less vulnerable uses in zone 3a where there is an identified need for it to be situated in that location, minor development and water compatible development.
- 5.86** This approach would allow for some continued development in flood risk zones to support the community and economy, i.e. commercial and leisure extensions with a footprint of less than 250

5 Core Strategy Policies

metres square, alterations that do not increase the size of the building and 'householder' development such as garages and extensions to existing dwellings to be permitted in flood risk zones, therefore allowing continuing investment and development in these areas.

5.87 Concerns were raised by the Home Builders Federation (HBF) about the practicalities of adoption, implementation and long term maintenance of Sustainable Drainage Systems (SUDS). The initial comments from the Environment Agency were that 'developers have a misconception that SUDS cannot always be implemented because of site constraints, however it is usually possible to use one or more of a range of techniques. SUDS should be required, or developers should show through adequate assessment why it is not possible and that other options are being pursued'. The EA and PPS25 have subsequently confirmed this commitment. The implementation of SUDS will require negotiations and commitment by the Council however they are an important step in managing flood risk in the area.

Impact on SA objectives; environmental

5.88 The policy has a beneficial impact on those SA objectives relating to flooding and coastal erosion and the requirement for SUDS can improve water quality.

Impact on SA objectives; social

5.89 New dwellings will not be permitted in flood risk zones, which will ensure that houses are provided in appropriate locations but may restrict choice. However, as the majority of the District is in zone 1, there is lots of land suitable for development in the vicinity. Police, ambulance, fire stations and hospitals are in PPS25 'highly vulnerable' category and their location will be strictly assessed to ensure they continue to be operative, therefore increasing their accessibility and usability.

Impact on SA objectives; economic

5.90 While development is restricted in flood risk zones, some types will still be permitted such as extensions and 'less vulnerable' uses such as shops, general industry and restaurants. This will enable development to continue in these areas, therefore reducing the risk of 'blight', while ensuring that vulnerable development is not put at risk.

Alternatives considered

5.91 No alternative approaches were considered at the Preferred Options stage as the approach of restricting development in flood risk zones accorded with PPG25 and PPS25.

Impact on indicators

5.92 The policy could affect the following indicators:

- Number of dwellings permitted in flood risk zones (ENV11)
- Number of planning applications approved against Environment agency advice (ENV12)

Proposed mitigation measures

5.93 The SFRA will be used to provide the details of flood zones 3a and 3b in parts of the District. Planning applications will also need to be supported by site specific flood risk assessments, looking at the level of risk in more detail and incorporating mitigation measures as appropriate.

Core Strategy Policies 5

Coastal erosion (EN11) and Replacement of development affected by coastal erosion risk (EN12)

Justification

- 5.94** The preferred option took a precautionary approach to development in areas at risk of coastal erosion and suggested that a Coastal Area Action Plan be prepared to look at the implications of coastal erosion in more detail and also that housing allocations should not be made in those villages that are at risk from erosion until the results of the Action Plan were received. However, in light of the consultation responses and decisions taken by the Council to undertake some further coast protection works in the most vulnerable locations in order to 'buy time' whilst the Council and DEFRA explore further potential adaptation measures, the Core Strategy no longer proposes a discrete Coastal Area Action Plan but rather includes specific policies on erosion and for replacement of buildings that are at risk from erosion. Allocations in the coastal Service Villages will be considered in the Site Specific Proposals Document in due course. Many of the issues raised and the time-frame over which they will be felt, go beyond the Core Strategy, and therefore a Coastal Management Plan will be prepared separately from the LDF which will look at a wide range of issues affecting the coast such as adapting to change, how to sustain the local economy and protection of important local facilities and historic assets.
- 5.95** Allowing replacement development in the Countryside area is intended to minimise the blighting effects that could be caused by the erosion predictions in the Shoreline Management Plan. Limitations are placed on the circumstances in which such new development is allowed in order to protect the environment and also to secure current uses for the short-term.

Impact on SA objectives; environmental

- 5.96** The policies should reduce vulnerability to coastal change by restricting new development in areas at risk and should also protect the sensitive coastal environment by requiring that when buildings are relocated the existing site should be made safe, secure and managed for environmental or social benefit.

Impact on SA objectives; social

- 5.97** New services and facilities will generally not be permitted in areas at risk, and existing ones will be permitted to re-locate to areas outside the coastal erosion zones, therefore ensuring their continued existence and accessibility. Also, allowing minor development in the erosion zones will allow existing properties to be improved, for the benefit of owners and occupiers. Allowing temporary uses, including employment and tourism, will permit some economic development that can support employment.

Impact on SA objectives; economic

- 5.98** Identifying the areas at risk may deter investment in the area, however temporary and minor development will continue to be permitted which is intended to minimise the blighting effects that could be caused.

Alternatives considered / Comparison of effects

- 5.99** A total ban on development in areas at risk from coastal erosion was considered at the Preferred Options stage. While this would reduce the risk to new development, it could create blight in those

5 Core Strategy Policies

areas which would affect their vitality and viability. Allowing certain minor development and temporary uses was considered more satisfactory as it will allow existing residents and businesses to continue to use and enjoy their property.

Impact on indicators

5.100 The policy could affect the following indicator:

- number of dwellings permitted within the coastal erosion zone (ENV11)

Proposed mitigation measures

5.101 Policies will need to be carefully assessed to see if it can demonstrate no significant risk to life or property and proposals for relocation will need to ensure that the previous site is made good.

Developer contributions (CT2)

Justification

5.102 The preferred approach set out the matters that may be required through developer contributions, however did not state what threshold would be applied for these. Comments were made during the consultation period about the type and scope of contributions that may be sought. The submission policy has had regard to the representations and applies a threshold of 10 dwellings for negotiations on developer contributions. It is not considered appropriate to require contributions from every single new dwelling as the additional demand placed on existing facilities will be minimal. A threshold of 10 dwellings, in line with the definition of major development, was considered appropriate as it is a recognised threshold of where developments can raise more than local concerns, and developments of this size are more likely to place additional demands on local facilities. A detailed SPD is to be prepared to provide details on the financial arrangements and negotiations that will be involved.

5.103 The national approach to developer contributions may change as a result of Government consultations on a new system of planning obligations through the Community Infrastructure Levy that could apply to every new dwelling. This could trigger a review of policy in the future.

Impact on SA objectives; environmental

5.104 The policy could have beneficial impacts as it will require that matters such as habitat replacement, transport improvements, waste recycling and drainage and flood prevention could be provided through developer contributions.

Impact on SA objectives; social

5.105 The policy could have beneficial impacts as it will require that matters such as health and social care provision, affordable housing, open space, recreation and landscape improvements and transport improvements including footpaths and cycleways could be provided through developer contributions.

Impact on SA objectives; economic

5.106 Contributions may impact on the profitability of schemes, however they are limited to schemes over a threshold of 10 dwellings where profit margins are greater. Also, negotiations allow that where, in

Core Strategy Policies 5

exceptional circumstances, development costs are unusually high, a lower level of contributions may be required. This gives a certain level of flexibility to enable development in such cases. A more onerous requirement may deter investment in the area due to higher costs. Norfolk County Council operates a county wide standard for planning obligations (contributions towards education, library, fire hydrant and social services provision) thereby ensuring consistent negotiations on these issues.

Alternatives considered / Comparison of effects

5.107 No alternatives were considered at the Preferred Options stage, as Government guidance requires that DPD policies set out the circumstances in which developer contributions may be sought. However through the development of the submission policy different thresholds were considered. A threshold of 10 dwellings was considered appropriate for the reasons set out above. A lower threshold could affect the viability of development, as small schemes (which do not have the economies of scale and profit margins of larger schemes) would also be subject to contributions. Raising the threshold to schemes larger than 10 dwellings could mean sufficient services and facilities for the new residents are not provided and existing services are put under pressure.

Impact on indicators

5.108 The policy could affect the following indicators:

- number of affordable houses completed per annum (S4) as contributions will be sought towards affordable housing.
- Percentage of residents who think that in their local area community activities have got better or stayed the same (S7), as contributions will be sought towards community facilities.

Proposed mitigation measures

5.109 Negotiations on applications will need to ensure that contributions are of a scale and kind appropriate to the scheme.

5 Core Strategy Policies

Implementation and Monitoring 6



6 Implementation and Monitoring

6 Implementation and Monitoring

How the proposals will be monitored

- 6.1** The significant sustainability effects of implementing a Local Development Document must be monitored in order to identify unforeseen adverse effects and to be able to undertake appropriate remedial action. Appendix 4 of the Scoping Report contains suggested indicators and baseline information in order to monitor each of the SA objectives, however these may not all be collected due to limited resources and difficulty in data availability or collection.
- 6.2** Section 4 of the Core Strategy contains information on how proposals will be implemented and monitored. Indicators and targets are identified that will be used to assess the effectiveness of policies and highlight where a change may be required because the desired effect is not being achieved. Many of these Core Strategy targets and indicators relate to sustainability objectives and will cover predicted sustainability effects, however further SA indicators may be required in certain areas to satisfy the Sustainability Appraisal process and check whether the predicted effects are correct and if the Core Strategy is contributing to the achievement of SA objectives. Therefore Appendix J: 'Monitoring' of this report shows how the SA objectives could be monitored and how they relate to Core Strategy aims.
- 6.3** Appendix 14 of the 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' guidance (ODPM), provides further details on the implementation and monitoring of LDFs. It states that it is not necessary to monitor everything, but that monitoring should focus on significant sustainability effects, e.g. those that indicate a likely breach of international, national or local legislation, that may give rise to irreversible damage or where there is uncertainty and monitoring would enable preventative or mitigation measures to be taken.

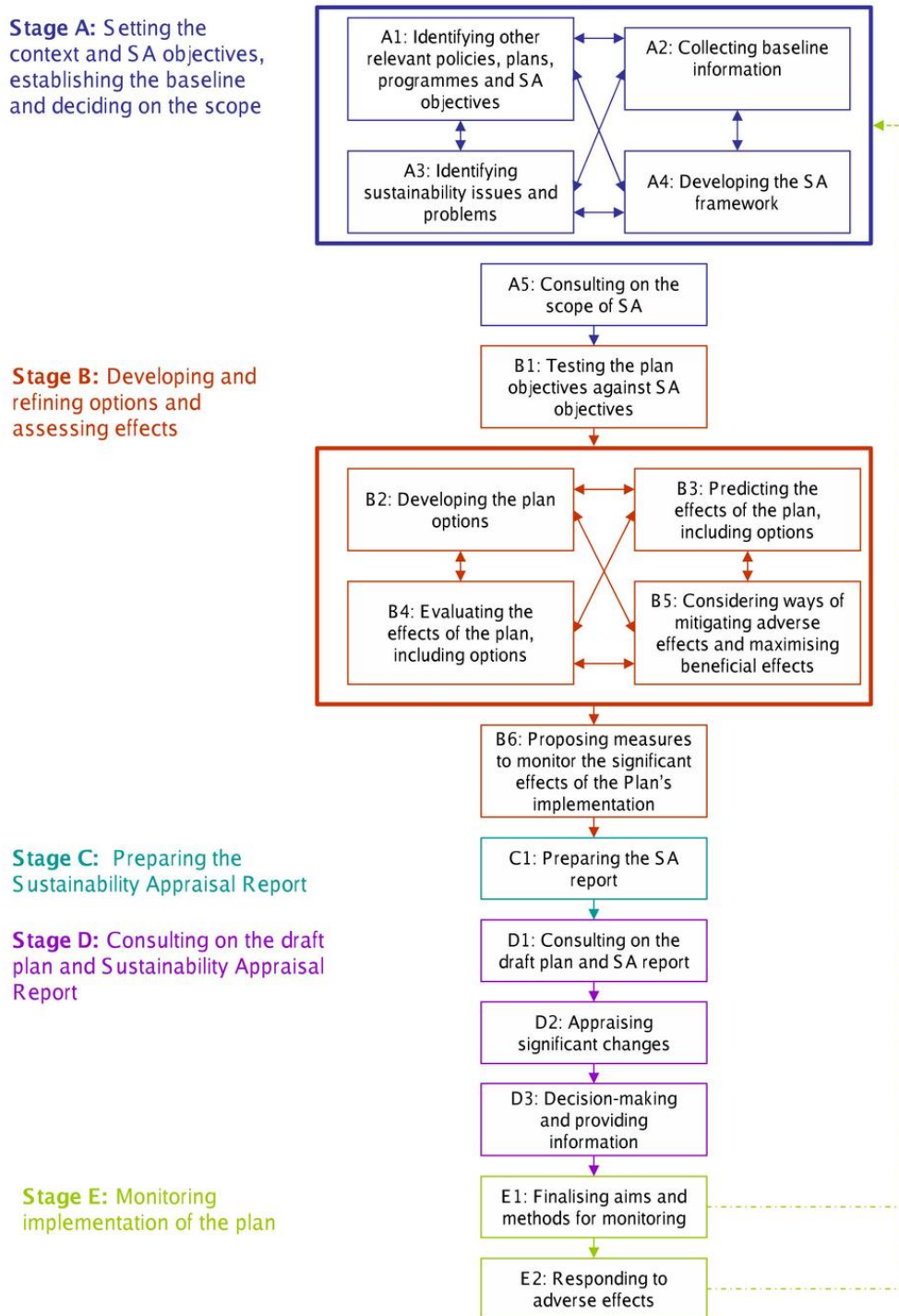
How the proposals will be implemented

- 6.4** The role of the Core Strategy is to set the overall policy framework for North Norfolk and the actual implementation of many of the policies will be carried out through allocations in the Site Specific Proposals document and in development control decisions on individual planning applications. Also, because North Norfolk District Council is not a significant developer in its own right, many of the policies will actually be implemented by other bodies, such as Housing Associations, private developers and Norfolk County Council. Section 4 of the Core Strategy sets out the framework for implementation and monitoring of Core Strategy policies.

Relationship between Sustainability Appraisal tasks A

Appendix A: Relationship between Sustainability Appraisal tasks

Figure 3 Relationship between SA tasks



A.1 Source: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities (ODPM, 2005)

A Relationship between Sustainability Appraisal tasks

Quality Assurance Checklist B

Appendix B: Quality Assurance Checklist

B.1 The Quality Assurance checklist is contained in the Government guidance on carrying out sustainability appraisals. It has been completed to indicate where certain areas are covered:

Table 7 Quality assurance checklist

Objectives and Context	Comment
The plan's purpose and objectives are made clear	Yes, see section 1.5 to 1.8 and Appendix E
Sustainability issues, including international and EC objectives, are considered in developing objectives and targets	Yes, the Scoping Report set the context for the Core Strategy
SA objectives are clearly set out and linked to indicators and targets where appropriate	Yes, see Appendix C
Links with other related plans, programmes and policies are identified and explained	The Scoping Report lists relevant plans, programmes and policies and this influenced the Core Strategy
Conflicts that exist between SA objectives, between SA and plan objectives, and SA and other plan objectives are identified and described	Core Strategy aims were appraised against SA objectives, see Appendix F and section 4.4-4.6
Scoping	Comment
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report	Yes, see section 2.12 and 3.4 of this report and Appendix F of the draft SA report
The appraisal focuses on significant issues	Yes
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit	Yes, see sections 2.24, 2.25, 3.7 and 3.8
Reasons are given for eliminating issues from further consideration	Section 4 of the Scoping Report identifies the relevant issues based on research and consultation
Options / Alternatives	Comment
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented	Sections 4.7 - 4.10 describes the process of choosing alternative options. Alternatives for each of the policy approaches were appraised where applicable
Alternatives include 'do nothing' and / or 'business as usual' scenarios wherever relevant	Yes, existing Local Plan approach appraised
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared	Yes, see completed frameworks in the

B Quality Assurance Checklist

Options / Alternatives	Comment
	separate Annex and summaries in section 5 of the draft SA report and section 5 of this final report
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained	Options that were in conflict with planning guidance etc were not appraised - section 4.8
Reasons are given for selection or elimination of alternatives	Yes, see summaries in section 5 of the draft SA report

Baseline information	Comment
Relevant aspects of the current state of the environment and their likely evolution without the plan are described	Appendix 4 of the Scoping Report contains baseline information and the 'do nothing' (existing Local Plan) approach was appraised for all approaches
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable	The Scoping Report describes the characteristics of North Norfolk. The completed frameworks in the separate Annex to the draft SA report give the geographical area affected
Difficulties such as deficiencies in information or methods are explained	Yes, see 2.24, 2.25, 3.7 and 3.8

Prediction and evaluation of likely significant effects	Comment
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant	The SEA topics relate very well to the SA objectives (see Appendix D). The likely effects are recorded in the completed frameworks in the separate Annex to the draft SA report
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed	The separate Annex to the draft SA report records positive and negative effects and records the duration of events where relevant
Likely secondary cumulative and synergistic effects are identified where practicable	The separate Annex to the draft SA report records cumulative effects where practicable
Inter-relationships between effects are considered where practicable	The total effects of the strategic policy approaches are summarised in section 5 of the draft SA report
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds	Appraisals were based on local knowledge, experience, sources of information and consultation

Quality Assurance Checklist B

Prediction and evaluation of likely significant effects	Comment
Methods used to evaluate the effects are described	See Appendix C - indicators and decision making criteria

Mitigation Measures	Comment
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated	Section 5 and the frameworks in the separate Annex to the draft SA report record possible mitigation measures
Issues to be taken into account in development consents are identified	As above

The Sustainability Appraisal Report	Comment
Is clear and concise in its layout and presentation	This is intended. A certain amount of technical terms are inevitable; however these have been explained
Uses simple, clear language and avoids or explains technical terms	
Uses maps and other illustrations where appropriate	
Explains the methodology used	See section 2 and table 2
Explains who was consulted and what methods of consultation were used	Yes, see sections 2.1, 2.15, 2.25, 2.17-2.20, 3.4 and Appendix F of the draft SA report. Sections 2.12 - 2.14, 2.16 - 2.19 and 3.4 of this final SA report
Identifies sources of information, including expert judgement and matters of opinion	Yes, see section 2.25
Contains a non-technical summary	Yes, section 1

Consultation	Comment
The SA is consulted on as an integral part of the plan-making process	Yes, the Scoping Report and the SA report were subject to statutory consultation
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate timeframes to express their opinions on the draft plan and SA Report	Yes, as above

Decision making and information on the decision	Comment
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan	Yes, both informed the submission document. See 2.14, 2.27 and 4.12
An explanation is given of how they have been taken into account	As above

B Quality Assurance Checklist

Decision making and information on the decision	Comment
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered	See section 5

Monitoring Measures	Comment
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA	Indicators relate to SA objectives (see Appendix J and section 5 and 6)
Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA	To be carried out in future where appropriate
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.)	As above
Proposals are made for action in response to significant adverse effects	As above

B.2 *Source: Appendix 4 of Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents Guidance for Regional Planning Bodies and Local Planning Authorities, ODPM November 2005*

Sustainability objectives and related indicators and decision making criteria C

Appendix C: Sustainability objectives and related indicators and decision making criteria

C.1 Those SA objectives that are directly related to SEA topics are shaded grey.

Table 8 Objectives, Indicators & Decision Making Criteria

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
ENV 1	To maintain and enhance biodiversity, flora and fauna	Net change in SSSI condition - % of SSSIs areas in "favourable" or "unfavourable recovering" condition (i.e. meeting the PSA target).	Will it adversely affect the integrity of a European site of designated natural importance? If so, an Appropriate Assessment is required.
		Amount of designated land in hectares (ha): a. AONB; b. Ramsar / SPA; c. SAC; d. NNR; e. LNR; f. SSSI; g. CWS	Will it affect an area protected for nature conservation, landscape or heritage importance? Include non-statutory sites such as County Wildlife Sites
		Biodiversity Action Plan progress: a. % Habitat Actions in progress / completed; b. % Species Actions in progress / completed	Will it conserve and enhance priority habitats?
			Will it conserve and enhance species diversity and in particular avoid harm to protected species?
			Will it protect geo-diversity?
ENV 2	To improve water quality	Percentage of main rivers & watercourses rated 'Very Good' to 'Fair': a. Biologically; b. Chemically; and, Percentage with 'Very Low' to 'Moderate' levels of: c. Nitrates; and, d. Phosphates	Will it improve quality of inland waters?
		Number of planning applications approved against Environment Agency advice on	Will it improve coastal water quality?

C Sustainability objectives and related indicators and decision making criteria

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
		water quality grounds. Compliance to mandatory EU Bathing Water Directives	
ENV 3	To ensure that sources of water supply remain sustainable	Change in groundwater resource levels (difference from mean level in metres)	Will it conserve groundwater resources?
		Measured consumption of water from: <ul style="list-style-type: none"> a. residential properties; and, b. industry / business 	Will it reduce water consumption?
ENV 4	To conserve and improve soil resources and quality	Area of agricultural land entered into Higher Level service agreements under Agri-Environment Schemes	Will it maintain and enhance soil quality?
		Number of applications given permission to return contaminated land to beneficial use	Will it minimise the loss of soils to development?
ENV 5	To minimise the loss of undeveloped land	% of new dwellings built on: <ul style="list-style-type: none"> a. previously developed land; b. greenfield land 	Will it use land that has been previously developed?
		Employment land which is on previously developed land: <ul style="list-style-type: none"> a. amount; b. % of past years' total floor-space for employment land. % of new dwellings completed at <ul style="list-style-type: none"> a. < 30 per hectare; b. 30-50 per hectare; c. > 50 per hectare 	Will it use land efficiently?
ENV 6	To improve air quality	Number of Air Quality Management Areas	Will it improve air quality?
		Concentrations of selected air pollutants ($\mu\text{g}/\text{m}^3$): <ul style="list-style-type: none"> a. annual average concentration of Nitrogen Dioxide (NO_2); b. annual average particulate matter levels (PM10) 	Will it reduce the emission of atmospheric pollutants?

Sustainability objectives and related indicators and decision making criteria C

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
ENV 7	To minimise noise, vibration and light pollution	% of noise complainants under belief that inadequate sound insulation is a cause of noise pollution	Local and District wide effects
ENV 8	To reduce the effect of traffic on the environment	% of completed non-residential development complying with car-parking standards established in LDF policy (post-adoption)	Will it ease the flow of traffic around towns and minimise congestion?
		% commuter travel by sustainable modes: a. rail; b. bus; c. cycling, and, d. walking	Will it increase the proportion of journeys using non-car modes?
			Will it reduce traffic volumes?
			Will it reduce the effect of heavy goods traffic on people and the environment?
ENV 9	To minimise the production of waste and support recycling of waste products	Household waste collected: a. kg per head per year; b. % change	Will it reduce household waste?
		% of the total tonnage of household waste that has been: a. recycled; b. composted	Will it increase waste recovery and recycling?
			Will it reduce waste in the construction industry?
ENV 10	To limit or reduce contributions to climate change	% of electricity distributed derived from renewable sources	Will it reduce emissions of greenhouse gases by reducing energy consumption?
		Renewable energy generating capacity installed by type (MW): a. biomass; b. landfill gas; c. offshore wind; d. onshore wind; e. solar power; f. water.	Will it lead to an increased proportion of energy needs being met from renewable sources?

C Sustainability objectives and related indicators and decision making criteria

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
ENV 11	To reduce vulnerability to coastal change	Number of dwellings permitted within 1-100 year flood risk zone as a % of all dwellings permitted. Number of dwellings permitted within 1-100 year coastal erosion zone	Will it minimise the risk of coastal erosion to people and properties?
ENV 12	To avoid, reduce and manage flood risk	Number of planning applications approved against Environment Agency advice on flood risk grounds	Will it minimise the risk of flooding from watercourses to people and property?
		Number of new developments to include Sustainable Urban Drainage Systems (SUDS)	Will it minimise the risk of flooding to people and properties on the coast?
ENV 13	To maintain and enhance the quality of landscapes and townscapes	% of new dwellings built on previously developed land	Will it reduce the amount of derelict, degraded and underused land?
			Will it affect visual amenity in the landscape?
			Will it affect the distinctive landscape and ecological quality and character of the countryside? Include effects on National Park, AONB and Heritage Coast.
ENV 14	To conserve and, where appropriate, enhance the historic environment	Net change in designated Conservation Area coverage	Will it maintain and enhance the distinctiveness, heritage and history of landscape and townscape character?
		Number of (a) buildings and (b) Scheduled Ancient Monuments listed on the 'at risk' register	Will it protect and enhance sites and features of historical, archaeological and cultural value?

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
S1	To improve health of the population and promote a healthy lifestyle	Achievement of Primary Care Trust (PCT) Performance Indicator areas: a. Key Targets; b. Access to Quality Services; c. Health Improvement; d. Service Provision	Will it improve access to high quality health facilities?
			Will it encourage healthy lifestyles?
			Will it reduce health inequalities?

Sustainability objectives and related indicators and decision making criteria C

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
S2	To reduce poverty, inequality and social exclusion	Percentage of: <ul style="list-style-type: none"> a. children; and b. population over 60, that live in households that are income deprived.	Will it reduce poverty and social exclusion in those areas most affected?
		% of the population who live in the: <ul style="list-style-type: none"> a. most deprived 10%; and, b. most deprived 25% of wards in the country 	Will it help to reduce deprivation levels?
S3	To improve the education and skills of the population	% of LEA school-leavers with at least 5 GCSEs at A*- C grade levels.	Will it improve qualifications and skills of young people?
		% of the working age population (16-74 yrs old) with: <ul style="list-style-type: none"> a. NVQ 4+ (or equivalent) b. NVQ 3+ (or equivalent) c. NVQ 2+ (or equivalent) d. NVQ 1+ (or equivalent) e. Other qualifications f. No qualifications 	Will it help to retain key workers and provide more 'home-grown' skilled workers?
S4	To provide everybody with the opportunity of a suitable and affordable home	Number of affordable unit completions per annum	Will it support a range of housing types and sizes, including affordable units, to meet the needs of all sectors of the community, including specific groups such as the elderly and Gypsies?
		Affordable houses as % of total housing completions per annum. Net additional dwellings completed over last five years / since LDF adoption if longer. Net additional dwellings completed in previous year. Projected net additional dwellings to end of 2021 / for next 10 years (post-LDF adoption). Annual net additional dwellings requirement as established by regional quota. Annual average net additional units needed to meet overall requirement (with regard to previous years performance). Number of people on Housing Needs waiting list	Will it reduce the housing need?

C Sustainability objectives and related indicators and decision making criteria

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
S5	To provide opportunities for rewarding and satisfying employment	Workforce employment levels: a. economically active; b. unemployed	Will it reduce unemployment overall?
		% of working age people (16-74 years old) in tourism-related work (taken to be largely seasonal)	Will it improve earnings?
		Earnings: a. mean per hour; b. gross weekly mean pay for full time employees	
		Number of businesses with 'Investors in People' accreditation	Will it provide job opportunities for those most in need of employment?
S6	To improve the quality of where people live	% of dwellings not meeting the 'decent homes standard': a. private sector; b. social sector	Will it improve the quality of dwellings?
		% of eligible open spaces managed to Green Flag Award standards	Will it provide additional leisure facilities and green spaces, and improve access to existing facilities, open spaces and the wider countryside?
S7	To encourage a sense of community identity and welfare	Percentage of residents who think that for their local area, over the past three years, community activities have got better or stayed the same.	Will it encourage engagement in community activities?
		% of community participating in local authority / national elections	Will it increase the ability of people to influence decisions?
S8	To reduce anti-social behaviour	Level of crime: a. Domestic burglaries per 1000 households. b. Violent offences committed in a public place per 1000 people. c. Vehicle crimes per 1000 population.	Will it reduce actual levels of crime?
		Fear of crime:	Will it reduce the fear of crime?

Sustainability objectives and related indicators and decision making criteria C

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
		a. % of residents who feel 'fairly safe' or 'very safe' after dark whilst outside in their local area. b. % of residents who feel 'fairly safe' or 'very safe' during the day whilst outside in their local area.	
S9	To improve accessibility to essential services and facilities	Amount of completed retail, office and leisure development: a. across District, and, b. % in town centres.	Will it improve accessibility to key local services and facilities, including health, education, shops and leisure?
		Number of settlements not meeting the target levels of service standards for bus connections: Parishes; Towns.	Will it improve accessibility by means other than the car?
			Will it improve the level of investment in key community services?
S10	To improve accessibility for those most in need	Accessibility of settlements: a. Good: Settlements that are local centres or are highly accessible by public transport (2+ journeys per hour). b. Intermediate: 1-2 public transport journeys per hour to settlements that act as local centres. c. Poor: Less than 1 public transport journey per hour to settlements that act as local centres.	Will it make access easier for those without access to a car?

C Sustainability objectives and related indicators and decision making criteria

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
		% of dwelling completions made in locations accessible by public transport links: <ol style="list-style-type: none"> within 30 minutes of a GP; within 30 mins of a hospital within 30 minutes of a Major Food Store; in primary school wards; in secondary school wards in wards with Further Education institution; in SOAs of >500 workers. 	Will it promote accessibility for all members of society, including the elderly and disabled?

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
EC1	To encourage sustainable economic growth	% change in the total number of VAT registered businesses	Will it improve business development and enhance competitiveness?
		Employment land (<i>see definition</i>) which is available: <ol style="list-style-type: none"> As defined and allocated in the LDF; and, Which has been granted planning permission in the last year 	Will it improve the resilience of business and the economy?
		Amount of employment land lost to residential development	Will it promote growth in key sectors?
EC2	To reduce disparities in economic performance	Amount of completed gross internal floor-space developed for employment (<i>i.e. retail, office and leisure facilities</i>) in employment or regeneration areas as defined by the LDF.	Will it improve economic performance across the District?
		Number of planning consents granted for business premises outside towns	Will it support and encourage rural diversification?
			Will it broaden the economy?
EC3	To enhance the image of the area as a business location	Total programme budgets for: <ol style="list-style-type: none"> Economic Development; Tourism Promotion 	Will it attract new investment and skilled workers to the area?
EC4	To encourage and accommodate both indigenous	Net change in VAT registrations from total stock of businesses (start of year)	Will it encourage entrepreneurs and new business start-ups / business development?

Sustainability objectives and related indicators and decision making criteria C

	Sustainability Appraisal Objective	Indicator	Decision Making Criteria
	and inward investment	Number of participants on vocational 'work-based learning' courses (BTECs). Losses of employment land: a) in employment / regeneration areas; and b) across the District.	Will it make land and property available for business development?
EC5	To encourage efficient patterns of movement to support economic growth	Percentage of travel to work journeys by mode: a. private car / van - driver; b. private car - passenger; c. train; d. bus; e. bicycle; f. walk; g. work at / from home.	Will it support provision of key communications infrastructure?
			Will it facilitate efficiency in freight distribution?
			Will it reduce commuting?
			Will it improve accessibility to work by public transport, walking and cycling?
			Will it reduce the effect of traffic on the economy?

C Sustainability objectives and related indicators and decision making criteria

SEA Directive topics and Sustainability Appraisal objectives D

Appendix D: SEA Directive topics and Sustainability Appraisal objectives

D.1 Those SA objectives that are directly relevant to SA Directive topics are shaded grey

Table 9 SEA Directive Topics & Sustainability Objectives

SEA Directive Topic	Sustainability Appraisal Objective	
Environment		
Biodiversity, Fauna and Flora	ENV1	To maintain and enhance biodiversity, fauna and flora
Water and Soil / Land	ENV2	To improve water quality
	ENV3	To ensure that sources of water supply remain sustainable
	ENV4	To conserve and improve soil resources and quality
	ENV5	To minimise the loss of undeveloped land
Air	ENV6	To improve air quality
	ENV7	To minimise noise, vibration and light pollution
	ENV8	To reduce the effect of traffic on the environment
Natural Resources and Climate	ENV9	To minimise the production of waste and support recycling of waste products
	ENV10	To limit or reduce contributions to climate change
	ENV11	To reduce vulnerability to coastal change
	ENV12	To avoid, reduce and manage flood risk
Cultural Heritage and Landscape	ENV13	To maintain and enhance the quality of landscapes and townscapes
	ENV14	To conserve and, where appropriate, enhance the historic environment
Social		
Population and Human Health	S1	To improve the health of the population and promote a healthy lifestyle
	S2	To reduce poverty, inequality and social exclusion
	S3	To improve the education and skills of the population
	S4	To provide everybody with the opportunity of a suitable and affordable home
	S5	To provide opportunities for rewarding and satisfying employment
The Urban Environment	S6	To improve the quality of where people live
	S7	To encourage a sense of community identity and welfare

D SEA Directive topics and Sustainability Appraisal objectives

SEA Directive Topic	Sustainability Appraisal Objective	
	S8	To reduce anti-social behaviour
	S9	To improve accessibility to essential services and facilities
	S10	To improve accessibility for those most in need
Economic		
	EC1	To encourage sustainable economic growth
	EC2	To reduce disparities in economic performance
	EC3	To enhance the image of the area as a business location
The Global Environment and Local Resources	EC4	To encourage and accommodate both indigenous and inward investment
	EC5	To encourage efficient patterns of movement to support economic growth

Core Strategy aims and objectives E

Appendix E: Core Strategy aims and objectives

Core Aim: To address the housing needs of the whole community

1. To provide of a variety of housing types in order to meet the needs of a range of households of different sizes, ages and incomes and contribute to a balanced housing market.
2. To meet the needs of specific people including the elderly, the disabled and the gypsy and traveller community

Core Aim: To provide for sustainable development and mitigate and adapt to climate change

3. To concentrate development in the settlements that have the greatest potential to become more self-contained and to strengthen their roles as centres for employment, retailing and services.
4. In the rural area:
 - to retain and reinforce the role of selected villages that act as local centres for the surrounding areas
 - to provide for housing in selected villages and to provide for affordable housing in other locations; and
 - to promote economic activity which maintains and enhances the character and viability of the rural area
5. To mitigate and adapt to the effects of climate change and minimise demand for resources by:
 - promoting sustainable design and construction in all new development
 - ensuring new development is designed and located so as to be resilient to future climate change
 - encouraging renewable energy production; and
 - ensuring new development encourages use of a choice of sustainable travel modes

Core Aim: To protect the built and natural environment and local distinctive identity of North Norfolk, and enable people's enjoyment of this resource

6. To provide for the most efficient use of land without detriment to local character and distinctiveness
7. To ensure high quality design that reflects local distinctiveness
8. To protect and enhance the built environment
9. To protect, restore and enhance North Norfolk's landscape, biodiversity and geodiversity, and improve ecological connectivity
10. To improve river water quality and minimise air, land and water pollution

Core Aim: To mitigate and adapt to impacts of coastal erosion and flooding

11. To restrict new development in areas where it would expose people and property to the risks of coastal erosion and flooding
12. To establish a sustainable shoreline management policy which takes account of the consequences of the changing coast on the environment, communities, the economy and infrastructure
13. Enable adaptation to future changes

Core Aim: To develop a strong, high value economy to provide better job, career and training opportunities

14. To ensure there is a range of sites and premises available for employment development and encourage the growth of key sectors
15. To improve education and training opportunities building on existing initiatives and institutions

E Core Strategy aims and objectives

16. To maximise the economic, environmental and social benefits of tourism and encourage all year round tourist attractions and activities

17. To improve the commercial health of town centres and enhance their vitality and viability

Core Aim: To improve access for all to jobs, services, leisure and cultural activities

18. Protect and improve existing infrastructure, services and facilities

19. To improve access to key services by public transport and facilitate increased walking and cycling

20. Ensure adequate provision to meet the open space and recreation needs of existing and proposed residential development.

Appraisal of Core Strategy aims against sustainability objectives F

Appendix F: Appraisal of Core Strategy aims against sustainability objectives

Table 10 Appraisal of Core Strategy aims against sustainability objectives

Core Strategy Aims (along top) tested for compatibility with Sustainability Appraisal Objectives (along side).																						
Scoring system: 2: Strong positive 1: Slight positive 0: Neutral / Uncertain -1: Slight conflict -2: Strong conflict		Core Strategy Aims																				
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Environmental																						
ENV1	To maintain and enhance biodiversity, fauna and flora	0	0	0	0	1	1	0	1	2	2	1	1	1	0	0	1	0	1	0	1	
ENV2	To improve water quality	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	1	0	1	
ENV3	To ensure that sources of water supply remain sustainable	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENV4	To conserve and improve soil resources and quality	0	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	1	
ENV5	To minimise the loss of undeveloped land	0	0	-1	1	0	2	0	0	1	1	0	0	0	-1	0	1	1	0	0	0	
ENV6	To improve air quality	0	0	1	1	1	0	0	0	0	2	0	0	0	0	0	0	0	0	2	0	
ENV7	To minimise noise, vibration and light pollution	0	0	1	1	1	1	0	0	0	1	0	0	0	0	0	1	0	0	1	0	
ENV8	To reduce the effect of traffic on the environment	0	0	2	1	1	1	0	0	0	1	0	0	0	0	0	1	0	0	2	0	
ENV9	To minimise the production of waste and support recycling of waste products	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENV10	To limit or reduce contributions to climate change	0	0	1	1	2	1	0	0	0	2	0	0	0	0	0	0	0	0	2	0	
ENV11	To reduce vulnerability to coastal change	0	0	2	0	1	0	0	0	0	0	2	1	1	0	0	0	0	0	0	0	
ENV12	To avoid, reduce and manage flood risk	0	0	1	0	1	1	0	0	0	0	2	1	1	1	0	0	0	0	0	0	
ENV13	To maintain and enhance the quality of landscapes and townscapes	0	0	1	1	0	1	2	2	2	2	0	0	0	0	0	1	1	0	0	2	
ENV14	To conserve and, where appropriate, enhance the historic environment	0	0	0	0	0	1	1	2	0	0	0	0	0	0	0	1	1	0	0	1	
Social																						
S1	To improve health of the population and promote a healthy lifestyle	0	0	1	0	1	0	0	0	1	1	0	0	0	0	0	1	0	2	2	1	
S2	To reduce poverty, inequality and social exclusion	1	1	1	1	0	0	0	0	0	0	0	0	0	0	1	2	0	0	1	1	0

F Appraisal of Core Strategy aims against sustainability objectives

S3	To improve the education and skills of the population	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	
S4	To provide everybody with the opportunity of a suitable and affordable home	2	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
S5	To provide opportunities for rewarding and satisfying employment	0	0	1	1	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	
S6	To improve the quality of where people live	1	1	1	1	1	1	1	0	1	0	0	0	0	0	0	1	1	1	2	
S7	To encourage a sense of community identity and welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
S8	To reduce anti-social behaviour	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	
S9	To improve accessibility to essential services and facilities	0	0	2	1	1	0	0	0	0	1	0	0	0	1	0	1	2	2	1	
S10	To improve accessibility for those most in need	0	1	1	1	1	0	0	0	0	0	0	0	0	1	0	0	0	2	2	1
Economic																					
EC1	To encourage sustainable economic growth	1	0	1	1	0	0	0	0	0	0	0	0	1	2	2	2	1	0	0	0
EC2	To reduce disparities in economic performance	0	0	1	1	1	0	0	0	0	0	-1	-1	1	1	2	1	0	2	0	0
EC3	To enhance the image of the area as a business location	1	0	1	0	1	1	1	1	1	1	-1	-1	0	2	2	1	1	2	2	0
EC4	To encourage and accommodate both indigenous and inward investment	1	0	1	1	1	0	0	0	0	0	0	0	1	2	2	1	1	0	0	0
EC5	To encourage efficient patterns of movement to support economic growth	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	2	0

Baseline information for Principal and Secondary Settlements G

Appendix G: Baseline information for Principal and Secondary Settlements

Table 11 Baseline information for principal and secondary settlements

Ref	Cromer	Fakenham	Holt	North Walsingham	Sheringham	Stalham	Wells	Hoveton
Population	7,865	7,295	3,555	12,100	7,200	3,015	2,455	1,775
Population < 16 years	13%	16%	15%	18%	14%	16%	13%	11%
Population >65 years	31%	24%	37%	23%	33%	23%	30%	37%
Self containment of towns	54%	62%	56%	51%	52%	36%	56%	40%
Commuting patterns	Slight importer	Significant importer	Significant importer	Slight Exporter	Significant exporter	Significant exporter	Significant Exporter	Slight importer
Housing								
Net annual housing Need	159	43	23	53	37	49	33	Not known
Net annual housing demand	-94	113	-54	95	58	-30	61	Not known
Social housing as a % of total housing stock	11%	17%	17%	15%	7%	15%	19%	14%
Second homes as a percentage	8%	0.8%	4.7%	0.3%	9.1%	1.8%	20%	7.8%

G Baseline information for Principal and Secondary Settlements

	Ref	Cromer	Fakenham	Holt	North Walsham	Sheringham	Stalham	Wells	Hoveton
of total housing stock									
Employment									
Number of companies	7	406	444	390	483	273	137	134	116
Number of employees	7	3782	5487	2697	4581	2045	936	793	1737
Retail									
Capacity for new retail	8	Yes	Yes	-	Yes	Qualitative need	-	-	-
Existing retail and service floorspace	9	>20,000 sq m	>23,000 sq m	14,950 sq m	>20,000 sq m	>16,000 sq m	small	small	small
Transport									
Travel to work by public transport	10	7%	2%	3%	4.5%	4%	3%	2%	4%
Travel to work by walking and cycling	10	23%	24%	30%	22%	22%	17%	30%	20%
Does it achieve bus service standards?	11	Yes	Yes	No	No	Yes	No	Yes	Yes

Baseline information for Principal and Secondary Settlements G

Ref	Cromer	Fakenham	Holt	North Walsingham	Sheringham	Stalham	Wells	Hoveton
12	2385	547	192	424	599	181	191	Not known
Services /Facilities	District Hospital, GPs, major supermarket,	GP, major supermarkets	Community Hospital and GP at High Kelling, medium supermarket	Community Hospital, GPs and health centre, major supermarket	GP, health centre, small supermarket	GPs, major supermarket	Cottage hospital, GP, health centre. No supermarket or petrol station	GP, health centre, Supermarket
Access to further education. High school/sixth form in town?	Yes/No	Yes/Yes	No	Yes/Yes - Paston College	Yes/Yes	Yes/No	Yes/No	Yes/No
High school capacity	Some capacity	Some	Use Sheringham	some capacity	potential pressure	some capacity	Capacity	some capacity
Primary school capacity	Limited	Some	Some	some scope to expand	some capacity	some capacity	Capacity	some capacity

G Baseline information for Principal and Secondary Settlements

References:

1. Norfolk County Council 2004 estimates (derived from 2001 Census)
2. Figures from 2001 Census
- 3a. Defined as % of trips for work from a settlement that are contained within that settlement. Settlement planning for North Norfolk, Land Use Consultants
- 3b. Net flow of employees. Settlement planning for North Norfolk, Land Use Consultants
- 4a. Gross annual housing need minus gross annual supply. North Norfolk 2006 Housing Needs Survey (did not provide figures for Hoveton)
- 4b. Annual demand minus annual supply. North Norfolk 2006 Housing Needs Survey
5. Figures from NNDC Housing Department
6. Figures from 2001 Census
7. Market Measures Business Directory, Feb 2006
8. The Retail and Commercial Leisure Study identified Cromer, Fakenham and North Walsham as optimum locations for major new retail and mixed use development. It also identified the qualitative need for a supermarket in Sheringham
9. Figures from Retail and Commercial Leisure Study (Holt figures from geofutures database 2002)
10. ONS Census Travel to work data 2001
11. Norfolk County Council, Parishes achieving bus connection service standards
12. Figures from NNDC Transport Topic paper, November 2005
13. Particular facilities present in the town, 2007
14. Presence of schools
15. Norfolk County Council Education Department. Detailed figures available

SWOT analysis of Principal and Secondary settlements H

Appendix H: SWOT analysis of Principal and Secondary settlements

H.1 These tables below provide a summary of the issues raised at the Stakeholder (Reg 25) workshops (in no order of priority)

Table 12 SWOT Analysis results from Stakeholder (Reg 25) workshops

Strengths	Weaknesses	Opportunities	Threats
Cromer			
Quiet lanes and walking routes	Lack of civic space	Small scale new housing development	Poor infrastructure
Many development opportunities	Some run down buildings	Need to expand employment units	Threat of new development ruining environment
Village identity: heritage attractions and traditional charm	Limited opportunity to expand town	Brownfield sites for development	Coastal erosion
Good beaches, clean and distinctive	Villages have experienced 'cramming'	Extend tourism season	Type/quality of employment opportunities
Many tourist attractions - pier, promenade, theatre, museum, cinema	Short season	Promote area for green tourism and as a family resort	Poor image, including many empty units
Range of visitor accommodation	Poor range of higher order shops	Extend central retail area and develop market	Out of town shopping
Diverse business and many opportunities with Broadband links	Poor state of market	Encourage more upmarket hotels and restaurants	Being left behind through failure to evolve with demand
Range of local shops, many independent retailers	Isolation of certain age groups	Small businesses in villages, including using redundant farm buildings	Lack of affordable housing
Range of leisure opportunities, especially sports	Limited facilities for young people	Build a civic centre	Too many expensive and holiday homes
Strong community, many events eg carnival	No youth club	More housing for young people	Lack of support for young people
Good mix of housing	Lack of affordable housing and housing imbalance	Improve signage	Traffic levels and speed in town and residential
District Hospital	Poor traffic management, inc. poor road signage	Provide car park to East of town	Traffic congestion deters shoppers

HSWOT analysis of Principal and Secondary settlements

Strengths	Weaknesses	Opportunities	Threats
Rail station	Car parking problems	Provide round-town bus service and link to station	Lack of parking
Fakenham			
Attractive built environment	Tatty approaches to town	Scope for new development - housing and employment	New development - impact on services and flooding issues
Wensum Valley and other environmental assets	Restricted access to river	Brownfield sites available	New development - traffic impact
Agricultural buildings and heritage architecture eg. churches	Narrow pavements	Increase amount of open space	Danger of unique character being lost as a 'clone town'
Good specialist shops	Low wage economy	Maintain the rural characteristics of the town and villages	Low wage economy and no jobs in villages
Market and farmers market with local produce	Lack of quality food shops and limited retail choices	Opportunities for new employment	Too many fast food outlets
Festivals and carnivals	Too much emphasis on tourist economy	Improve selection of shops	Out of town shopping
Well located employment sites with potential for more	Lack of village shops and Post Office	Make better use of redundant buildings for employment	Closure of public toilets
Racecourse and museum	No CCTV	Provide new infrastructure - school, renewable energy etc	Second homes and older population shrink communities
Gateway to North Norfolk Coast, other tourist attraction stop-offs	Lack of affordable housing to meet local demand	Provide better access to wildlife sites eg. river	Traveller sites need to be legal and considerably managed
Strong community, good schools and training for all	No swimming pool	Provide better health provision to the countryside settlements	Traffic levels and speed continue to rise through villages
Good facilities - cinema, bowling, sports centre	Ageing population	Develop cycleways to link villages with each other and town	Traffic signs and street clutter
Cranmer House hospital an important service	Poor road maintenance	Improve public transport for villages connecting to towns	Parking charges and danger of less town centre parking
Good car parking	Poor signage		
Good road access and bypass	Poor public transport		

SWOT analysis of Principal and Secondary settlements H

Strengths	Weaknesses	Opportunities	Threats
	Parking too expensive		
Holt			
Historic Conservation Area with 'Old Town' character	Too few opportunities for new housing	Better use of, and access to, the industrial estate	Suburban sprawl
Attractive shops, buildings and country estates	Subways are a 'daunting' prospect for many	Regeneration of ugly buildings to reinforce character	Loss of public open space
Residential areas are within easy reach of the town centre	Limited employment opportunities, especially full-time industrial	Farm buildings to be used for homes and business use	Over-development: Holt currently seen to be at capacity
Easy access to countryside for leisure and wildlife	Limited training opportunities	Town centre pedestrianisation	High rents discourage new business start-up
Many areas of special environmental and biodiversity value	Lack of quality eating places	Re-use of the dis-used railways; tourism, leisure, wildlife	Over-dependence on tourism at expense of serving locals
Holt Chamber of Commerce	Poor town centre toilet provision and signposting	Small business set-up and promotion	Ubiquitous supermarkets; loss of local shops
Many local family businesses	Lack of facilities for young people, especially sport	Environmental tourism	Rural deprivation
Quality and variety of shops; few multi-national companies	Shortage of housing - Lack of Council / Affordable housing	A Holt museum	Ghost settlements and loss of local character
Strong agricultural background	Inappropriate development, design and density	Better facilities at, and transport access to, Holt Country Park	Loss of young people
Good range of services / facilities for local community and visitors	Few people to support social, community services	Car parking issues should be resolved, eg. Park and Ride	North-South divide as a result of bypass
Local community spirit, communications and active Town Council	Less commitment to village life; low aspirations	One-way system through town centre	Increased traffic in villages
Very good quality of schools (with important employment)	Lack of short-term free parking	Improved public transport to local towns	Isolation of villages from any investment
Doctors surgery and Kelling Hospital	Lack of public transport	Speed controls on traffic in villages	
Unspoilt and inaccessible - keeps it peaceful	Bypass creates a physical barrier	Improved cycling and footpath networks	

HSWOT analysis of Principal and Secondary settlements

Strengths	Weaknesses	Opportunities	Threats
Availability of on-street parking			
North Norfolk Railway connection			
North Walsham			
Local style of architecture (brick and flint)	Ugly approach to town	Land for development is available	Squeeze from housing development without services
Landscape and many woodland areas	Lack of open space and indoor recreation facilities	Policy could provide exception sites outside development boundary	Quality of environment declines
Conservation Area and architectural value of churches	Unfinished enhancement and 1960's precinct	Promote North Walsham - Dilham canal for tourism	Coltishall RAF base: uncertainty for future use
Farm stewardship and land value increasing	Low wage economy	Better use of green spaces and public open space	Long-term employment reliance on Youngs and Heinz
Memorial Park	Lack of employment diversity	Derelict barns converted to workshops and work units	Increases in fast food provision
Facilities on edge of town - garden centre, pool, skateboarding, football	Difficulty in finding the town centre	Town centre pedestrianisation	Threats from out-of-town shopping
Industry confined to one area of town - does not affect residential areas	Limited area of Heritage Economic Regeneration Scheme	Mitre Tavern Yard - improve links and attractiveness	Communities dying from lack of housing and employment
Employment opportunities, especially in education	Lack of recreation facilities, especially evenings	Establish a mid-priced hotel for increasing tourism	Failure to address inadequate highways
Farm diversification	Lack of affordable homes to purchase - especially in Hoveton	Coltishall RAF base / general area well located for major tourist facility	Failure to link town to rail station effectively
Market place - weekly market and monthly farmers market	No opportunities for the young	Open studios for burgeoning artistic talent	Withdrawal of services for elderly and young
Variety of shops, including supermarkets	Increasingly elderly population in villages	Coltishall an ideal place for key worker housing	Investors deterred by transport problems
Thriving community centres inc. youth centre	Traffic levels in town centre and congested flow	Medium sized retail units	Parking prices too expensive
Paston College	Poor highways provision for cyclists	Better highway signage	

SWOT analysis of Principal and Secondary settlements H

Strengths	Weaknesses	Opportunities	Threats
Cottage hospital and health services	Lack of short-term free parking	Improvements to roads for freight	
Close location to surrounding towns	Footpath network out of town has poor links	Public transport interchange around railway	
Sufficient car parking in good locations	Highway maintenance and problems from large lorries		
Public transport - railway station, bus links and community transport			
Sheringham			
Environment - beaches, poppy fields etc	Constraint of settlement boundary prevents westward development.	Built heritage and churches	Urban sprawl and over-development of housing
Built environment is 'low rise' & distinct from Cromer	Lack of public space	Cultural and social heritage	Increased pressure on service infrastructure
Distinctive landscape - Beeston Bump, Commons, Woodlands	Run-down seafront chalets	Use the coastline as both an attraction and educational asset	Cliff erosion
Fishing industry and heritage	Town cramming and loss of gardens	Oddfellows Hall and land around it for development	Extension of caravan sites
Caravan sites and range of tourist accommodation	Loss of traditional beach tourism	Space in centre of town to develop - library and certain shop units	Supermarkets threaten retailers and investment in town centre
Local farm produce	Lack of job opportunities, especially for young people	Year-round tourism, eg. themed weekends, special-needs groups	Changes in the role of the town centre
Diversity in shopping range	Lack of quality outlets and loss of retail to service uses	Diversify the market - local farm produce, crafts	Dilution of local distinctiveness
Range of services (ie. bank, chemist etc)	Central garage site does not reach potential	Clusters of specialist and quality shops	Poor facilities for young people
Recreation - theatre, cinema, playbarn, sports centre, clubs	Lack of facilities for young people	Young peoples' facilities	Closure of rural shops, schools, post offices etc
Village pubs and restaurants	Lack of affordable housing for low-paid jobs	Off-shore windfarms	Hidden deprivation and homelessness
Social support groups and networks, community spirit	Increasing elderly people put pressure on services	Water sports	Gypsy and Traveller impact of not properly managed

HSWOT analysis of Principal and Secondary settlements

Strengths	Weaknesses	Opportunities	Threats
Two railways - commute and tourism value	Age profile of Town Council	The Mo remains unused	Narrow pavements cause pedestrian-traffic conflict
Quiet roads which also encourage cycling	'Nimbyism' in the face of development	Make town centre more pedestrian friendly	Car parks not used effectively
Heavy traffic can avoid town centre	Narrow pavements	Linking the two railways	Lack of investment in public transport
Distinctive, central shopping area	Village rat-runs	Cycle routes linking the villages and towns	
	Location of market - loss of parking		
	Lack of safe cycle routes from villages to Sheringham		
Stalham			
Catfield's new housing and industry	Sewerage networks poor	Richardson's Boatyard has tourism potential / for development	Town is not accessible for disabled
Hidden older buildings, mews', windmills	Poor use of central town space	Move slaughterhouse to countryside	Sewerage and infrastructure remains inadequate
Biodiversity, nature reserves and bird huts	Detrimental over-development that does not fit in	Create better access to beaches	Poor design of development
The Broads - quiet, scenic, clean, nature, sailing and fishing	Uninviting approach to the town	Wider boundaries around town and villages	Flooding and coastal erosion
High quality coast eg. Sea Palling beach facilities	Unresponsive businesses	High Street re-invention to promote variety	Too much village infill; edges should be developed
Gateway for tourism to the Broads	Lack of local employment and low wages	Employment growth through small factory units and social services	Loss of small businesses
Sea Palling commercial activity	Tourism is not made a high priority	Local farming networks and co-operatives	Low wages and poor employment opportunities
Historic farming traditions and diverse farm shops	Lack of suitable shops in villages	Market regeneration	Changes in agricultural practices
Supermarket is very convenient	Difficulty in accessing youth facilities and limited provision	Better integration of Tescos with town (eg. walking routes)	Failure to relate development to the needs of the area

SWOT analysis of Principal and Secondary settlements H

Strengths	Weaknesses	Opportunities	Threats
Historically a self-sustaining town	Age integration is a problem - unbalanced population	New housing - provide a better local housing mix	Stagnation of villages - too much emphasis on towns
Workshop facilities, marina and boat trade	Increasing levels of crime	Allocate/restrict housing to local people	Poor youth services
High school with sports facilities	A149 acts to split town in half	Improved access between villages with safe cycling links	Loss of schools / lack of capacity
Good for artists	Lack of link to Sutton Staithe	Link Staithe with town through better footpath link	Lack of balance in housing types
Well mixed housing	Poor signage does not 'capture' visitors	Car parking improvements for residential areas	Separation of Broads from the town
Village identity	Inadequate provision for cyclists/footpaths	Partnership relations between NNDC, Broadland and Broads Authority	Traffic pollution
Bus services connecting other towns	Traffic speeds too high and villages isolated		Industry discouraged from development due to 'bad press'
Footpath improvements			
Wells-next-the-Sea			
Harbour	Opportunities for development have been constrained	Prospects for new industry such as cottage industries and niche retail	Risk of additional flooding
Holkham Hall and other estates	No petrol station	More employment land needed	Detrimental development to the character of the area
Nationally recognised location and countryside	Industrial estate has an un-encouraging, derelict, shabby appearance	Protect villages from 'cramming'	Failure to attract key workers by quality employment opportunities
Rich environment - SSSI's, AONB, salt marshes and bird life	Flooding creates big problems for businesses	Mixed use schemes for redundant farm buildings	Decline in fishing industry and tourism
Holkham beach and approach forms a great tourist attraction	Visual clutter (eg. signs and overhead power cables)	The Harbour and Quay should be the focus / hub / axis of regeneration	Changes in agriculture
Buttlands Green and Globe pub	Limited opportunities for starter businesses & seasonal limitations	Boat building and servicing should be encouraged	Increase in out-of-town retailing

HSWOT analysis of Principal and Secondary settlements

Strengths	Weaknesses	Opportunities	Threats
Wells is a gateway / connector for tourist attractions	Villages are highly dependent on towns for shopping services	Redevelop old whelk sheds for boat services	Potential closure of health facilities
Broadband internet connections help local business	No recognition given to local educational needs nor characteristics	Workshop units in villages	Lack of support for the arts
Shopping - independent deli and local foods	Not enough local amenities	Community shops in villages	Lack of affordable housing
Harbour facilities for sailing, fishing and commercial activities	Second homes prompt less community support	Farming opportunities for biomass and biofuels	Failure to meet projected needs of population
Very active community support networks and cultural facilities	Lack of accommodation for local people that is affordable	Landowners should be given help to identify affordable housing sites	Demands on limited car parking
Hospital and rapid paramedic First Response system are essential	Perception of being 'out-on-a-limb' and lacks supporting investment	Tourist attraction aimed at young but in character	Lack of investment in infrastructure
Schools have many places available and offer quality teaching	Lack of training and work experience	Provide a visitor centre	Increased traffic levels
Safe environment	Isolation of those groups in society that are most in need	Cultural tourism and the arts	
Villages have a strong identity	Transport is infrequent and inflexible	Remove car parking from The Quay	
Self-sufficient and self-generating nature	No bus shelters	Small 'Park and Ride' scheme to avoid town traffic congestion	
Coast Hopper bus service and Sustrans cycle networks			

Service Village Methodology I

Appendix I: Service Village Methodology

Identification of Service Villages

- I.1** A number of Service Villages have been identified in order to:
- provide for increased levels of affordable housing in the rural area;
 - protect and enhance their role as local employment centres by safeguarding sites which provide opportunities for local businesses to develop and expand; and
 - retain and reinforce their role in helping to meet the needs of local communities by preventing the loss of existing facilities and services and allowing for appropriate provision of additional facilities and services.

Regional policy

- I.2** The East of England Plan states that development in rural areas will be focused in market towns and thereafter in *key service centres*, and defines these centres as large villages with a good level of services that could include a primary school, doctor's surgery, good range of retail and service provision capable of meeting day-to-day needs, local employment opportunities and frequent public transport links to higher order settlements.

North Norfolk Methodology

- I.3** There are very few villages in North Norfolk that meet the Regional description of key service centres. Therefore in order to provide for a limited amount of new development in villages that will help to maintain the vitality of North Norfolk's rural communities, it has been necessary to develop a methodology for selecting settlements that is in general conformity, but which however reflects the local circumstances of the area.
- I.4** The methodology commenced with the identification of the seventy-seven Selected Small Villages and the Large Villages of Briston / Melton Constable and Mundesley designated in the current Local Plan as the basis for selecting settlements (the other Large Village of Hoveton was not considered as it is a proposed Secondary Settlement). These villages were then subject to the following three-stage selection process.

Stage 1

- I.5** This involved excluding all villages without a community or similar school within the settlement or within a convenient walking distance of it. This is because village schools are viewed as core facilities which play an important role in promoting and supporting a sense of community. Exceptions to this approach were the retention of the villages of Southrepps and Weybourne which are served by schools in Lower Southrepps and Kelling respectively, and the exclusion of Great Ryburgh and Coltishall Airbase where the schools were either closed or scheduled for closure.

Stage 2

- I.6** Following Stage 1, villages were then assessed against the County Council's target levels of public transport services for parishes of a given population range. This is an important consideration in order to meet national policy objectives of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, and reducing the need to travel, especially by car. However, it is recognised that the situation in individual parishes could change through, for example, withdrawal of services as a result of cuts in funding.

I Service Village Methodology

I.7 The villages of Banningham, Tunstead and West Raynham are in parishes that did not benefit from the appropriate target level of service and were therefore excluded from further consideration. The village of Mundesley was also found to be in a parish that did not benefit from the appropriate target level of service, but was retained for further consideration by virtue of its size and the range of facilities it has to offer.

Stage 3

I.8 Thirty villages were retained for consideration after Stages 1 and 2, and the final stage involved assessing these settlements in terms of whether or not they contained a range of local facilities and employment opportunities at March 2006. Those villages meeting four or more of the criteria, one of which had to be the availability of local convenience shopping, were selected as Service Villages. The exception was the village of Sutton which, although meeting four of the criteria, was not selected because the majority of the settlement and its setting is at risk from flooding, and therefore large areas are not suitable for new residential development. Table B.1 below sets out the assessment of the thirty villages against the availability of the following facilities:

- a post office facility;
- convenience shopping;
- one or more other types of shop;
- a doctor's surgery or medical practice
- a public house and / or restaurant;
- a garage and / or petrol-filling station; and
- other known employment-generating businesses.

Table 8 Range of facilities in villages - Survey date: March 2006

Village	Post office	Convenience shopping	Other shops	Surgery	Pub/ restaurant	Garage /filling station	Other known businesses
Aldborough	Y	Y	Y	Y	Y	Y	Y
Bacton	Y	Y	Y	N	Y	Y	Y
Blakeney	Y	Y	Y	Y	Y	Y	Y
Briston	Y	Y	Y	N	Y	Y	Y
Melton Constable	Y	Y	Y	Y	N	Y	Y
Catfield	Y	Y	N	N	Y	N	Y
Corpusty/ Saxthorpe	Y	Y	Y	N	Y	Y	Y
Erpingham	N	N	N	N	Y	N	N
Gresham	N	N	N	N	N	N	N
Happisburgh	Y	Y	N	N	Y	N	Y
Hickling	N	N	N	N	Y	Y	N
Hindringham	N	N	N	N	N	N	N
Horning	Y	Y	Y	N	Y	N	Y
Langham	N	N	N	N	Y	N	N

Service Village Methodology I

Village	Post office	Convenience shopping	Other shops	Surgery	Pub/ restaurant	Garage /filling station	Other known businesses
Little Snoring	Y	Y	N	N	Y	N	Y
Little Walsingham	Y	Y	Y	Y	Y	N	Y
Ludham	Y	Y	Y	Y	Y	Y	Y
Mundesley	Y	Y	Y	Y	Y	Y	Y
Neatishead	Y	Y	N	N	Y	N	N
Northrepps	N	N	N	N	Y	N	N
Overstrand	Y	Y	Y	N	Y	Y	Y
Roughton	Y	Y	Y	N	Y	Y	Y
Sculthorpe	N	N	N	N	Y	N	Y
Sculthorpe airbase	N	N	Y	N	N	N	Y
Southrepps	Y	Y	N	N	Y	N	Y
Stibbard	N	N	N	N	Y	N	Y
Sutton	Y	Y	N	Y	N	N	Y
Swanton Abbott	N	Y	N	N	Y	N	Y
Weybourne	Y	Y	Y	N	Y	N	Y
Worstead	Y	N	Y	N	Y	N	Y

Service Villages

I.9 As a result of Stage 3, the following sixteen settlements were selected as Service Villages. These provide a good distribution across North Norfolk for new development to support rural communities and fulfil a local service centre role for the surrounding rural area.

- Aldborough,
- Bacton,
- Blakeney,
- Briston & Melton Constable,
- Catfield,
- Corpusty & Saxthorpe,
- Happisburgh,
- Horning,
- Little Snoring,
- Little Walsingham,
- Ludham,
- Mundesley, Overstrand,
- Roughton,
- Southrepps, and
- Weybourne

I.10 The character of each of these villages was subsequently assessed to determine the level of growth that may be appropriate (see section 4 for details).

I Service Village Methodology

Appendix J: Monitoring

Table 9 Monitoring of Sustainability Objectives & Core Strategy Aims

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
Environment								
ENV 1: To maintain and enhance biodiversity, fauna and flora CS Aims 9, 10 & 12	Net change in SSSI condition - % of SSSIs areas in "favourable" or "unfavourable recovering" condition	English Nature Survey of SSSI condition (2005) www.english-nature.org.uk/special/sssi/report/index.cfm	Yearly	82% (2005)	England 67%; East of England 77%; Norfolk 89% (2005)	No previous comparable data available	East of England 77% in 2004; thus static from 2004-2005.	Greatest cause of damage due to water resources: pollution by agricultural run-off (17%) and discharge (10%) & abstraction (14%). DEFRA PSA target is 95% by 2010.
	Change in areas and populations of biodiversity importance including: a. change in priority habitats and species by type and; b. change in areas designated for their environmental value	District monitoring	Yearly	AONB: 22,550 ha Ramsar and SPA: 6,908 ha NNR: 3,767 ha LNR: 55 ha SSSI: 7,091 ha (Figures from 2004/05 AMR)	No data available	No previous data available	No data available	No data available

J Monitoring

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
ENV 2: To improve water quality CS Aim 10	Percentage of main rivers & watercourses rated 'Very Good' to 'Fair': a. Biologically; b. Chemically; and, Percentage with 'Very Low' to 'Moderate' levels of: c. Nitrates; and, d. Phosphates	Environment Agency: Regional River Quality Assessments datasets. Environment Agency Anglian Region Office.	Yearly	2003: a. 100% b. 96.5% c. 71.7% d. 57%	No data available	2002: a. 100% b. 96.5% c. 64% d. 52.9%	No data available	Only some of data applies as Broads Authority and other authorities have responsibilities elsewhere. General improvements evident.
	Number of planning applications approved against Environment Agency advice on water quality grounds	Environment Agency: www.environment-agency.gov.uk	Yearly	2004/05: 2	Norfolk 2004/05: 5.	No previous data available	No previous data available	No data available
ENV 3: To ensure that sources of water supply remain sustainable CS Aim 10	Change in groundwater resource levels (difference from mean level in metres)	Environment Agency website: www.environment-agency.gov.uk	Yearly	Anglian Aquifer 2003 average: 4.81	No national data readily available	Past Anglian Aquifer averages: 2000 = 3.22 2001 = 3.22 2002 = 0.81	No national data readily available	Seasonal level variability is greatest in limestone and chalk aquifers
	Measured consumption of water from: a. residential properties; and,	Environment Agency Anglian Region assessment 'Water Efficiency in		Average 2002/03: a. 143 litres /head /day;	England and Wales average, 2002/03:		No data available	

Monitoring J

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
	b. industry / business	Development, Environment Agency, September 2004		b. 2862 million litres/day direct abstraction & 3950mill litres /day non-household public water	a. 147 l/h/d; b. No data readily available			
ENV 4: To conserve and improve soil resources and quality CS Aims 6, 9 & 10	Number of applications given permission to return contaminated land to beneficial use	District monitoring	Yearly	2004: 80	No data available	2005 (January -July): 40	No data available	
ENV 5: To minimise the loss of undeveloped land CS Aim 6	% of new dwellings built on: a. previously developed land; b. greenfield land	District monitoring - Residential Land Availability studies. (BVPI 106) www.northernorfolk.org . 2003/04 RSS AMR	Yearly	2003/04: a. 85%; b. 15%	2003/04: Norfolk 53%; East of England 63%	2004/05 a. 76%; b. 24%	No data available at present	National target of minimum 60% development on Previously Developed Land by 2008
	Employment land available by type	District monitoring AMR						
	% of new dwellings completed at a. < 30 per hectare;	District monitoring. RSS AMR.	Yearly	2004/05: a. 45%; b. 37%; c. 18%.	No data available	No previous data available	Norfolk 2003/04 average density: 48.0 per ha	

J Monitoring

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
	<ul style="list-style-type: none"> b. 30-50 per hectare; c. > 50 per hectare 							
ENV 6: To improve air quality CS Aims 5 & 10	<p>Number of Air Quality Management Areas</p> <ul style="list-style-type: none"> a. annual average concentration of Nitrogen Dioxide (NO₂); b. annual average particulate matter levels (PM10) 	<p>Defra: www.defra.gov.uk/ www.airquality.co.uk</p>	Yearly	2005: None	East of England 2004: 4	No previously designated sites	No data available	
ENV 7: To minimise noise, vibration and light pollution CS Aim 10	See ENV13.	<p>Defra, based on District monitoring: www.airquality.co.uk.</p>	Yearly	2001 Report: a. 16.3; b. 18.7	No data available	<p>Projections for 2005 levels: 14.5;18.0.</p> <p>Projections for 2010 levels: a. 12.3; b. 16.7.</p>	<p>National Air Quality Objectives annual mean level: a) 21 µg/m³ (by end 2005);</p>	North Norfolk is currently well below national limits for NO ₂ and both levels are forecasted to experience a sustained decrease.

Monitoring J

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
ENV 8: To reduce the effect of traffic on the environment CS Aims 3, 5 & 19	% commuter travel by sustainable modes: a. rail; b. bus; c. cycling, and, d. walking	Census data, and National Transport Survey (NTS) 2004, Dept. for Transport www.transtat.dft.gov.uk .	10 yearly	North Norfolk 2001 (Census): a. 0.9; b. 2.9; c. 4.8; d. 11.7	England and Wales 2001 (Census): a. 4.1; b. 7.4; c. 2.8; d. 10	No data available	UK (NTS) 2004: a. 6.1; b. 6.6; c. 3.3; d. 11	
ENV 9: To minimise the production of waste and support recycling of waste products CS Aim 5	Household waste collected: a. kg per head per year; b. % change % of the total tonnage of household waste that has been: a. recycled; b. composted	District monitoring (BVPI 84a & 84b) www.northernorfolk.org .	Yearly	2003/04: a. 405.8kg; b. no data available	a. No data available	2004/05: a. 380.9kg; b. 6.14%	No detail available	North Norfolk Targets 2005/06: a. 511kg; b. 12%
		District monitoring (BVPIs 82a, 82b) www.north.norfolk.gov.uk	Yearly	2003/04: a. 17.07%; b. 0.01%	No data available	2004/05: a. 25.23%; b. 1.85%	Norfolk 2004/05: a. 30.65 %; b. unknown	North Norfolk Targets 2005/06: a. 32%; b. 8%. Norfolk recycling target of 36% household waste by end 2006/07.
ENV 10: To limit or reduce contributions to climate change	Renewable energy generating capacity installed by type (MW):	East of England RSS Annual Monitoring Report 2004	Yearly	No District data, but contribution	East of England region:	No previous data available	No previous data available	Total renewables generating capacity:

Monitoring J

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
ENV 13: To maintain and enhance the quality of landscapes and townscapes CS Aims 6, 7, 8 & 12	% of new dwellings built on previously developed land	District monitoring (BVPI 106) www.northernorfolk.org . 2003/04 RSS AMR.	Yearly	2003/04: a. 85%; b. 15%.	2003/04: a. Norfolk 53%; East of England 63%.	2004/05: a. 76%; b. 24%.	No data available at present	National target of minimum 60% development on Previously Developed Land by 2008
To conserve and, where appropriate, enhance the historic environment. CS Aims 7, 8 & 9	Net change in designated Conservation Area coverage Number of (a) buildings and (b) Scheduled Ancient Monuments listed on the 'at risk' register	District Monitoring District and County monitoring: Annual Buildings at Risk Register.	Yearly	Data pending from future designation appraisals 2003-2004: a. 53; b. 8.	No data available Norfolk 2003-2004: a. 317; b. 17.	Data pending from future designation appraisals 2004-2005: a. 50; b. 6.	No data available Norfolk 2004-2005: a. 310; b. 22.	 Scheduled Ancient Monuments included in the register from 2004.
Social								
To improve the health of the population and promote a healthy lifestyle CS Aims 18, 19 & 20	Achievement of Primary Care Trust (PCT) Performance Indicator areas: a. Key Targets; b. Access to Quality Services;	PCT Performance Indicators www.nhs.uk/england/authoritiestrusts/pct/list.aspx - star ratings	Yearly	2004 Star Rating: a. Moderate; b. Medium; c. High;	No data available	No data available at present	No data available	Failing only in respect of financial management ('Moderate' score awarded). All targets as stated under the NHS Plan.

J Monitoring

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
	<p>c. Health Improvement; Service Provision</p> <p>d. Service Provision</p>			<p>d. High</p>				
<p>S2: To reduce poverty, inequality and social exclusion</p> <p>CS Aims 1, 2, 15, 18, 19 & 20</p>	<p>Percentage of:</p> <p>a. children; and</p> <p>b. population over 60,</p> <p>that live in households that are income deprived.</p>	<p>www.area-profiles.audit-commission.gov.uk</p>	Yearly		<p>ODPM guidance recommends the use of local quality of life indicators to monitor Local Authority performance against the Government's Sustainable Development Strategy. This will be available in the form of Area Profiles from April 2006.</p> <p>For more information see: http://www.audit-commission.gov.uk/qualityoflife/</p>			<p>National low-income guideline is below 60% of contemporary median income</p>
<p>S3: To improve the education and skills of the population</p> <p>CS Aim 15</p>	<p>% of LEA school-leavers with at least 5 GCSEs at A*-C grade levels.</p> <p>% of the working age population (16-74 yrs old) with:</p> <p>a. NVQ 4+ (or equivalent)</p> <p>b. NVQ 3+ (or equivalent)</p> <p>c. NVQ 2+ (or equivalent)</p> <p>d. NVQ 1+ (or equivalent)</p>	<p>Dept. Education and Skills: www.dfes.gov.uk</p> <p>www.neighbourhood.statistics.gov.uk</p> <p>NOMIS website www.nomisweb.co.uk (Local Area Labour Force Survey)</p>	Yearly	<p>2004 average school success: 55.7%</p> <p>Norfolk 2004: 50.5% England 2004: 53.7%</p> <p>2003-2004: a. 21.2% b. 36.3% c. 58.3% d. 77.3% e. 6.2% f. 16.5%</p>	<p>Contribution to Norfolk: 1999 = 47.5% (ONS)</p> <p>Norfolk 2004: 50.5% England 2004: 53.7%</p> <p>East of England 2003-2004: a. 23.2% b. 40.5% c. 61.1% d. 77.1% e. 8.2% f. 14.8%</p>	<p>England: 1999 = 48% (ONS)</p> <p>NVQ 4+ prior attainment: 2000-2001: 21.6%. 2001-2002: 22.0%. 2002-2003: 22.2%.</p>	<p>North Norfolk rate includes private Greshams school. Ave rate not including this drops to 49.8%.</p> <p>Continual yearly increased attainment in higher band experienced in East (and nationally) is not seen in North Norfolk.</p>	

Monitoring J

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
	e. Other qualifications f. No qualifications							
S4: To provide everybody with the opportunity of a suitable and affordable home CS Aims 1, 2 & 3	Number of affordable unit completions per annum	District monitoring AMR	Yearly	2004/05: 126	No data available	2001/02: 73 2002/03: 23 2003/04: 16	No data available	
	Provision of short stay sites for Gypsies and Travellers	District monitoring		No authorised sites at present				
	Number of people on Housing Needs waiting list	District monitoring. Housing Needs Survey Update.		2003: 1,879	No data available	No data available	No data available	
S5: To provide opportunities for rewarding and satisfying employment CS Aims 3, 14, 15 & 19	Workforce employment levels:	Labour Force Survey www.nomisweb.co.uk / www.area-profiles.audit-commission.gov.uk	Yearly	2003-2004: a) 75.2%; b) 4.5%	2003-2004: East of England: a. 81.7%; b. 3.8% GB: a. 78.2%; b. 4.5%	2002-2003: a. 78.1%; b. No data available	2002-2003: East of England: a. 81.5%; b. 4% GB: a. 78.3%; b. 5.2%	
	a. economically active; b. unemployed							

J Monitoring

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
<p>S6: To improve the quality of where people live</p> <p>CS Aims 6, 7, 8, 9, 10, 18, 19 & 20</p>	<p>% of dwellings not meeting the 'decent homes standard':</p> <p>a. private sector; b. social sector</p>	<p>District monitoring: b) BVPI 184a; a) www.sustainable-development.gov.uk</p>	<p>Yearly</p>	<p>2004/05: a. no data; b. 30%</p>	<p>England 2003: a. 37%; b. 35%</p>	<p>2003/04: a. no data; b. 36%</p>	<p>England 2001: a. 43%; b. 38%</p>	
				<p>2005: 100%</p>	<p>England and Wales: 2005: 322 locations in 148 LGAs</p>	<p>2004: 0%</p>	<p>England and Wales: 2000: 55 locations.</p>	<p>One eligible location; 2005 Green Flag Award winner, Holt Country Park.</p>
<p>S7: To encourage a sense of community identity and welfare</p> <p>CS Aim 18</p>	<p>The number of completed new or improved community facilities or training facilities</p>	<p>District Monitoring</p>	<p>Yearly</p>					
<p>S8: To reduce anti-social behaviour</p> <p>CS Aims 15, 18, 19 & 20</p>	<p>Level of crime: a. Domestic burglaries per 1000 households. b. Violent offences</p>	<p>District monitoring: Best Value Performance Indicators (BVPIs).. a) BVPI 126 b) BVPI 127b</p>	<p>Yearly</p>	<p>2004/05: a. 3.33; b. 5.99; c. 3.51.</p>		<p>2003/04: a. 3.57; b. 6.29; c. 5.01.</p>		<p>Overall decrease in the crime monitored in North Norfolk.</p>

Monitoring J

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
	<p>committed in a public place per 1000 people.</p> <p>c. Vehicle crimes per 1000 population.</p>	c) BVPI 128						
S9: To improve accessibility to essential services and facilities CS Aims 3, 18 & 19	<p>Number of settlements not meeting the target levels of service standards for bus connections:</p> <p>a. Parishes;</p> <p>b. Towns.</p>	Norfolk County Council Passenger Transport Unit	Yearly	2004 Standards: a. 25; b. 3	No data available	No previous data available	No previous data available	
S10: To improve accessibility for those most in need CS Aim 19	<p>The number of 'important local facilities' lost</p> <p>% of dwelling completions made in locations accessible by public transport links:</p> <p>a. within 30 minutes of a GP;</p> <p>b. within 30mins of a hospital</p>	<p>District monitoring</p> <p>Norfolk County Council studies into accessibility for Local Transport Plan preparation.</p>	Unclear	<p>2004/05: a. 60% b. 4% c. 58% d. 98% e. 53% f. 40% g. 71%</p>	South Norfolk District 2004/05: a. 59% b. 4% c. 16% d. 100% e. 36%	No previous data available	No previous data available	* ODPM guidance concerning national core indicators suggests that this indicator will in future change focus to assess public transport connections to Town or District Centres.

J Monitoring

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
	<p>c. within 30 minutes of a Major Food Store*;</p> <p>d. in primary school wards;</p> <p>e. in secondary school wards</p> <p>f. in wards with Further Education institution;</p> <p>g. in SOAs of >500 workers.</p>			North Norfolk	Comparison	North Norfolk	Comparison	
					f. 11% g. 66%			
Economy								
EC1: To encourage sustainable economic growth and EC3; To enhance the area as a business location and EC4; To encourage and accommodate indigenous and inward investment	<p>% change in the total number of VAT registered businesses</p> <p>Employment land (see definition) which is available:</p> <p>a. As defined and allocated in the LDF; and,</p> <p>b. Which has been granted planning permission in the last year</p>	<p>www.nomisweb.co.uk</p> <p>/</p> <p>www.area-profiles.audit-commission.gov.uk</p> <p>District monitoring AMR and Employment Land Register.</p>	Yearly	End 2003: -1%	End 2003: East of England: +0.9%. GB: +0.9%	No data available	No data available	<p>North Norfolk registrations: 245.</p> <p>De-registrations: 280. Total stock: 3,520.</p> <p>'Employment Land': Land in hectares (ha) allocated for employment uses from Use Classification Orders (UCOs) B1a,b,c; B2; and B8.</p>

Monitoring J

SA Objective / Core Strategy aim	Indicator	Source	Rate of Data Collation	Baseline		Trend		Assessment or Comment
				North Norfolk	Comparison	North Norfolk	Comparison	
CS Aims 6, 14, 15, 16 & 17	Amount of employment land lost to residential development	District monitoring AMR.	Yearly	The monitoring of employment land by floor-space, as required as a national core indicator to monitor the progress of the LDF, is currently unavailable. This will be undertaken for North Norfolk LDF Annual Monitoring Reports from 2005/06.				Land in hectares (ha) allocated for employment uses from UCOS B1a,b,c; B2; B8.
EC2: To reduce disparities in economic performance CS Aim 14	Amount of completed gross internal floor-space developed for employment, retail and commercial leisure by use class (in employment or regeneration areas as defined by the LDF).	District monitoring AMR.	Yearly	The monitoring of employment land by floor-space, as required as a national core indicator to monitor the progress of the LDF, is currently unavailable. This will be undertaken for North Norfolk LDF Annual Monitoring Reports from 2005/06.				Land in hectares (ha) allocated for employment uses from UCOS B1a,b,c; B2; B8.
EC5: To encourage efficient patterns of movement to support economic growth CS Aim 19	Percentage of travel to work journeys by mode: a. private car / van - driver; b. private car - passenger; c. train; d. bus; e. bicycle; f. walk; g. work at / from home.	National census (2001) www.nationalstatistics.gov.uk	10 yearly Census	2001: a. 58% b. 6% c. 1% d. 3% e. 5% f. 12% g. 13%	East of England '01: a. 59% b. 6% c. 6% d. 4% e. 4% f. 9% g. 9%	Limited data available: 1991: a. 8% b. 13%	Limited data available: Norfolk 1991: a. 7% b. 12%	

J Monitoring